



*\*Site plan shown for indicative purposes only*

# LAND TO THE REAR OF THE ROYAL ANCHOR THE SQUARE, LIPHOOK, GU30 7AD

RESIDENTIAL DEVELOPMENT OPPORTUNITY WITHIN THE AFFLUENT AREA  
OF LIPHOOK FOR SALE

# LAND TO THE REAR OF THE ROYAL ANCHOR, THE SQUARE, LIPHOOK GU30 7AD

## HIGHLIGHTS INCLUDE:

- Planning permission for four new dwellings
- Rare town centre development opportunity in Liphook, Hampshire
- Situated at the junction of Longmoor and Portsmouth (B2070) Road
- Located within close proximity to Bohunt School and recent Redrow Housing development
- [Google Street View Link](#)
- **Offers are invited for the freehold interest on an unconditional basis only**

## LOCATION AND DESCRIPTION

Located within the affluent village of Liphook, Hampshire 12 miles (19.4 kilometres) south of Aldershot, 21.7 miles (34.9 kilometres) north east of Portsmouth city centre and 41.7 miles (67.1 kilometres) south west of central London.

The site comprises of a 1.31 acre development site located within the village centre of Liphook and has approximately 6,800 residents within a 1km radius of the subject site. The property is surrounded by both residential and local retail and leisure occupiers including Sainsbury's, the Co-Operative Food and the Royal Anchor.

The area provides good connectivity with Liphook train station being 0.67 kilometres to the south, providing fast travel to London Waterloo in one hour and ten minutes.

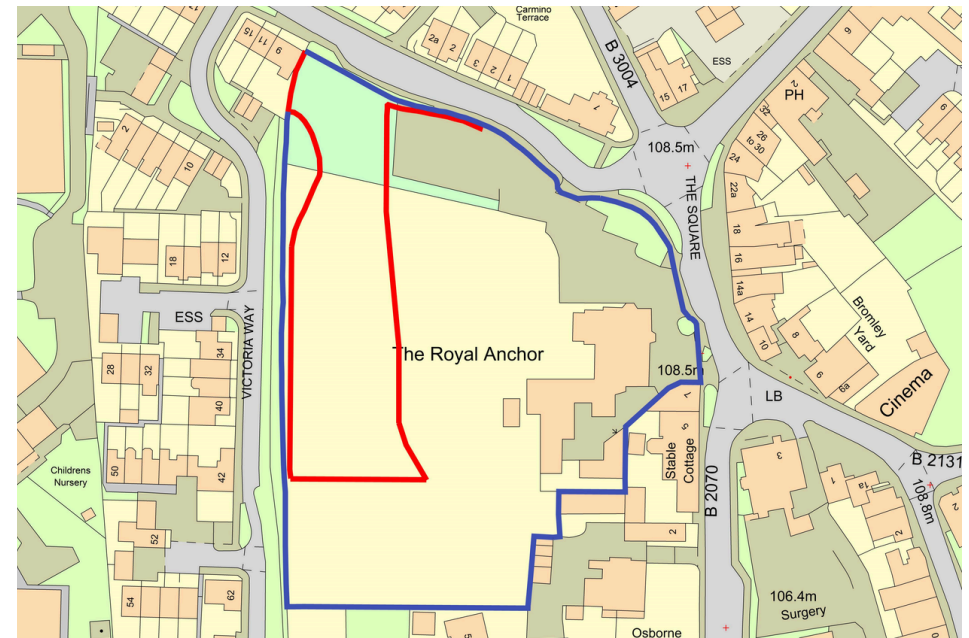
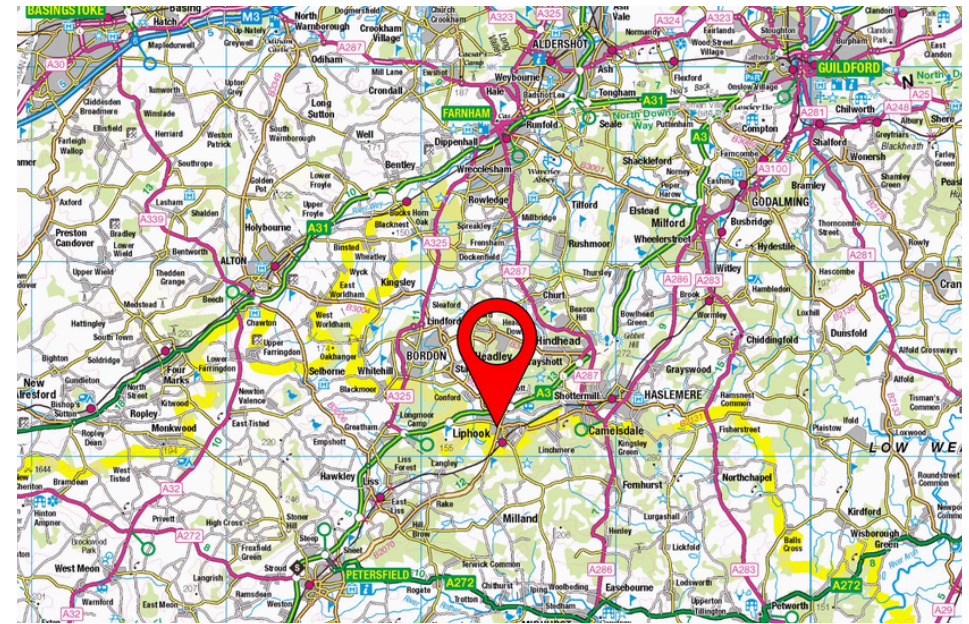
## PLANNING

A planning submission for four new dwellings, together with new means of access and associated highway works with car parking, landscaping and associated infrastructure (27205/025) on site for the land west of the Royal Anchor was submitted in September 2023 and has now been granted. The site is situated within a Liphook Conservation Area. For further information please refer to the following planning application below;

[Planning Application Link](#)

## TENURE

The land is being sold freehold with the benefit of planning permission for four new residential dwellings.



## TERMS

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We are instructed to invite unconditional freehold offers with the benefit of vacant possession.

## SERVICES

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Services strategy is outlined in the planning documents available and are subject to approval.

## VAT

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We are advised that VAT will be applicable on the sale of the land.

## LOCAL AUTHORITY

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East Hampshire Council  
Bedford Road  
Petersfield  
East Hampshire  
GU32 3LJ  
Email: [planning.compliance@easthants.gov.uk](mailto:planning.compliance@easthants.gov.uk)  
Tel: 01730 266551

## VIEWINGS

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All viewings must be made by prior appointment.

For further information and all viewing requests please contact the sole selling agents Savills.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



FRONT ELEVATION 1:100

Building Type 1



FRONT ELEVATION 1:100

Building Type 2

*Please note the building type images above are for indicative purposes only on a non-reliance basis.*



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savills

## FOR FURTHER INFORMATION PLEASE CONTACT

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