

# *Crickets Hill, St. George's Hill, Surrey*



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*Located at the ‘very heart’ of this exclusive Private Residential Estate and adjoining and overlooking the internationally renowned St George’s Hill Golf Course, a rare opportunity to create a luxurious mansion home in larger than average grounds of approx. 2.56 acres (1.035 ha) .*

*Crickets Hill was formerly the site of a substantial character family house in level mature gardens and grounds within the protected Green Belt Central Island literally in the middle of the surrounding Golf Course*

*For Sale Freehold:*

*OIRO: £9,500,000*

## **Site History:**

Both Crickets Hill and the adjoining property Single Oak were initially purchased in 2012/13 as a combined overall plot of 4.7 acres and held a previously consented scheme for 2 detached properties totalling approx. 40,581 sq.ft. The principal house was positioned on the Cricket's Hill site (24,025 sq. ft) with a detached secondary guest/staff complex combining a leisure and entertaining facility (16,556 sq. ft) on Single Oak. The properties have now been sub divided with Single Oak having been sold, therefore the previously consented planning permissions are invalid as Cricket's Hill today is a stand-alone single, cleared plot. Following purchase, both properties were demolished and groundworks commenced with piling formed for the basements for both units. Construction was duly halted and both excavated piled basements were refilled.

The site today represents a significantly large and levelled site with superb views over the surrounding Golf Course benefitting with an assortment of quite exceptional mature specimen trees, shrubs and borders from the old manor house landscaped grounds, all protected by Heras fencing as visible on site.

## **Planning:**

If any further information is required on the previous planning history, files can be inspected at [www.elmbridge.gov.uk](http://www.elmbridge.gov.uk), planning no. 2015/3110. In addition there is a later granted conditional CLUED certificate, planning No 2021/3901. A new planning proposal will now be required for the erection of a single luxury mansion home observing the normal and statutory consents and guidelines from both Elmbridge Borough Council and the St George's Hill Residents Association.

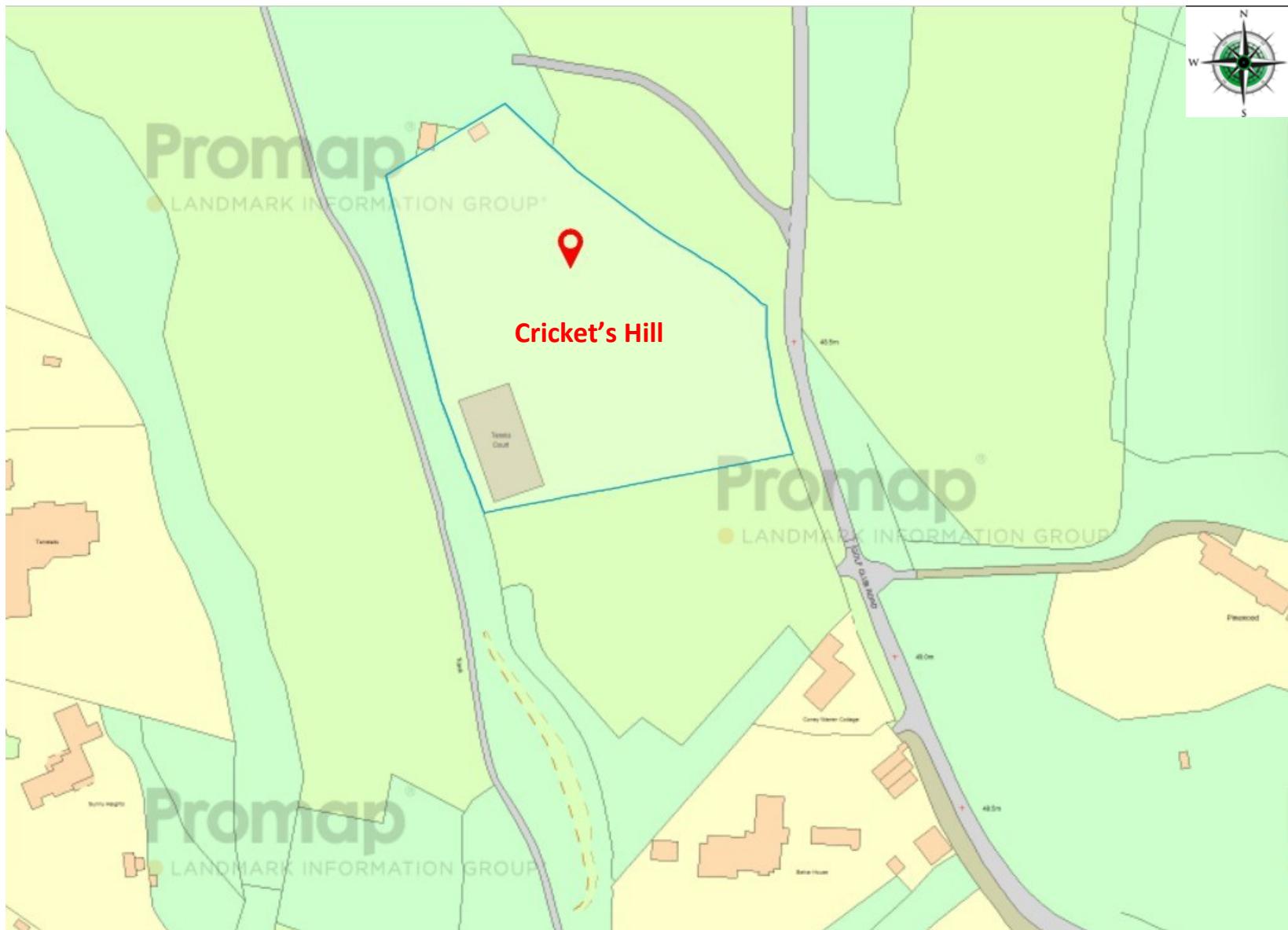








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**Area 2.56 acres (1.035 ha)**

*(Indicative only)*

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