

# Southern Plot, Site South of Wilsom Farmhouse

60 Wilsom Road, Alton, Hampshire GU34 2SP

| Price Guide £400,000

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60 Wilsom Road, Alton, Hampshire, GU34 2SP

Price Guide £400,000 Freehold

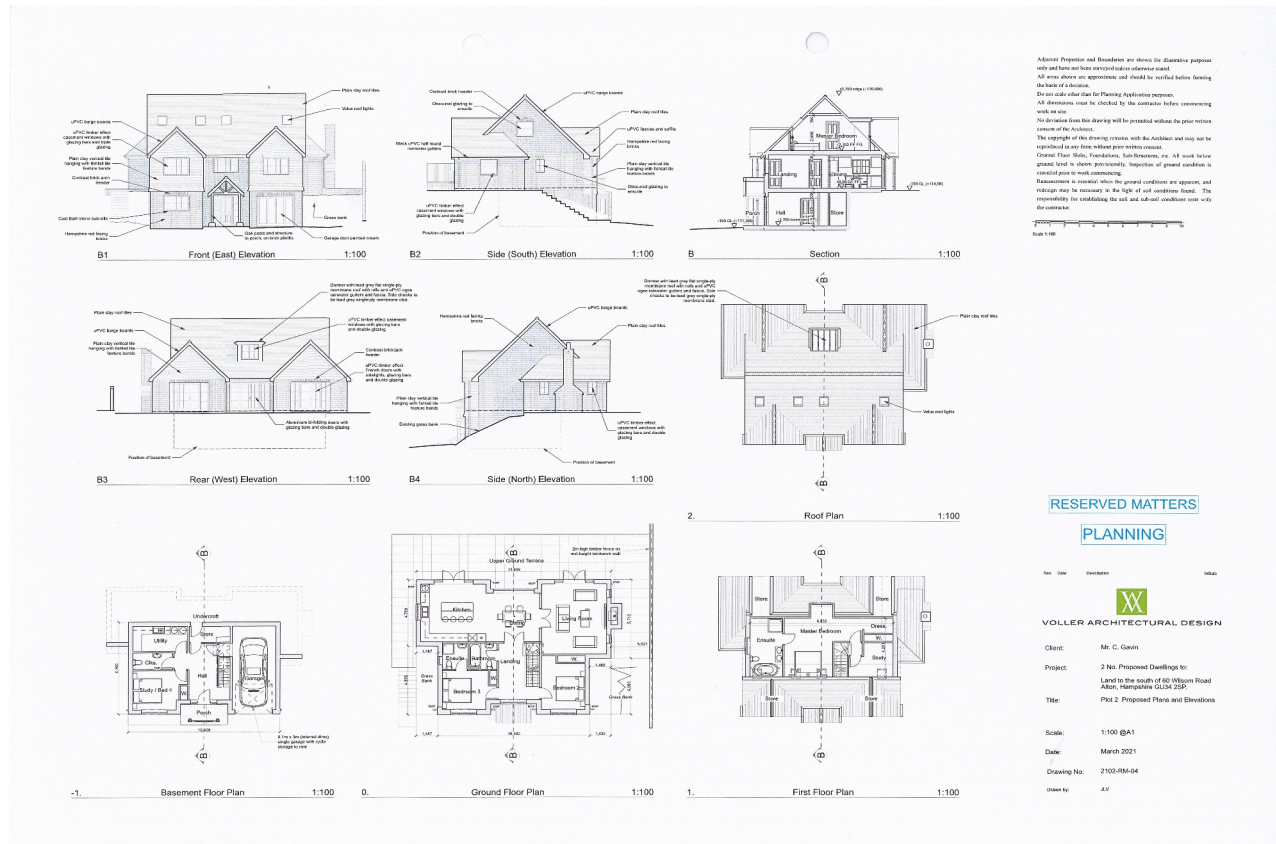
- Hangers Way nearby
- Alton Station 0.6 mile (Waterloo line)
- High Street 0.85 mile
- Easy access A31 Guildford - Winchester

The larger of an elevated fine pair of building plots backing onto farmland with consent for a 4 bedroom detached house

- Planning permission for:-
- 4 bedrooms
- 2 en-suites + bathroom
- Living room
- Kitchen/dining room
- Study
- Cloaks & utility rooms
- Integral garage

### DESCRIPTION

Rarely available, a good sized single building plot, the southern of a pair, with detailed planning permission under Notice 33920/010 conditions dated 27 May 2021. The plot has a coppice frontage and is elevated above the B3004 Alton-Kingsley Road, with a bank at the end of the rear garden backing onto a field having right of way over the driveway of Wilsom Farmhouse. Once built the 2.5 storey detached house will have the benefit of seasonal views towards the South Downs National Park across the Wey Valley and the field aspect to the rear. Immediately to the south side is a lightly wooded dell. The garage visible from the supporting photographs is excluded by our vendor client who is dismantling and relocating it.



