

**Combe Lane, Chiddingfold, Surrey**  
**Price Guide £650,000**

# Land at Combe Lane

COMBE LANE CHIDDINGFOLD SURREY GU8 4XL

Price Guide £650,000 Freehold

Planning Application WA/2024/000583

Land in a stunning location on Combe Lane in Chiddingfold, Surrey. Situated in the heart of the Surrey Hills an Area of Outstanding Natural Beauty. Site extends to 0.599 of an acre/0.243 hectre

An interesting development opportunity for rental social housing.

6 units comprising of

4 x 2 bedroom semi detached houses

2 x 3 bedroom detached houses

Plots 1 & 2, 4 & 5 - 870 sq ft gross internal

Plots 3 & 6 - 1,130 sq ft gross internal

The owner is not looking for a subject to planning deal although discussions have been had with Waverley Council to remove the social requirement. The land is currently for sale as the consent hereby outlined. the site can be visited at interested parties convenience where there is a service road for easy parking. NB this is a public bridleway so please do not block.

All offers to be submitted in writing along with proof of funds and solicitors details and any names of potential developers. Any conditions or caveats to be added.

- 0.599 of an acre/0.243 hectre
- all services available either near site or in public highway
- situated in an Area of Outstanding Natural Beauty
- Close to the village of Chiddingfold
- Easy links to London and the South coast
- good amenities, pubs, schools and shops closeby

## CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**Local Authority:** Waverley Borough Council

**Services:** mains water, electricity and drainage near site

# Overview

Freehold Plot with Planning for 6 Affordable Homes Seala Holdings Ltd proudly presents a rare and exciting opportunity to acquire a prime freehold building plot with conditional planning consent for a thoughtfully designed residential scheme of six shared ownership homes.

- 4 × 2-bedroom semi-detached houses
- 2 × 3-bedroom detached houses

The affordability criteria to be satisfied via shared ownership under a Section 106 Agreement to be negotiated. Access is via a new entrance onto Combe Lane, Chiddingfold.

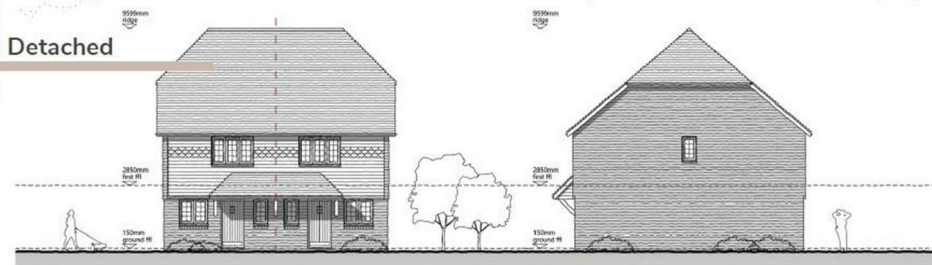


# Housing Examples

3 Bed Detached

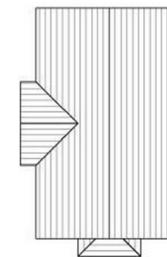


2 Bed Semi Detached

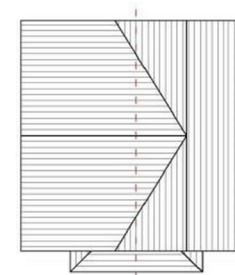
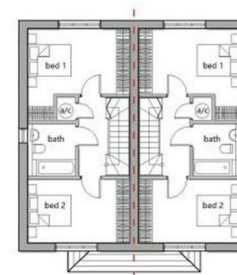
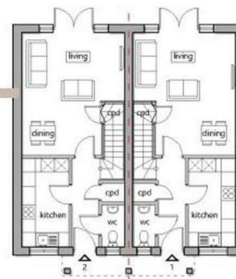


# Housing Examples

3 Bed Detached



2 Bed Semi Detached



# Site Services & Infrastructure

- **Water Supply:**
  - Believed to have been connected historically. The site is surrounded by properties with mains water, suggesting straightforward access.
  -
- **Electricity:**
  - An SSE power pole is located adjacent to the site on public land, indicating proximity to electrical infrastructure.
- **Drainage:**
  - No formal searches have been undertaken to confirm the availability of mains drainage. Prospective purchasers are advised to make their own enquiries.

## Important Notice:

All information is provided in good faith. Interested parties must undertake their own due diligence to verify the planning conditions, availability of services, and suitability of the site for the proposed development.





