



**Building Plot
With Planning
Permission
Granted located
in Bentley,
Farnham, Surrey.**

**Asking Price Of
£1,500,000**

Permission for 5 Dwellings

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**Bentley Village
Surgery
Hole Lane
Bentley
Farnham
Surrey
GU10 5LP**

FULL DESCRIPTION

DESCRIPTION

Planning permission has been granted for a prime development opportunity in the picturesque village of Bentley, nestled on the Hampshire/Surrey border. This charming village offers a vibrant community with a thriving primary school, stunning countryside views, and close proximity to the renowned Alice Holt Forest. Residents can enjoy an extensive network of footpaths, explore local attractions such as Birdworld and the Butterfly Meadow, and take advantage of the parish's newly installed adventure playground and youth club.

The approved plans include the conversion of the former GP surgery into two spacious three-bedroom semi-detached homes of 112 sqm Each, alongside the construction of two additional three-bedroom semi-detached will be 98 sqm each and one three-bedroom detached new-build dwelling of 116 sqm. The development also encompasses thoughtfully designed access, parking, and private garden spaces, making it an exceptional investment opportunity.

Planning reference number 27992/004 with East Hampshire district council.

Awaiting confirmation from the council for the exact CIL charge the anticipated CIL charge of between £75,000 and £90,000.

Planning reference number 27992/004 with East Hampshire district council. The link to the planning: <https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=172732>

The total square meterage of the new build properties is 312sqm and the existing building is 224sqm.

LOCATION

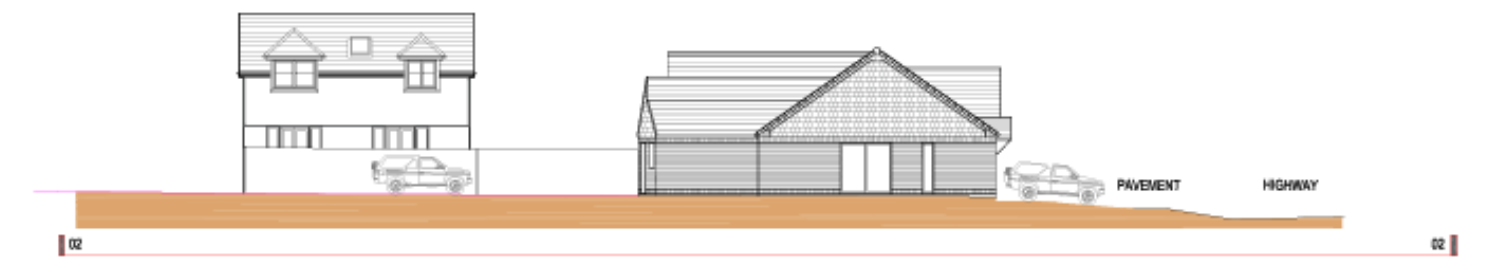
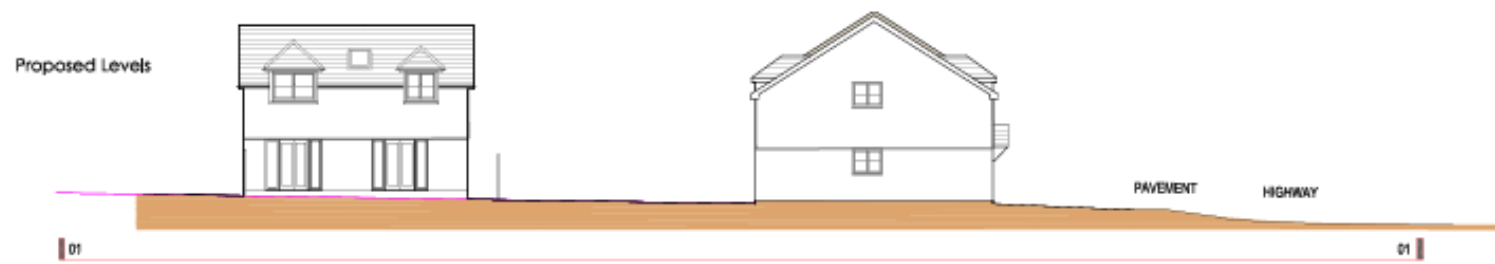
Situated in the desirable village of Bentley, East Hampshire, this property enjoys a prime location just north of the A31, between the market towns of Alton (5 miles southwest) and Farnham (4 miles northwest). Bentley is a prosperous village with excellent connectivity to London. Bentley Railway Station, approximately 0.8 miles south of the property, is on the Alton line and offers twice-hourly services to London Waterloo, with a journey time of around one hour.

The village offers a range of amenities, including a primary school, a public house, a church, a village hall, a recreation ground, a village shop, and two small industrial estates. The property itself is positioned on the western side of Hole Lane, at the corner of Somerset Fields.

To the northeast lies the vibrant market town of Farnham, known for its extensive shopping facilities, schools, and leisure activities. To the southwest, the charming market town of Alresford and the historic cathedral city of Winchester offer an even broader array of cultural attractions and amenities.

All drawings are subject to the prior consent of any contractor and/or planning authority as to the details presented in each drawing.

Site Area 1032 sqm
 Unit 1 - 3 bedroom 5 persons - 112 sqm GFA
 Unit 2 - 3 bedroom 5 persons - 112 sqm GFA



- 1 Composite door and lead canopy
- 2 UPVC double glazed windows
- 3 Tile hanging
- 4 Smooth render
- 5 Existing brickwork
- 6 Mazing Res

Proposed Elevations
Plots 1 & 2

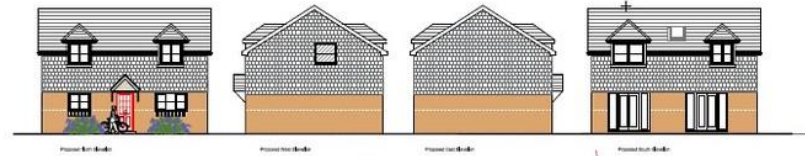


Project	Client	Date	Sheet
Name Bentley Village Surgery Hildon Ln, Bentley, Parkman GU18 5LP			
Study No Proposed Development			
Chris Flint Associates Ltd CHARTERED SURVEYORS, PROJECT MANAGERS DEVELOPMENT CONSULTANTS			
Issue No	Date	Sheet No	Scale
01	30/10/23	A1	1:100
GPA	FULL	01	1-100
PLANNING			
For each title, respondents must refer to the RICS Rules of Conduct for the Surveyors and the RICS Rules of Conduct for the Estate Agents.			

Proposed Elevations
Plots 3 & 4



Proposed Elevations
Plot 5



Proposed Floor Plans

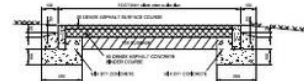


Site Area 1632 sqm
 Unit 3 = 3 bedroom 5 persons = 90 sqm GFA
 Unit 4 = 3 bedroom 5 persons = 90 sqm GFA
 Unit 5 = 3 bedroom 5 persons = 115 sqm GFA



Typical section plots 3 & 4

Footway section



- 1 Composite door and tiled canopy
- 2 UPVC double glazed windows
- 3 Tile hanging
- 4 UPVC double glazed doors
- 5 Stork facing tiles
- 6 Interlocking concrete tiles
- 7 Plastic fascia and soffits
- 8 Contrasting infills
- 9 Smooth render

NO	DESCRIPTION	DATE	BY	CHKD BY
1	Issue for planning	15/09/23	AF	AF
2	Issue for planning	15/09/23	AF	AF
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DIRECTIONS

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