



**The Old Orangery, Portsmouth Road, Hindhead, Surrey**  
**Asking Price £450,000**

THE OLD ORANGERY, PORTSMOUTH ROAD HINDHEAD SURREY GU26 6BQ

## Asking Price £450,000 Freehold

A very attractive plot set back from the Portsmouth Road at Hindhead within close proximity to St Edmunds School and the National Trust AONB Devils Punchbowl. This exciting proposition offers a plot extending to 0.32 of an acre with consent to build a contemporary style detached four bedroom house of 2,391 sq ft gross internal (22.1 sq metres) plus a garage.

The CIL on this plot is £127,000 with a guide price of £450,000. The extent of the CIL probably precludes interest from developers and so ideally this would appeal to a private self builder, or someone aspiring to their own home construction on a build contract. Please note however, we are unable to supply recommendations for a build contractor.

Regarding drainage - it would be advisable to put in place a new private treatment plant. It would however be possible to connect into the existing treatment plant/septic tank but this would need to be under separate discussion with the vendor.

Enquiries - Mark Steward, Clarke Gammon Haslemere 01428 664800

- Consent granted for four bedroom house
- Consent granted for garage
- Architect: Michael Conoley Associates
- 2,391 sq ft gross
- large plot of 0.32 acre
- Planning ref number: WA/2022/02846

### CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**Local Authority:** Waverley Borough Council

**Services:** Mains electricity

Mains water







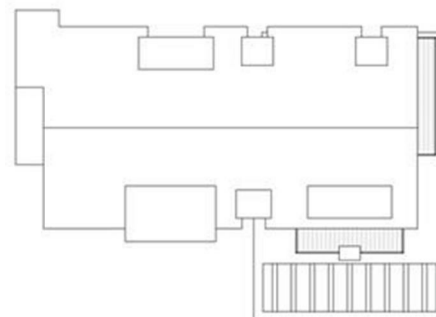




PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100



PROPOSED SOUTH WEST ELEVATION  
SCALE 1:100



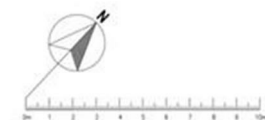
PROPOSED SOUTH EAST ELEVATION  
SCALE 1:100



PROPOSED NORTH EAST ELEVATION  
SCALE 1:100



PROPOSED NORTH WEST ELEVATION  
SCALE 1:100

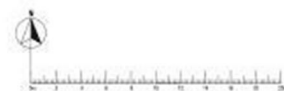


|                                                                                   |                             |
|-----------------------------------------------------------------------------------|-----------------------------|
| MICHAEL CONOLEY<br>ASSOCIATES                                                     |                             |
| CHARTERED ARCHITECTS                                                              |                             |
| PROJECT<br>Proposed New Dwelling at Eastwood,<br>Portsmouth Road, Surrey GU26 6BQ | SCALE<br>1:100              |
| DRAWING TITLE<br>Proposed Plans and Elevations                                    | DATE<br>11.22               |
|                                                                                   | PAPER SIZE<br>A1            |
|                                                                                   | DRAWING NUMBER<br>1635/P-02 |





PROPOSED SITE PLAN  
SCALE 1:200



|                                                                                   |                             |                                |
|-----------------------------------------------------------------------------------|-----------------------------|--------------------------------|
| <b>MICHAEL CONOLEY ASSOCIATES</b><br>CHARTERED ARCHITECTS                         |                             |                                |
| PROJECT<br>Proposed New Dwelling at Eastwood,<br>Portsmouth Road, Surrey GU26 6BQ | SCALE<br>1:200              | DATE<br>11.22<br>DRAWING<br>A1 |
| DRAWING TITLE<br>Proposed Site Plan                                               | DRAWING NUMBER<br>1635/P-01 |                                |



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

DIRECTIONS

From the BP petrol station at Hindhead on the Old Portsmouth Road proceed in a southerly direction across the roundabout. Just before the entrance to Steadmans you will see the rive to Eastwood on the lefthand side clearly marked. The Old Orangery plot will be found a short drive down on the left, the For Sale sign is clearly visible.

Viewings can be undertaken at any time however care is advised when visiting the site as there are rough areas on the land. Please do always notify the agent when visiting the site if you are not being accompanied by the agent or the owner.



#### 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

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

