## Land adj 28 Malthouse Meadows Liphook, Hants GU30 7BE

# Peter **Leete** and Partners

ESTATE + AGENTS



Land with planning permission to construct a detached 3 bedroom dwelling.

The accommodation includes: ground floor hallway leading to: cloakroom, kitchen dining room, study, living room, stairs to first floor leading to: Main bedroom with en-suite and dressing area, 2 further bedrooms, family bathroom. Surface parking for 2 cars. Rear southerly gardens.

## Price Guide £200,000 Freehold



## Land adjacent 28 Malthouse Meadows, Liphook

Full planning consent details available for download via East Hampshire District Council planning website under case number EHDC-24-0065-FUL. Alternatively, details can be forwarded by request to the sole agents.

#### **LOCATION**

Very conveniently situated close to Liphook centre's shopping facilities (including Sainsbury's Super Store) and railway station on the Waterloo/Portsmouth line (Waterloo about 1 hour). A3 London to Portsmouth trunk road within 1 mile giving easy access to Heathrow and Gatwick via the Hindhead tunnel. Haslemere is about 5 miles, Farnham 14 miles, Guildford 17 miles and the South Coast 20/25 miles by road. Liphook Golf Club, Old Thorns Golf and Country Club and Forest Mere Health Farm are all within about 2 miles. There is good provision of local state schools to include the Ofsted rated 'Outstanding' Liphook junior school, together with Churchers Junior and Highfield & Bookham public schools.

### **Community Infrastructure Levy:**

The Purchaser must take advice on their liability for any CIL payments due to the local authority and ensure all documentation is completed prior to commencing any works.

LOCAL AUTHORITY: East Hampshire District Council.

Planning Case no: EHDC-24-0065-FUL

web link:

https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=180071

VIEWINGS: This site forms part of our clients' private grounds and as such all viewings are to be strictly by appointment with the Agent.

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