

**RARELY AVAILABLE
BUILDING PLOT**
Views to the South Downs

Scotland Lane, Haslemere, Surrey

**Peter Leete
and Partners**

ESTATE + AGENTS

Scotland Lane, Haslemere, Surrey

Price Guide: £1,350,000



- **2 acre building plot**
- **5,210 square feet of house and garaging**
- **VIEWINGS: Strictly by appointment with the Agent.**
- **LOCAL AUTHORITY: Waverley Borough Council.**
- **COMMUNITY INFRASTRUCTURE LEVY has been assessed currently at £285,686.74. Self builders may qualify for exemption, subject to approvals**

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A rare opportunity to acquire a single building plot on a site of just over 2 acres with consent for an architect designed 'Arts and Crafts' influenced family home of 4,230 square feet, plus triple garage with studio over of 980 square feet, located on the edge of Haslemere town. In the agent's opinion, there is scope for a purchaser to obtain permission for a bespoke dwelling in an alternative architectural style, if desired, subject to consents. The gently sloping site offers breath taking panoramic southerly views towards Blackdown National Trust and the South Downs National Park yet is conveniently located for walkable access to Haslemere town facilities. The site itself forms a large paddock fronting Scotland Lane from which it is well screened by trees, affording a high degree of privacy.

Full details of the planning approval can be reviewed via the council's web site (<https://www.waverley.gov.uk/services/planning-and-building>) under planning reference WA/2025/02165

Accommodation: The permission affords:

5 bedrooms, 4 bathrooms, reception hallway, living room, kitchen dining/entertainment room, family room, utility room, boot room, cloakroom. Triple garage with studio over.



Location

The property is situated in a favoured residential road on the southern edge of Haslemere about ½ mile from Haslemere High Street with the wider town offering a variety of independent and national traders to include Waitrose, Marks and Spencer (food hall) and Tesco supermarkets, together with main line train station connecting London Waterloo in under 1 hour. The town benefits from a leisure centre and at Woolmer Hill there are sports facilities (rugby and hockey), together with tennis, football and cricket at the Recreation directly opposite the site. The main A3 dual carriageway at Hindhead offers good road connections with the main airports of Gatwick and Heathrow, approximately 48 miles and 38 miles respectively, with access to the M25 at Junction 10 (22 miles). Portsmouth is 32 miles to the south offering easy connectivity to the South Coast. Footpath links connect the site with Blackdown National Trust and the wider South Downs National Park to the south, with nearby Hindhead providing further extensive walking and countryside pursuits at Hindhead Common and the 'Devils Punchbowl' beauty spot. Golf is readily available at Hindhead, Liphook, Cowdray Park and Chiddingfold; horse racing at Goodwood and Fontwell; motor racing at Goodwood (Festival of Speed and Goodwood Revival); polo at Cowdray Park and sailing on Frensham Ponds and off the south coast at Chichester. The general area offers a wide range of state primary and secondary schools together with a good selection of independent schools including Woolmer Hill, Haslemere (co-ed state secondary), St Ives, Haslemere (girls prep school), Seaford College, Petworth (co-ed public school), Charterhouse, Godalming (co-ed public school) Prior's Field, Godalming (girls public school), St Edmund's, Hindhead (co-ed prep school), Amesbury, Hindhead (co-ed prep school), Highfield and Brookham Schools, Liphook (co-ed prep school), Bohunt, Liphook (co-ed state school), Bedales, Petersfield (co-ed public school), The Petersfield School (co-ed state school), Edgborough, Farnham (co-ed prep). Frensham Heights, Farnham (co-ed 3-18 yrs).



Scotland Lane Haslemere

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