# Chiddingfold

Situated in the heart of the Surrey Hills Area of Outstanding Natural Beauty. Close to The Crown Inn, one of England's oldest and most iconic inns. Surrounded by local shops, traditional pubs, and village amenities. Access to highly rated schools, both private and state. Voted Best Place to Live in the South East by The Sunday Times (2021).

## Transport Links:

- Excellent road access via the A3, connecting to London and the South Coast. Mainline rail stations nearby
  - Milford – 2.5 miles
  - Haslemere – 4 miles
  - Godalming – 6 miles
- Guildford – a major town with extensive shopping and services – just 12 miles away



## SITUATION

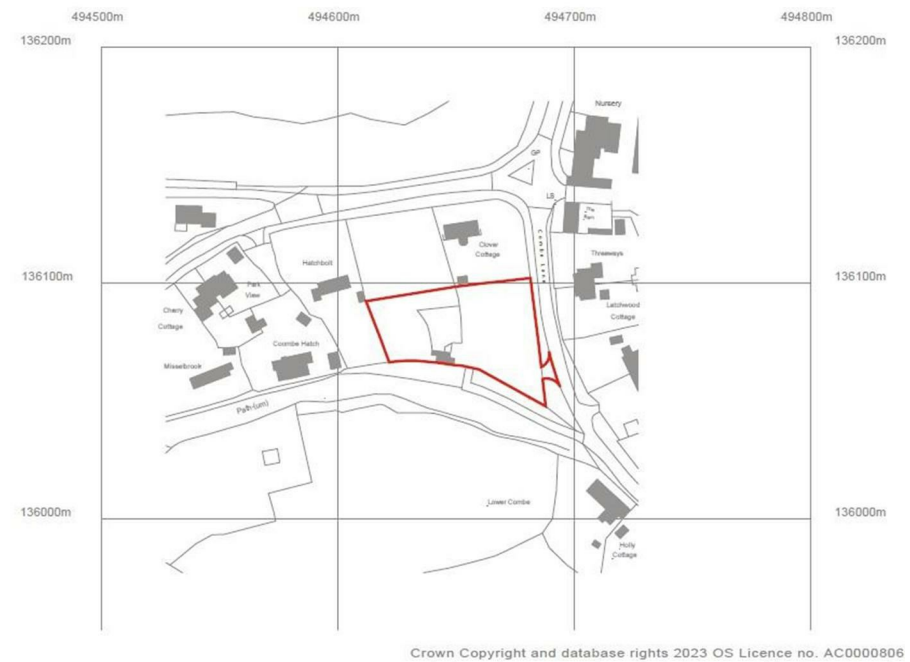
The land is situated south of Clover Cottage on Combe Lane with access via a new entrance, near the picturesque village of Chiddingfold. An outstanding area of Natural Beauty and in the heart of the Surrey Hills. Chiddingfold is served by local shops, traditional pubs and excellent schools with a family friendly community. There are also excellent transport links to London via Haslemere and Witley train station and easy access to the South Coast.



## DIRECTIONS

Directions from Chiddingfold town centre:

4 minute, 1.5 mile drive down Coxcombe Lane towards the Crown Inn, right here down Coxcombe Lane then left into Ridgley Rd to continue on to Combe Lane where you will see the Clarke Gammon For Sale sign. A service road for parking is also a public bridleway so please take care not to block. Heras fencing can be manouvered past for access. Please direct any enquires to Mark Steward mark.steward@clarkegammon



## ISSUE

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BY CHECK DATE  
CM DP 04/03/24



SCALE 1:1250 @ A3

CLIENT  
Williams Consultancy

PROJECT  
Land at Combe Lane,  
Chiddingfold

TITLE  
Location Plan

DRAWING NO  
2098

**LytleAssociates**  
ARCHITECTS

THE FOUNTAIN HEAD QUARRY STRE  
SURREY GU1 3UY 01483 301661  
LYTLE-ASSOCIATES.COM

**Guildford: 12 miles**  
**Haslemere: 4 miles**  
**Godalming: 6 miles**  
**Witley: 3 miles**  
**All distances approximate**



# Planning

## Approval:

Waverley Borough Council granted conditional planning permission in March 2025 under application WA2024/00583 for the development of six affordable homes, comprising:

- 4 × 2-bedroom semi-detached houses
- 2 × 3-bedroom detached houses

## Key Conditions:

### Section 106 Agreement:

- A legal agreement is required as part of the planning conditions.
- Early completion of the sale would allow the purchaser to actively participate in shaping the terms of the agreement during negotiations.

## Design Amendments:

- Minor revisions are required to the roof elevations of the porches.
- These are considered non-material and do not affect the overall design integrity of the scheme.



## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

 **MAYFAIR**  
OFFICE GROUP

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1919