

**A3 Liphook – Petersfield Bypass, Hampshire GU30 7TU**

**Development Site adjacent to Shell & Little Waitrose  
Liphook South Services (A3), Liphook – Petersfield Bypass  
Hampshire GU30 7TU**

**Prime Roadside Drive Thru, Retail, Hotel Site  
1.34 acres – Freehold - FOR SALE**

- Previous Planning Consent for Restaurant & Hotel
- Busy location with high volume of daily vehicle movements

## Location

Liphook is located approximately 10 miles north of Petersfield and 18 miles south of Guildford in East Hampshire.

Road communications are excellent with the A3 providing easy access to the M25 (Junction 11) and Central London to the north and the A3(M), A27 / M27 and Portsmouth to the south.

The site benefits from a high number of daily traffic movements.

The site is located at the Liphook Services on the southbound carriageway of the A3 between the Liphook and Griggs Green Junctions.

Liphook Services comprise a Shell PFS and Little Waitrose. The same occupiers are located directly opposite on the northbound carriageway in addition to Starbucks.

## Description

The site is prominent with direct access from the A3 shared with Liphook Services.

The undeveloped site extends to approximately 1.34 acres.

## Planning

The site previously had planning consent as part of a larger scheme for a 40 bed hotel and standalone restaurant.

Prospective purchasers should make their own enquiries from East Hampshire District Council.

## Key Features

- Prime roadside location
- Previous Planning Consent for Restaurant & Hotel
- Adjacent to Shell PFS & Little Waitrose
- Prominent with good Visibility
- Direct Access from A3

## Tenure

Freehold.

## Price

Our client is only prepared to consider unconditional offers for the freehold interest.

## Availability

Immediate.

## VAT

VAT is not applicable.

## Legal Costs

Each party is to bear their own legal and professional costs.

## Viewing & Further Information

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