

PLESTOR HOUSE

Farnham Road, Liss, Hampshire GU33 6JQ

DEVELOPMENT OPPORTUNITY



**Peter Leete
and Partners**

ESTATE + AGENTS

Plestor House, Farnham Road, Liss, Hampshire GU33 6JQ

Price Guide: £600,000

- **Development Opportunity – former offices with consent to convert into a single dwelling**
- **Approx 2,000 sq ft**
- **Parking**
- **Prominent Location with easy access A3 and train station**
- **Gas Fired Central Heating**
- **Vacant Possession**
- **EPC – N/A. Purchaser to arrange assessment on completion of conversion**
- **Council Tax: to be assessed on completion of conversion**

SITUATION

The property is Grade II listed and is situated within a Conservation Area within the village of Liss, itself within the South Downs National Park. The Main Line Railway Station offers frequent trains to Waterloo in about 1 hour 15 minutes and also to Portsmouth on the South Coast. The village affords a good range of local shopping facilities to include a Tesco's local shop, pubs and café/restaurants. Liss is ideally situated in terms of road communications being just off the main A3 London to Portsmouth trunk road. The 2 main London airports of Heathrow and Gatwick are approximately 44 miles and 55 miles distant, respectively. Guildford 23 miles, Petersfield 5 miles, Portsmouth 23 miles. Liss offers plenty of access to the countryside to include the adjacent South Downs National Park.

DESCRIPTION

Plestor House comprises an attractive period forming a part of terrace of period properties. The property will benefit from 2 on site parking spaces and there is also on street parking fronting the building. The building comprises approximately 2,000 sq ft on ground and first floors in a highly prominent location within the discrete hamlet of West Liss, adjacent to the main village. The property has last been in use for offices but has recently secured planning permission for conversion to a residential home offering 4 bedrooms, 3 bathrooms, 2 receptions, kitchen dining room and courtyard garden. The property is believed to date back to the 17th Century and we understand was at one time the local courthouse, the stocks being located opposite on the village green where there is currently a large oak tree. The property has many period features, including inglenook fireplace and bread oven, exposed beams and sash windows. It presents a wonderful opportunity to create a magnificent family residence within the heart of the conservation area.

TENURE : Freehold

PLANNING CONSENT: SDNP/25/02992/LIS *This sale excludes the large parking area south of Plestor House. 2 parking spaces are provided for Plestor House

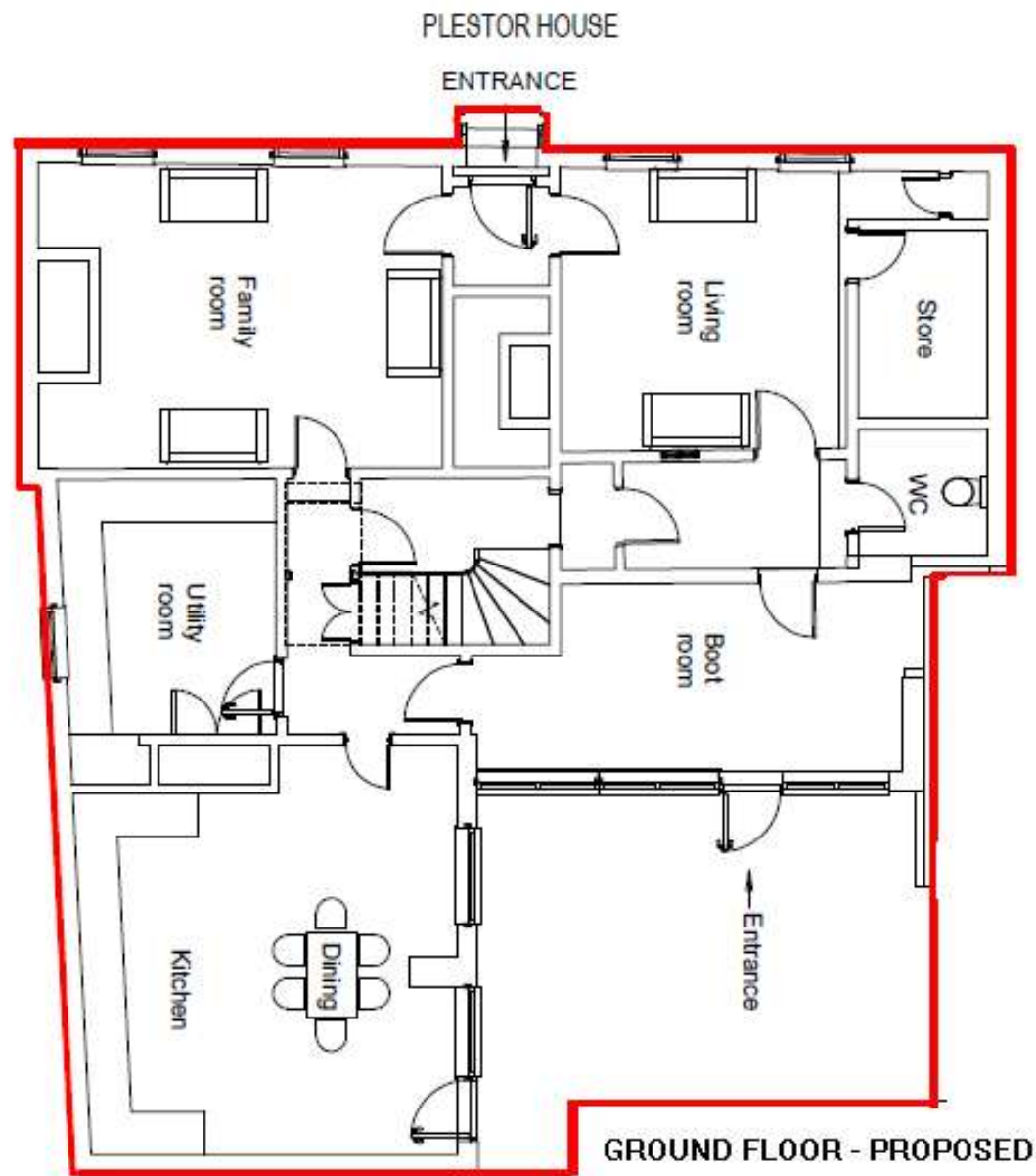
AVAILABILITY: Immediate vacant possession.

