



Golds Farm Barn, Petersfield Road, Greatham, Liss GU33 6HA CLARKE



GAMMON

Golds Farm Barn

PETERSFIELD ROAD GREATHAM LISS GU33 6HA

Consented Development Site - Freehold

A rare and exciting opportunity to acquire Golds Farm, an attractive development land set within the sought-after village of Greatham, offered for sale with full planning consent for the construction of two new residential dwellings.

Planning permission has been granted for two high-quality four bedroom homes designed by ADAM Architecture. The approved scheme presents an excellent balance between modern living and sensitivity to the surrounding environment, ensuring the development complements its rural setting. Each plot benefits from its own private entrance, detached double garage and substantial garden plot.

The site immediately adjoins farmland and enjoys aspects across open countryside.

The plot sizes are as follows:

Plot 1 – GIA 1,760sqft (163.52sqm)

Plot 2 – GIA 2,224 (206.59sqm)

Positioned in a picturesque semi-rural setting, the site benefits from a peaceful yet well-connected location, surrounded by open countryside while remaining within easy reach of nearby towns and transport links. Greatham itself is highly desirable, known for its charming village atmosphere, strong community, and convenient access to the A3, making it ideal for commuters to London and the South Coast.

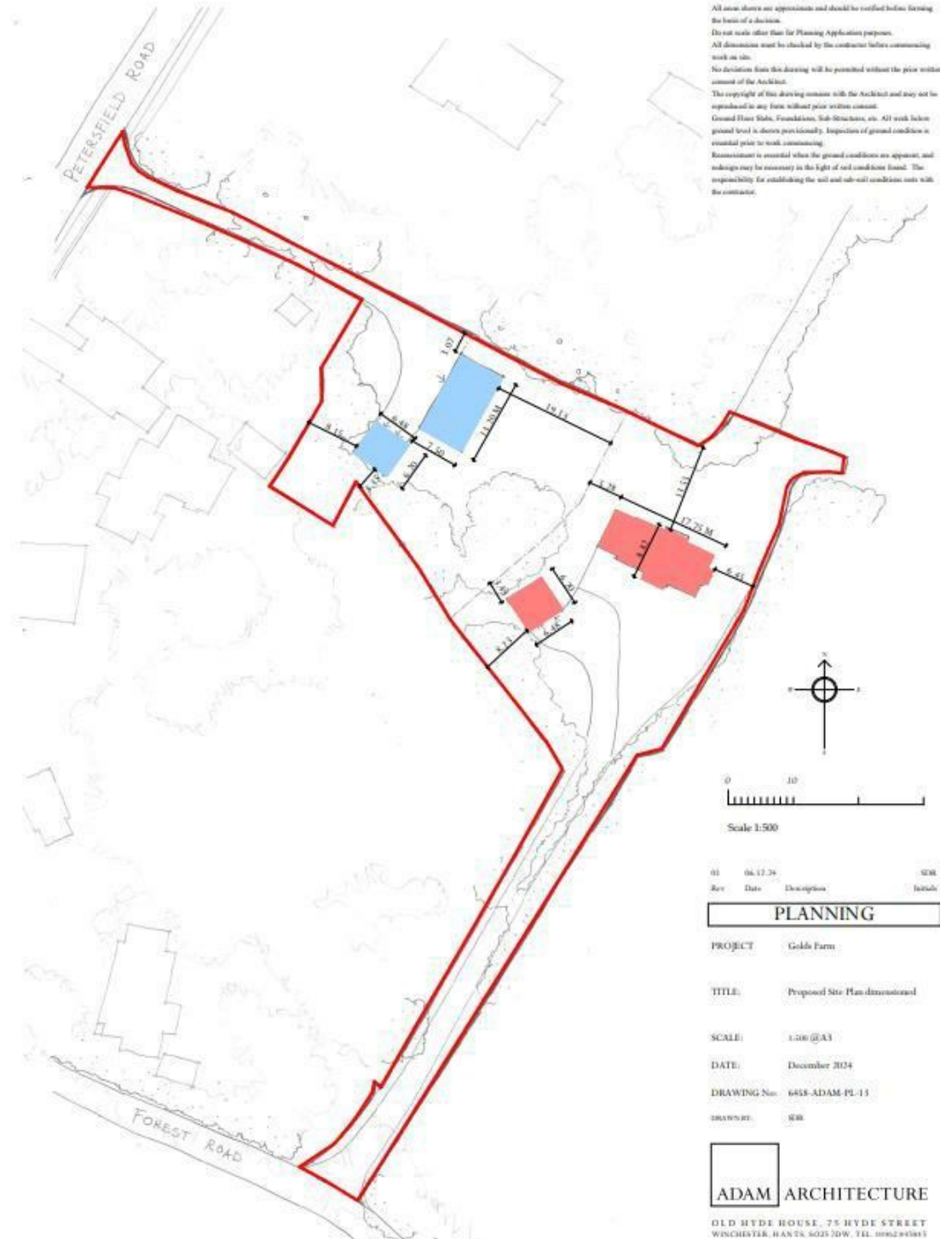
- **Planning consent for two bespoke four bedroom homes**
- **A rare opportunity in the in the South Downs National Park**
- **Strong local demand for quality housing**
- **Both plots enjoy independent access and large gardens**
- **Planning reference: SDNP/24/04802/FUL**
- **Immediately adjoining neighbouring farmland with countryside views**
- **Village location with easy access to local amenities and excellent road links via the A3**
- **Detached garaging consented**
- **Further land available by separate negotiation**
- **Community Infrastructure Levy: £29,767.71**

