

Sturt Road, Haslemere, GU27 3SE
Price Guide £775,000 Freehold

CLARKE C·G GAMMON 1919

STURT ROAD HASLEMERE GU27 3SE

Price Guide £775,000 Freehold

SALE BY PRIVATE TREATY/INFORMAL TENDER. PLANNING REF NO: WA/2024/01263
A prime Haslemere development site with detailed consent for 5 new units:- 2 x four bedroom detached houses of 2,410 sq ft 3 x three bedroom detached houses ranging from 1259-1345 sq ft
Total site area: 1.065 acres, the site is approached off the Sturt Road, Haslemere.
All plans and copyright will be passed on to the successful purchaser, a list of the available drawings and application details are attached. Exchange of contracts will be required within four weeks of receipt of papers and completion to be 2-4 weeks thereafter at a mutually convenient date.
Re-sale estimations : the detached houses are between £1.4-1.5 million each, the smaller detached property ranging from £725-775,000.
Interested parties are advised to undertake their own market research before submitting any offers. All offers to be submitted in writing to Mark Steward, Clarke Gammon Haslemere: mark.steward@clarkegammon.com with comprehensive finance arrangements, lawyers, previous development in the area if appropriate, proof of funds if cash purchase and company profile and offer amount with any conditions if applicable.
No fees are needed on the purchase - the vendor will pay agents fees.

- **Prime development site**
- **2 x four bedroom detached houses**
- **Total site area 1.065 acres**
- **full vacant posession**
- **All services connected to the site - water, gas, electricity, drains**
- **5 new units**
- **3 x bedroom detached houses**
- **CIL PAYMENT OF £488,060.79**
- **WAVERLEY BOROUGH PLANNING REF: WA/2024/01263**

CG HASLEMERE
72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA
T: 01428 664800
E: haslemere.sales@clarkegammon.co.uk
clarkegammon.co.uk

Local Authority: Waverley Borough Council
Services: all mains services



fig. 4.06 - Proposed 3D view - plots 1-3



fig. 4.09 - Proposed 3D view - plot 4



fig. 4.07 – Proposed elevations – plots 1–3



SITUATION

Sturt Barn Farm development area is located in a prime Haslemere site approached from Sturt Road behind Sun Brow.
External viewings of the land and site can be carried out at any time at interested parties convenience. Internal inspections of the bungalow will need to be booked via Mark Steward at Clarke Gammon. mark.steward@clarkegammon.co.uk 01428 664 808
Full vacant possession is offered.



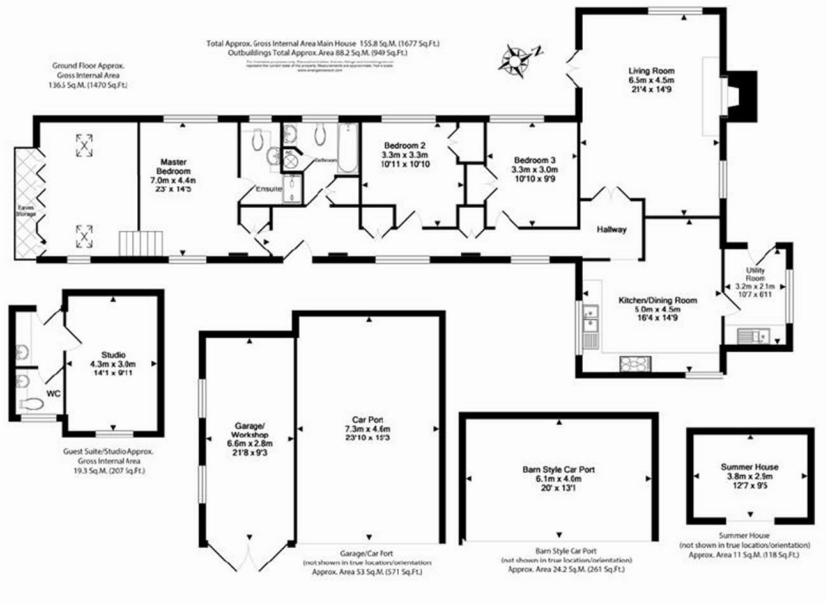
DIRECTIONS

From the Clarke Gammon offices in the High Street Street bear right at the Old Town Hall into Lower Street. Continue along this road and immediately passing the station on your right, bear left into Kings Road. Continue to the end of Kings Road and at the T-junction bear left onto Sturt Road. Sturt Farm Barn will be found a short way along on the left hand side

HASLEMERE 1 MILE
MAIN LINE STATION
(WATERLOO 49 MINS) 0.7 MILES
GODALMING 9.7 MILES
GUILDFORD 17.5 MILES
A3 TUNNEL 2.7 MILES

31st October 2026





Existing Sturt Farm Barn and Floorplan shown above

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.