

Hindhead, Surrey,
Price Guide £250,000

CLARKE C·G GAMMON 1919

LAND AT NUTCOMBE LANE HINDHEAD SURREY GU26 6BP

Price Guide £250,000

- 4.35 hectares
- Planning permission for a mixed use of agriculture and equestrian use
- Certificate of lawfulness authorising the existing stable building on site
- Certificate of lawfulness to site a shipping container on site for use ancillary to agriculture/equestrian use;
- Amber zoned in Waverley's Land Availability Assessment (LAA) published on 8th August 2026
- 100% National Landscape and 100% National Landscape (proposed)
- 25% Priority Habitat: deciduous woodland
- 15% Ancient Woodland
- 100% Countryside beyond the Green Belt.
- 100% Agricultural land classification – non-agricultural



An interesting freehold parcel of land of over 11 acres, located outside the settlement policy area, but with an amber planning categorisation from Waverley. Situated between Hindhead and Haslemere on the Hindhead Road, in a lovely tranquil rural setting.

THE PROPERTY

Having been in the same family for many decades, reluctantly, the time has come to dispose of the land. The eleven acres are predominately a mixture of paddock land with a small stable, fields, some mixed woodland, scrubland and a very attractive lake of just under three-quarters of an acre.

Located between the Hindhead road and Nutcombe Lane, on the western side of Haslemere. There is a hard turning and gated access from Nutcombe Lane to the land and the whole parcel of land adjoins a bridleway connecting with good riding country.

USAGE

The land is open to a variety of uses: included in this description is the planning report conducted by Graham Lea, which will give a better indication of the land's status and indication of uses. But from the agent's perspective, some recreational intensification of the land would be an obvious use, having the lake and the surrounding area. So, perhaps (subject to the necessary consents), some sort of planning for recreational use: camping, glamping, fishing etc would be of possible interest to a new owner.

An obvious use is the current consented use of equestrian, which has been used for many years.



PLANNING

Most important of all in terms of the potential value of the site, it has been zoned Amber in Waverley's Land Availability Assessment (LAA) published on 8th August 2026 which assesses the site as follows: "Assessment Suitability – The site is located within the National Landscape and therefore has constraints which may impact development potential and needs further assessment before it can be deemed suitable.

The suitability of the site will be dependent on an assessment of the landscape impacts. The area of the site identified as Ancient Woodland is not considered to be suitable for residential development. A small part of the site to the north is within 400m buffer of an SPA where residential development is not appropriate. As the majority of the site lies between 400m and 5km of an SPA, residential development will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects on the SPA. Consideration will also be given to the priority habitat and any appropriate mitigation."

The LAA also goes on to assess "Achievability" and says, "There is a reasonable prospect that development for residential development would be achievable during the Plan period."

On "Availability" the LAA states, "Recently promoted through the C4S in 2024 and is therefore considered available. Estimated delivery 1-5 years – Residential units by period 30."

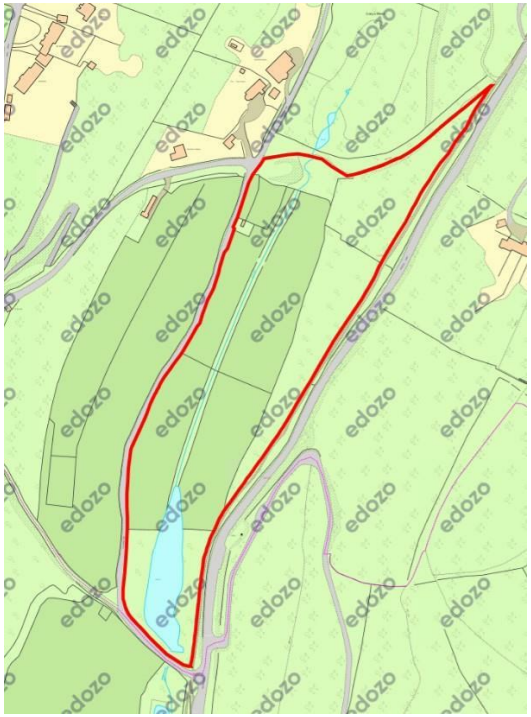
The LAA states the Key Designations of this site being as follows:

100% SPA Buffer: within 5km of SPA.
4% SPA Buffer: within 400m of APA.
15% Ancient Woodland.
25% Priority Habitat: deciduous woodland.
100% National Landscape.
100% National Landscape (proposed).
100% Countryside Beyond the Green Belt.
100% Agricultural land classification – non-agricultural.

SITUATION

The land has convenient access to the A3 and Bramshott and Hindhead Commons where walking, horse riding and cycling can be enjoyed. Hindhead provides a BP petrol station with M & S convenience store and a small parade of shops with convenience store inc. Post Office counter, cake shop and dental surgery. Nearby Grayshott has a good range of day to day shops and amenities including Sainsbury Local and Co Op.

Haslemere offers a comprehensive range of shops including Tesco, M&S Food and Waitrose, along with boutiques, restaurants, public houses and coffee bars and main line station offering a fast and frequent service into London Waterloo. There are two leisure centres; The Edge and Haslemere Leisure Centre and excellent sports facilities at the Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality - of particular note are Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Club. The area is renowned for its excellent schools, both state and private. The nearby A3 provides links to London, the south coast and motorway network.







GUILDFORD | 15 miles
LONDON WATERLOO | 33 MINUTES BY TRAIN

GRAYSHOTT | 2 miles

HINDHEAD COMMONS | 1 mile

HASLEMERE | 3 miles
LONDON WATERLOO | 49 MINUTES BY TRAIN

CENTRAL LONDON | 46 miles

LOCAL AUTHORITY

Waverley

SERVICES

Mains water and electricity are on site.

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DIRECTIONS

What3Words: complain.supper.tearfully

Access to the site can be taken at any time but please do notify the agent's office. There is a gate and you can park outside this and vault over for first time viewings. For more detailed surveys, full access can be obtained.

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.