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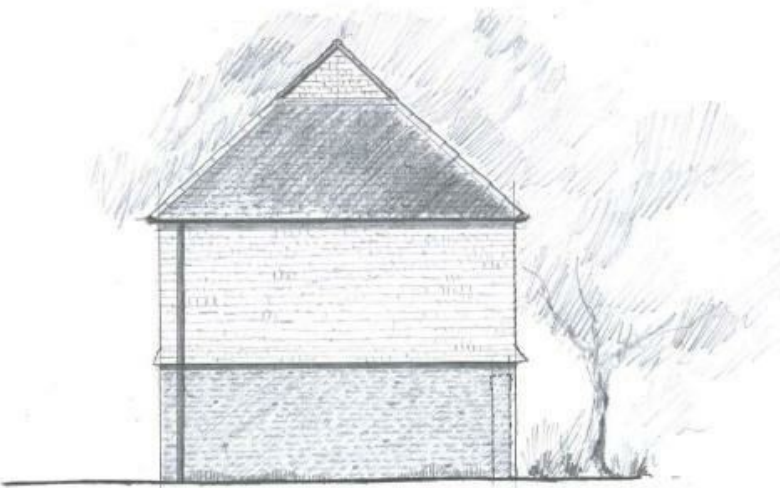
PLOT 1 - PROPOSED ELEVATIONS



