

Freehold Opportunity with Vacant Possession.
Potential for Residential Development (STP)



Key Features

- Deadline for best & final offers by 12pm on Wednesday 8th August
- Open house Monday 30th July 10 am—12 pm.
- 2,786 sq. ft. (258 sq. m) on site of 1.45 acres (including adjoining field)
- Character 16th century property
- Extensive gardens and car park



LOCATION

The Royal Oak is situated on Woolmer Hill, directly opposite it's junction with Critchmere Lane. The residential district of Shottermill is to the west of Haslemere town centre and equidistant to Petersfield, Midhurst, Petworth and Godalming. The property is also close to the main London to Portsmouth road (A3) and between Bramshott Common and the River Wey.

DESCRIPTION & AMENITIES

This sixteenth century detached brick built property comprises of two storeys under a twin pitched, clay tiled roof with painted hung tile, exposed stone and brick elevations. In addition to the two trading areas and three/ four bedroom domestic accommodation, the property includes a large car park, trade gardens and additional land (see title plan).

No trading information is available as our client has not operated the property themselves. In addition it ceased trading in May 2017.

Amenities include:

- Adjoining field offering potential for residential development (STP)
- Two bar / dining areas
- Ground floor kitchen & W.C's
- First floor 4 bedrooms, lounge, W.C and bathroom
- Extensive lawned garden to the rear with additional patio and marquee
- Car park with space for approximately 20 vehicles
- EPC Grade C

AREAS

	Sq. ft.	Sq. m
Ground Floor	1,492	139
First Floor	1,148	107
Garage	146	13
TOTAL	2,786	259

Site of 1.45 acres

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

TERMS

TENURE

Freehold with vacant possession on completion.

RATES

The property is in an area administered by Waverley Council. The 2017 Rateable Value has been assessed at £11,100. 100% small business rates relief might apply to this property. The domestic accommodation is within Band D for council tax purposes.

CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

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PLANNING

Enquiries have been made with the local authority, Waverley District Council, and they have advised the property lies just outside Haslemere settlement boundary and it is not within the Green Belt, but is within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV). They have also confirmed the property is not Listed or an Asset of Community Value (ACV). For further information please call Waverley District Council on 01483 523 333.



HOUSING WITHIN THE DISTRICT

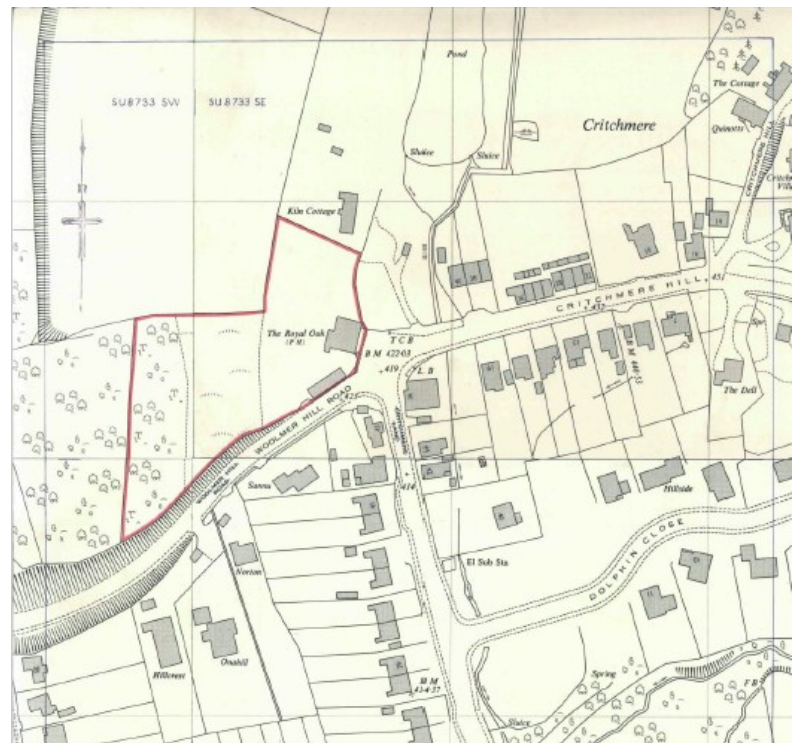
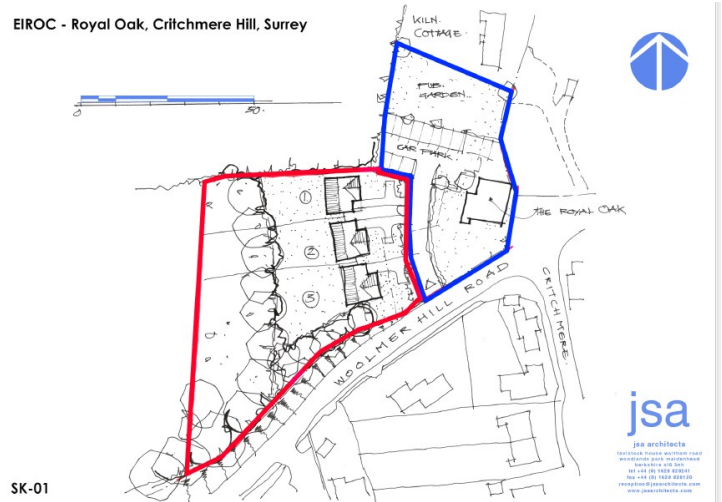
Policy ALH1 of the emerging Waverley Borough Local Plan makes provision for at least 9,861 net additional homes in the period 2013 to 2032, equivalent to 519 homes per annum. This is also the objectively assessed housing need ('OAN') identified for Waverley Borough in the West Surrey Strategic Housing Market Assessment (SHMA) September 2015. The emerging Local Plan Policy (ALH1) anticipated that at least 830 new dwellings would be provided within Haslemere over the plan period.

The Council published 'Five Year Housing Supply' study on 1st April 2017. The study demonstrates the amount of housing required within Waverley for five years from 1st April 2017 using the OAN as the starting point. The five-year requirement includes the amount of housing required to meet all the undersupply of housing in the period 1st April 2013 to 31st March 2017, as well as an additional 5% buffer required under paragraph 47 of the NPPF. On this basis there is a total housing requirement for 3,804 dwellings over the 5-year period.

The site has been considered as one of the potential housing sites within the recently published Waverley Land Availability Assessment (May 2018).

From the above, it is clear that there is a significant need for more dwellings across the whole of the district over the next 5 years and beyond.

ElROC - Royal Oak, Critchmere Hill, Surrey



VIEWING & FURTHER INFORMATION

Strictly through joint selling agents:

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Fleurets

Open house viewings Monday 30th July 10 am – 12 pm. No booking necessary.



Royal Oak, Critchmere Hill, Haslemere, GU27

APPROX. GROSS INTERNAL FLOOR AREA 2786 SQ FT 258.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)