SPECIAL NOTE: All room sizes and measurements are for guidance only and should not be relied upon. We have not carried out a detailed survey and none of the appliances/services have been tested. Accordingly it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status. The description, including floor plan and photographs of the property are intended to be a guide only rather than a detailed and accurate report.

VIEWING: Strictly by appointment through Peter Leete and Partners







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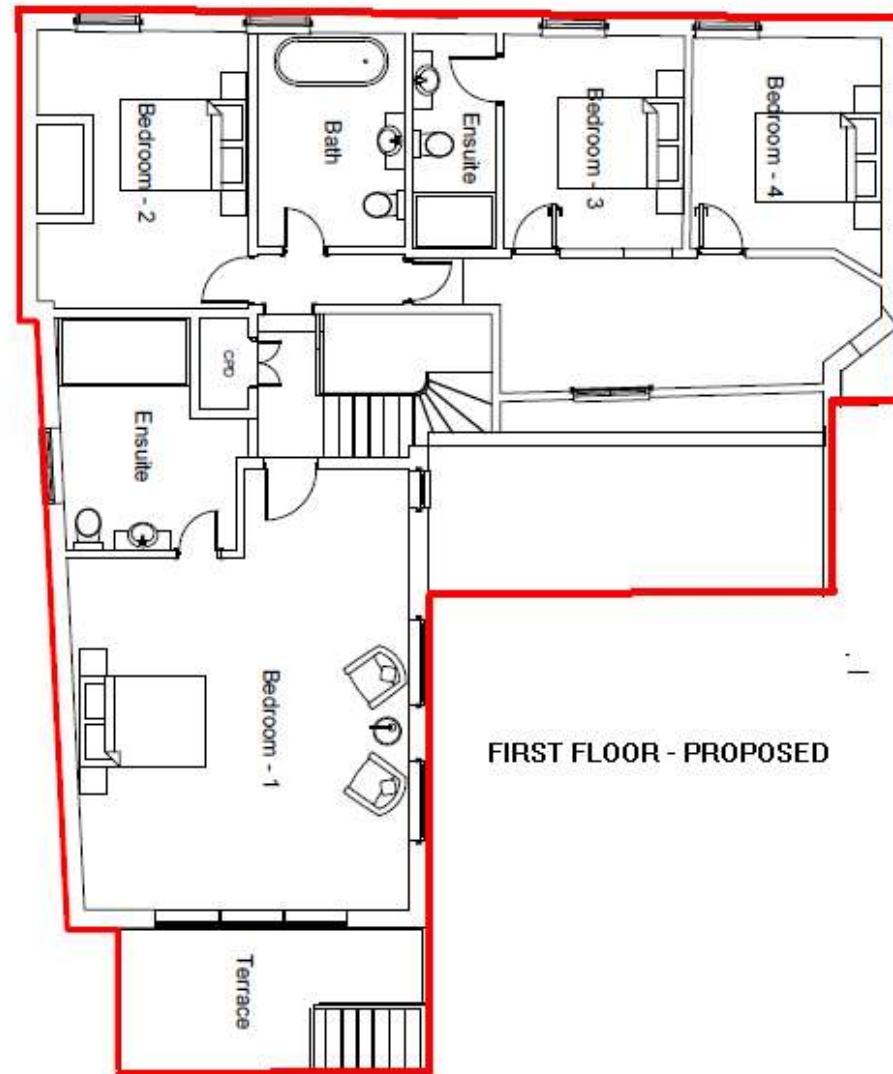
The Green, Headley Road, Grayshott,
Hindhead, Surrey GU26 6LG