East



West

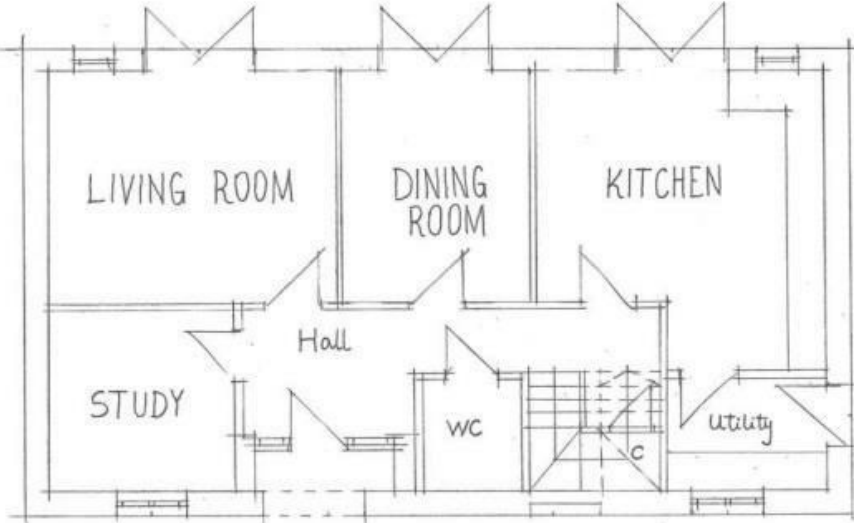


North

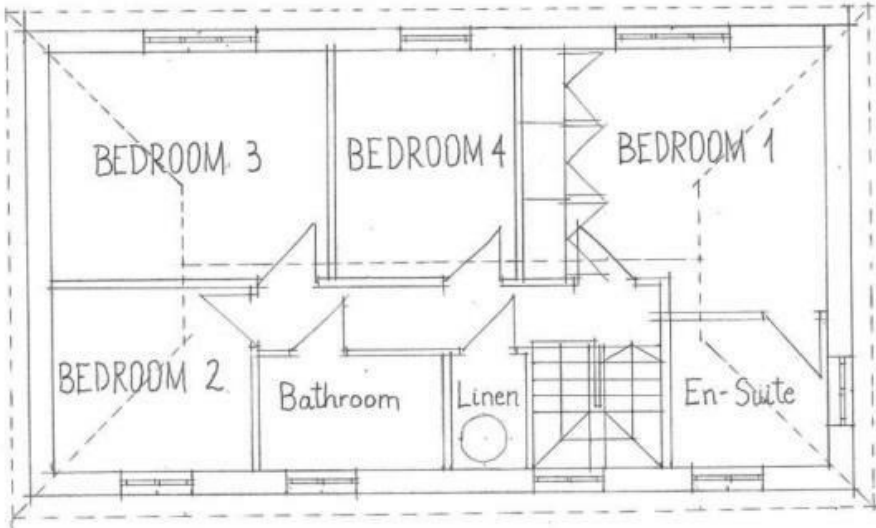


South

PLOT 1 - PROPOSED FLOORPLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 2 - PROPOSED ELEVATIONS



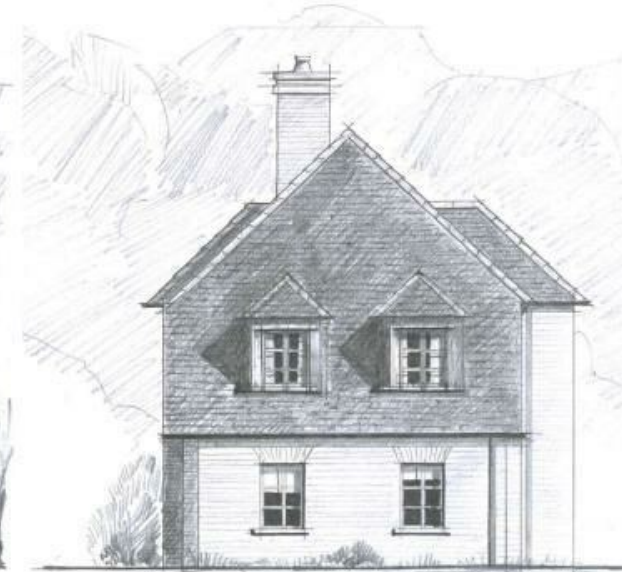
South



East

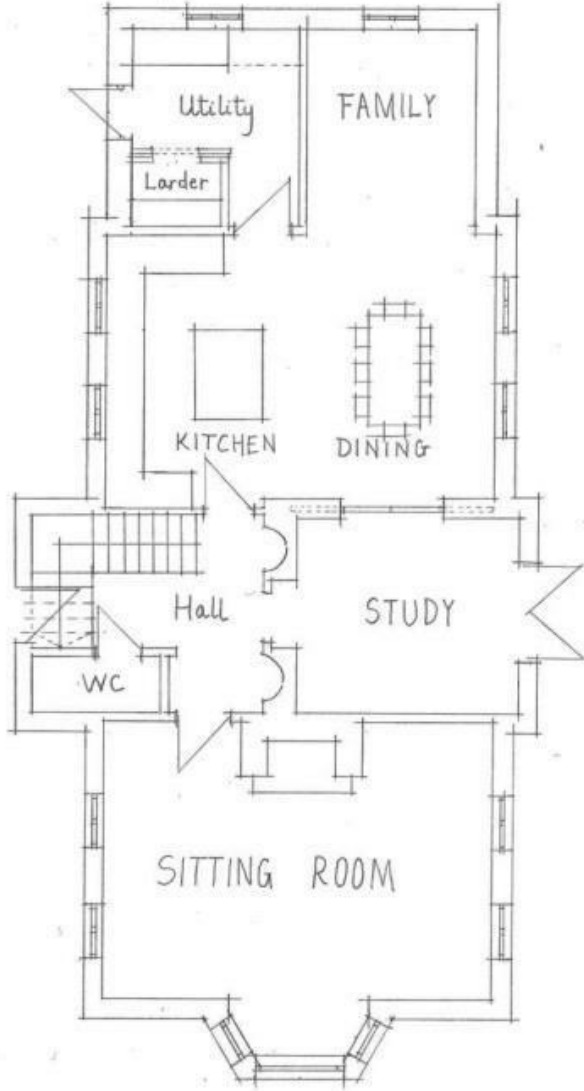


North



West

PLOT 2 - PROPOSED FLOORPLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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.

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