



**Hill Road, Grayshott, Hindhead, Surrey**  
**Price Guide £100,000 Freehold**

HILL ROAD GRAYSHOTT, HINDHEAD SURREY GU26 6HL

## Price Guide £100,000 Freehold

An interesting and attractive parcel of land with development potential located in the centre of Grayshott amounting to 0.366 of an acre. The plot is fairly overgrown with dense foliage and some tree cover.

Unconditional offers are sought for this property.

This unusual parcel of land which has been dormant for several decades is adjacent to the well known Grayshott Working Men's Club. The site can be visited at any time and you can park in the Club car park. We have had confirmation from the manager that any visitors are more than welcome to drop in and partake of the facilities of the Club. This site is obviously going to be of interest to developers and speculators as it lies within the settlement area of the village of Grayshott. It would appear from initial inspection that all services are in the road or close to the site including mains drains, electricity and water. Whether the site is suitable for intense residential development is questionable and we have not sought independent planning advice on this and it will be down to individual buyers and interested parties to carry out their own investigations.

Care is advised when visiting the site as it is significantly overgrown although there are pathways which have been forced through.

Offers are invited on an informal tender basis to Mark Steward, Clarke Gammon, Haslemere email: [mark.steward@clarkegammon.co.uk](mailto:mark.steward@clarkegammon.co.uk).

Proof of funds will be required along with all the usual compliance. All offers will be submitted to the Trustees of the property but will need to be via email with supporting documentation.

### 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)

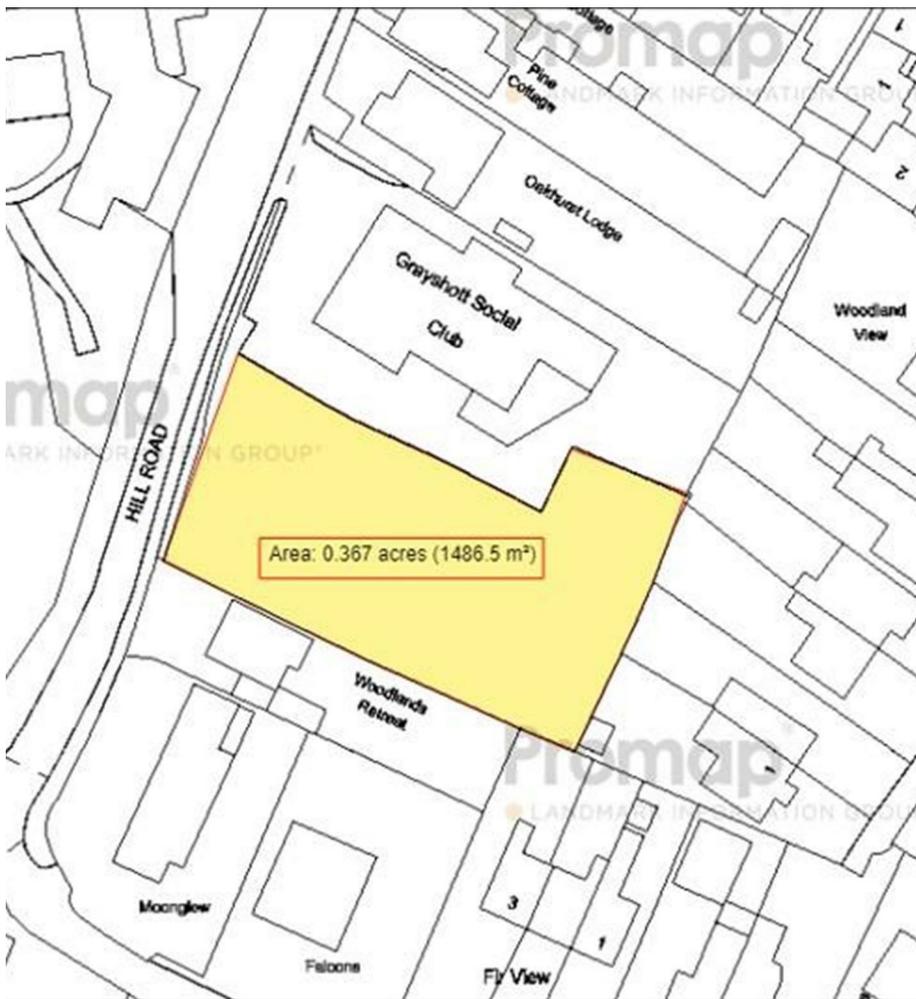
**Local Authority:** East Hampshire District Council