## LOCATION

The plot benefits from a frontage to Wilsom Road lying opposite the meadows of the Caker Stream towards the south eastern outskirts of Alton yet a 0.6 mile drive away from the station (commuter service to London Waterloo - minimum journey time 67 minutes) and the adjacent Waitrose store. The neighbourhood also has walks around King's Pond, Hangers Way - a spectacular 21 mile walk through the South Downs National Park, shops on Normandy Street, St Mary's Roman Catholic Church, Worldham Golf Course, and the Watercress Line steam railway. 'Jane Austen's town' of Alton has High Street shops, further stores such as Boots, Iceland, M&S and Sainsbury's, primary, senior and Alton schools, Alton HSDC College, cultural facilities, and weekly and specialist market events. Strategically placed for routes, this historic town also has a new leisure centre, rugby and cricket clubs, Mill Lane Retail Park and access to village inns.

## DIRECTIONS

From the mini-roundabout beyond Sainsbury's on Drayman's Way, Alton's inner relief road, proceed on Lower Turk Street passing under the railway arch and by King's Pond on the left. At the junction, turn right onto the B3004 towards Kingsley, Wilsom Road. The driveway to Wilsom Farmhouse, 60 Wilsom Road is on the right after passing Omega Park on the left. Please kindly respect the privacy of the Farmhouse and park safely on Wilsom Road.

## LOCAL PLANNING AUTHORITY

East Hampshire District Council, Penns Place, Durford Road, Petersfield, Hampshire GU31 4EX.  
Tel: 01730 266551 [www.easthants.gov.uk](http://www.easthants.gov.uk)

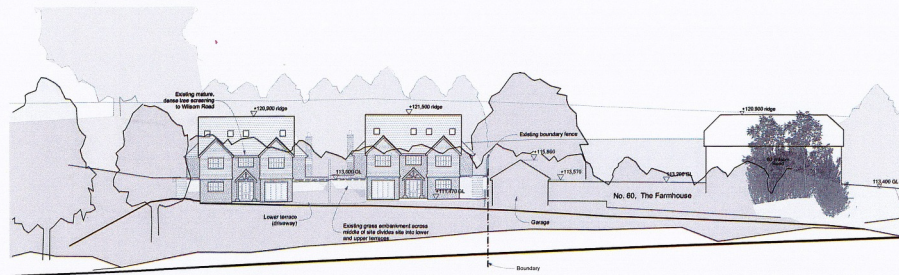
## SERVICES

Whilst interested parties need to satisfy themselves over the availability of services, our vendor client informs us that there is an external freestanding electric meter box towards the south east corner of the southern plot.

## NB

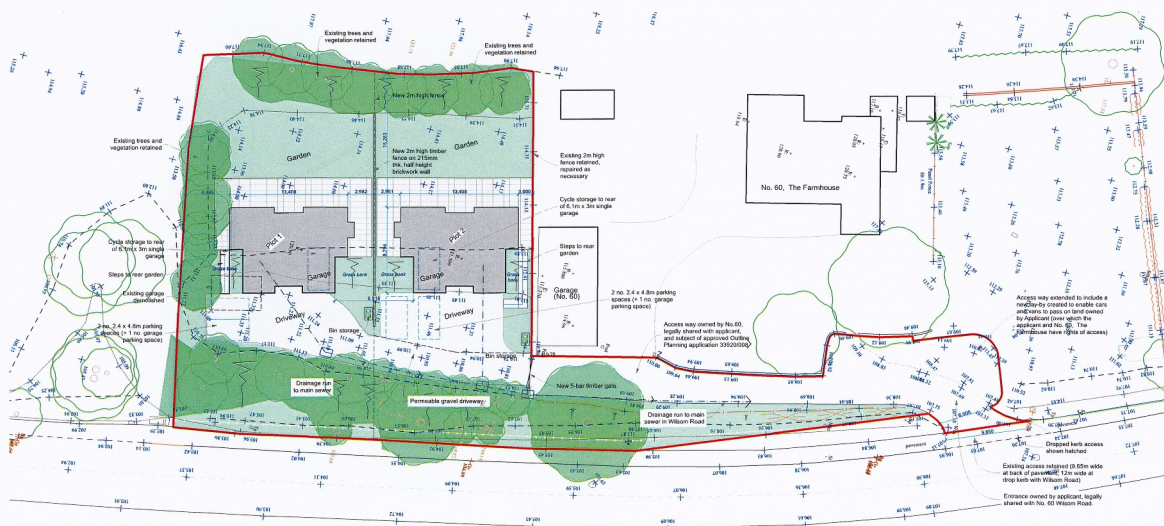
We gather our vendor client is discharging the local authority CIL.





Proposed Streetscene Elevation

1:200



Proposed Block Plan

1:200

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No deviations from this drawing will be permitted without the prior written consent of the Architect.  
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 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.  
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

Scale 1:200

RESERVED MATTERS

PLANNING

Rev. Date Description



VOLLER ARCHITECTURAL DESIGN

Client: Mr. C. Gavin  
 Project: 2 No. Proposed Dwellings to Land to the south of 60 Wilson Road Alton, Hampshire GU34 2SP  
 Title: Proposed Block Plan  
 Scale: 1:100 @A1  
 Date: March 2021  
 Drawing No: 2102-RM-02  
 Drawn by: ALV

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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