



Ridge Farm, Tilford Road, Farnham, Surrey
Price Guide £1,500,000



RIDGE FARM TILFORD ROAD FARNHAM GU10 2LL

Guide Price £1,500,000 Freehold

7 Acres of paddocks, woods, gardens and a lovely open aspect, with a convenient location, with planning potential.

A very interesting and unusual residential development opportunity in total at just under 7 acres (6.883 acres/2.5 hectares). Originally this was the water pumping station for nurseries in the area for the Lloyd George estate and over the years the pump house, workshops and garages have changed to more residential accommodation, including the installation of the groom quarters in 1989.

In more recent years the site and properties have been the subject of planning applications for conversion into residential. This was passed in July 2023 (WA/2023/02478). The mobile home, which is located on Ridge Farm, has a certificate of lawful use dated WA/2021/01654.

Simon Collins the Planning Consultant is more than happy to further advice to interested parties on future development value. The site is being sold with no override on an unconditional basis for the freehold interest. Offers are invited with proof of funds and any conditions attached, plus solicitor's address and company name being provided.

Viewings of the site can be undertaken via a drive-by or by appointment with the agent only, specific viewing days may be undertaken on block viewings interested parties will be notified on the internet and via email.

SERVICES

3 phase mains electricity,

Mains water (historic borehole)

Private drainage (we understand the mains drains are in the road)

Planning Consultant: Simon Collins, Architecture Surrey - <https://www.architecturesurrey.co.uk/about-us> (07917 570506 - simonplanning.design@btinternet.com)

All enquiries: Mark Steward (01428 664800 - mark.steward@clarkegammon.co.uk)

- **7 Acres**
- **Rural setting**
- **Buildings, barn & possibility of further development with replacement dwelling**
- **Interesting Development opportunity**
- **CIL liability due on the Pump House £65,646.35**
- **Paddocks, Woods & Gardens**
- **Planning permission to convert**
- **Mobile home with certificate of lawful use**
- **Would consider splitting**
- **Poly tunnels, glasshouses, storage barns, derelict garages and other various out buildings**

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Local Authority: Waverley Tax Band C (Pump House Band D)









SITUATION

Hindhead lies on the Surrey/Hampshire border within easy reach of Farnham, Haslemere and Guildford which all provide main line stations into London Waterloo (travel time less than one hour) and extensive shopping and leisure facilities. There is a small parade of shops including forecourt convenience store within walking distance and a BP petrol station with M & S Simply Food on Portsmouth Road. More comprehensive amenities including a Sainsbury's Local can be found nearby in Grayshott. The whole area is surrounded by beautiful countryside including the National Trust owned Hindhead Common, Devil's Punchbowl which are close by and Frensham Ponds where yachting and fishing can be

enjoyed. There is a good selection of excellent schools for all ages both state and private in the area including Beacon Hill Primary, Grayshott C of E Primary, St Edmunds, and Amesbury. The A3 can be accessed at the Hindhead Tunnel giving connections to the M25 and motorway network, Heathrow and Gatwick airports and the south coast.



DIRECTIONS

From the A3 Junction at Hindhead coming through the tunnel, take the left turn signposted for Hindhead and follow this road passing parallel with St Edmund's School. Upon reaching the junction with Haslemere and Churt Road turn left towards Hindhead and Beacon Hill, then after a mile the road forks right, it's signposted Farnham and Tilford and after approximately 3.5 miles on the lefthand side, just after the Avalon nursery property and before the junction with Halehouse Lane the drive will be seen on the lefthand side, there are two access points.

Beacon Hill 0.8 miles
A3 Access 1 mile
Grayshott 1.4 miles
Haslemere main line station 3 miles
Farnham 8 miles
Guildford 15 miles

All distances approximate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		11	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Tilford Road, Churt, Farnham, GU10

Approximate Area = 390 sq ft / 36.2 sq m
 Limited Use Area(s) = 91 sq ft / 8.4 sq m
 Outbuilding = 2200 sq ft / 204.3 sq m
 Total = 2681 sq ft / 248.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Clarke Gammon. REF: 1097900

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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