**Services:** mains water and electricity close to site



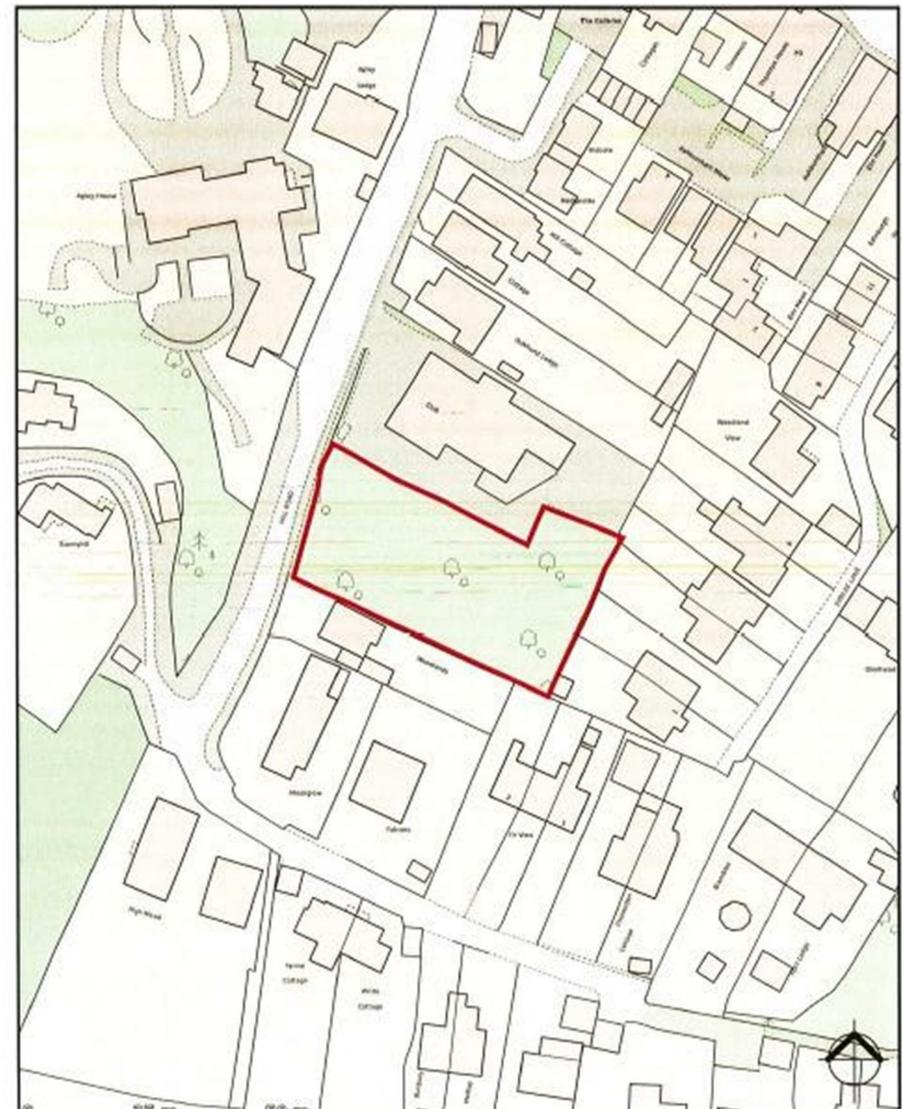






## SITUATION

This parcel of land which amounts to 0.366 of an acre is situated on Hill Road adjacent to the well known Grayshott Social Club. Lying within the settlement area of the village it is obviously going to be of particular interest to developers and speculators. The site can be visited at any time and you can park in the Club car park and we have had confirmation from the manager any visitors are more than welcome to drop in and partake of the facilities of the Club.



GUILDFORD | 15 miles  
 LONDON WATERLOO via Haslemere station | From 49 MINUTES  
 GODALMING | 10 miles  
 BOHUNT SCHOOL | 4.5 miles  
 WOOLMER HILL SCHOOL | 2 miles  
 HASLEMERE TOWN | 3 miles  
 CENTRAL LONDON | 44 miles



## DIRECTIONS

Driving through the centre of Grayshott, proceed to the junction with Crossways Road and Headley Road and on the lefthand side the entrance to Hill Road will be seen. It is an unmade up road and the plot is located 100 yards on the lefthand side, clearly visible with a For Sale board and Grayshott Club signage.

Viewings can be at any time at viewers' request.



#### 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

