



Sandhurst Road | | Yateley | GU46 7AG

Guide Price £2,300,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

Sandhurst Road |  
Yateley | GU46 7AG  
Guide Price £2,300,000

Exceptional Development Opportunity on Sandhurst Road, Yateley – 31.81 Acres (12.87 Hectares) of Prime Land in a highly sought-after Yateley location.

- The land has rights of access connecting both parcels of land
- Presents excellent scope for a range of development opportunities, subject to the necessary consents
- A tranquil and scenic setting, well-suited to thoughtfully designed schemes
- Comprehensive surveys and reports available upon request
- An increasingly rare chance to secure a large, well-located parcel of land in North East Hampshire
- The land benefits from direct frontage onto Sandhurst Road, in a desirable and established setting
- Attractive landscape incorporating water features, established trees, and open views across adjoining equestrian land
- Existing planning approval (Hart District Council Ref: 22/01061/FUL) for perimeter fencing
- Within easy reach of day-to-day amenities, including shops, supermarkets, and local services
- For further details, please contact Gary Brook on 07976 245 656 or [gary.brook@waterfords.co.uk](mailto:gary.brook@waterfords.co.uk)





## Description

An extraordinary opportunity to acquire a substantial parcel of prime land extending to approximately 31.81 acres (12.87 hectares), perfectly positioned on the sought after Sandhurst Road in Yateley. This expansive and picturesque site offers unparalleled potential for visionary developers seeking a strategic location for residential and/or commercial development, subject to planning.

Nestled in this highly desirable area, the land boasts beautiful lakes, accompanied by stunning views over neighbouring paddocks and framed by a mature tree line, offering an idyllic setting for future homes that enhance the natural beauty of the surroundings.

The site benefits from planning consent granted by Hart District Council (Reference: 22/01061/FUL) for the erection of a 1.99 metre high palisade fence, ensuring security and adaptability for future projects. Comprehensive reports and surveys are available upon request, providing full insight for prospective buyers.

### Outstanding Location & Connectivity

Sandhurst Road enjoys excellent connectivity, with Sandhurst railway station nearby offering regular services on the Great Western Railway line towards Reading and Guildford, ideal for commuters and regional travel. Additional stations such as Blackwater, Fleet, Camberley and Frimley are also easily accessible for broader rail connections.

The area is well served by local bus routes, with services linking Yateley to surrounding towns including Camberley, Farnborough, Aldershot and Finchampstead, providing efficient public transport options for residents and future occupiers.

### Education & Community

Families will appreciate the strong local education provision. Within easy reach are several well regarded primary and secondary schools including Yateley School (a large and established secondary with sixth form), Frogmore Community College, and independent options such as Yateley Manor School and Hurst Lodge School.

### Amenities & Convenience

The local area offers a range of everyday conveniences including Asda Express on Reading Road, with additional supermarkets and retail options in Yateley town centre. Pharmacies, GP surgeries, cafés and a variety of independent shops are all within easy reach, making daily life simple and convenient for future residents.

Offered at a guide price of £2,300,000 Freehold, this is a rare opportunity to secure a prominent piece of land in one of North East Hampshire's most appealing and well connected locations. Whether your vision encompasses residential expansion or commercial enterprise, this site provides a truly exceptional foundation for ambitious development projects.

For further information or to arrange a viewing, please contact:

Land & New Homes

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