t: 01428 604480

email@pleete.co.uk

www.pleete.co.uk

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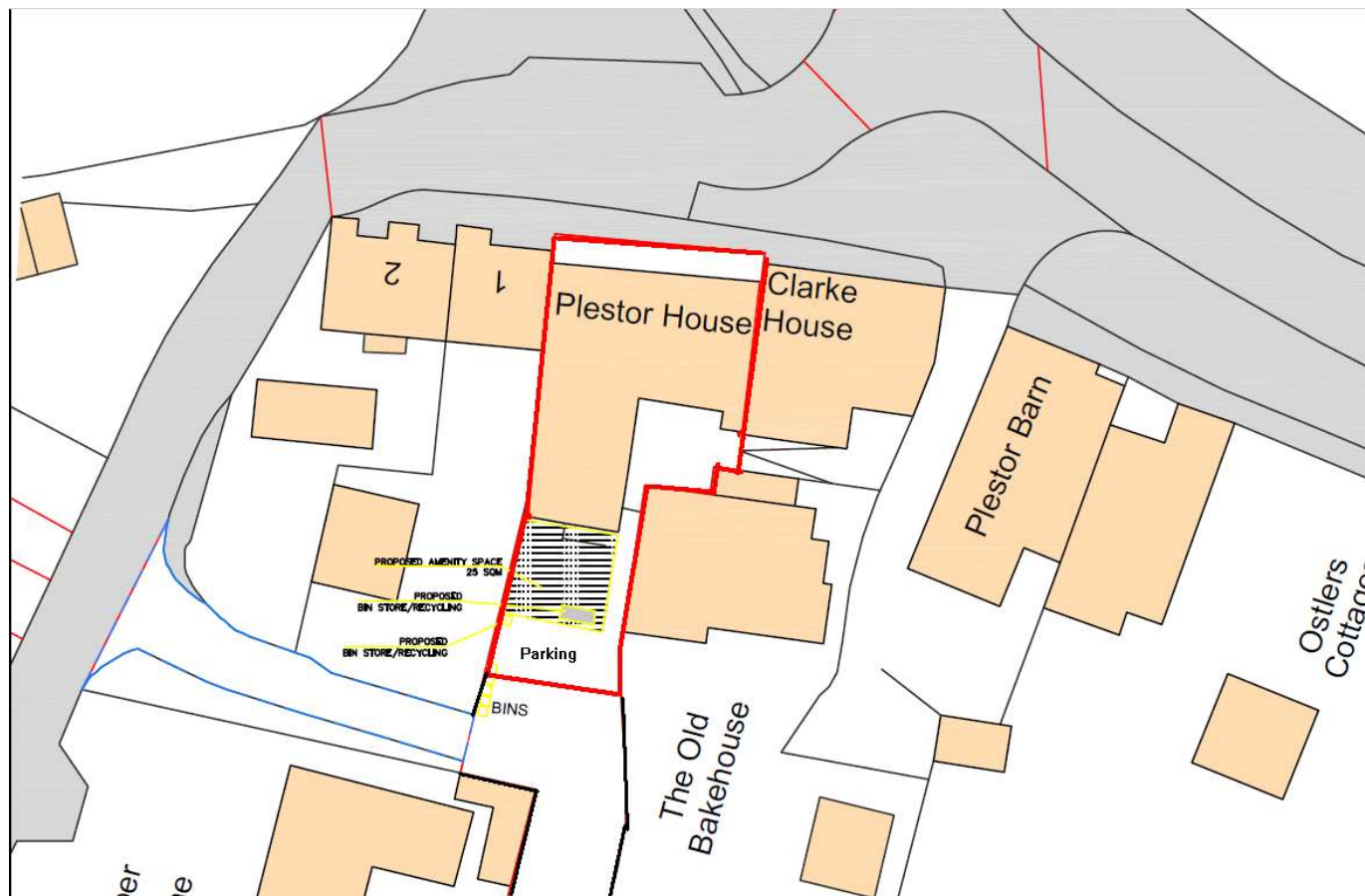
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LOCATION PLAN