



Beech Hill Stores, Eddeys Lane , Headley Down  
Guide Price £1,350,000

CLARKE  GAMMON  
WELLERS

# Beech Hill Stores

EDDEYS LANE HEADLEY DOWN HAMPSHIRE GU35 8HU

GUIDE PRICE £1,350,000

FOR SALE WITH VACANT POSSESSION, A MIXED RESIDENTIAL DEVELOPMENT OPPORTUNITY.

An interesting development opportunity located in the centre of Headley Down. The shop unit and residential accommodation have been in the same ownership for over forty years. The shop closed in October 2015 and the Post Office was moved to the nearby One Stop. The flat is in fairly reasonable condition and currently occupied. The two cottages, shop unit and outbuildings are in fairly poor condition. They are unoccupied and require a fair amount of refurbishment and improvement to bring them up to current standards.

## PLANNING

A Pre-App has not been undertaken.

Unconditional offers are being sought, although offers subject to Planning with an overage proposal may be considered.

Offers will need to comply with current policy and purchasers should have an understanding of potential loss of employment and other matters such as contamination.

No contamination or desk top study has been undertaken, although the Agent is aware that some years ago the site was partially used as a coal yard.

The property will be cleared of the majority of items and vehicles.

- Mixed residential development opportunity
- Total 0.73 acres (0.3ha)
- Ground floor shop unit
- First floor two bedroom flat - currently occupied on an Assured Shorthold Tenancy. We understand the tenant would like to stay a little longer which has been useful for security
- Four bedroom dwelling - Laundry Cottage
- Three bedroom dwelling - Myrabella
- Warehouse / storage | backland with retail use
- Overgrown gardens and grounds | Parking
- Current gross area of buildings approximately 8,000 sq ft

## CONTACT MARK STEWARD - HASLEMERE OFFICE

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**LocalAuthority:** East Hampshire District Council. Tel: 01730 266551

**Services:** We understand that all main services are connected to the properties and site. The properties are separately rated



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130.0m

13  
25  
38

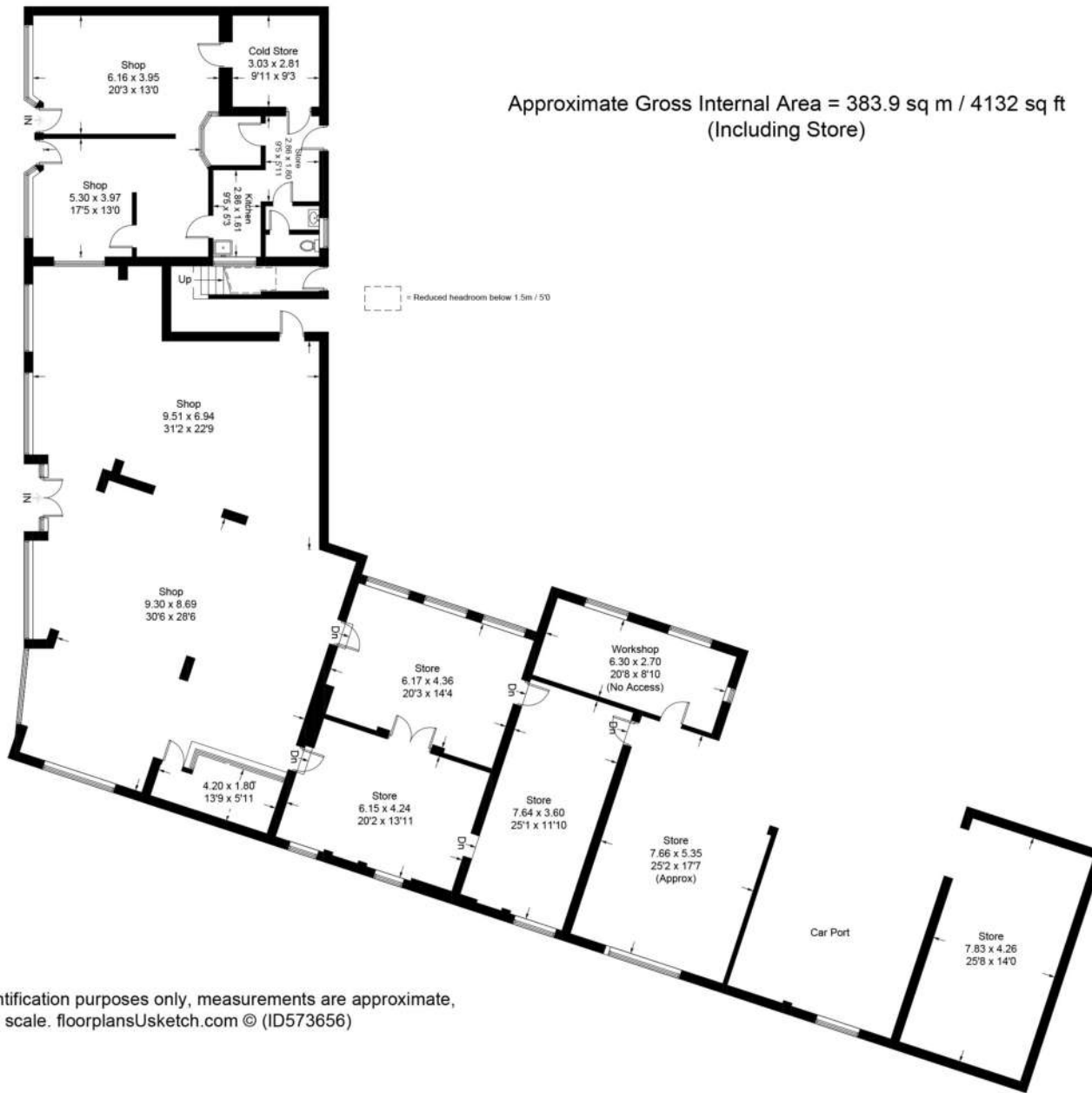
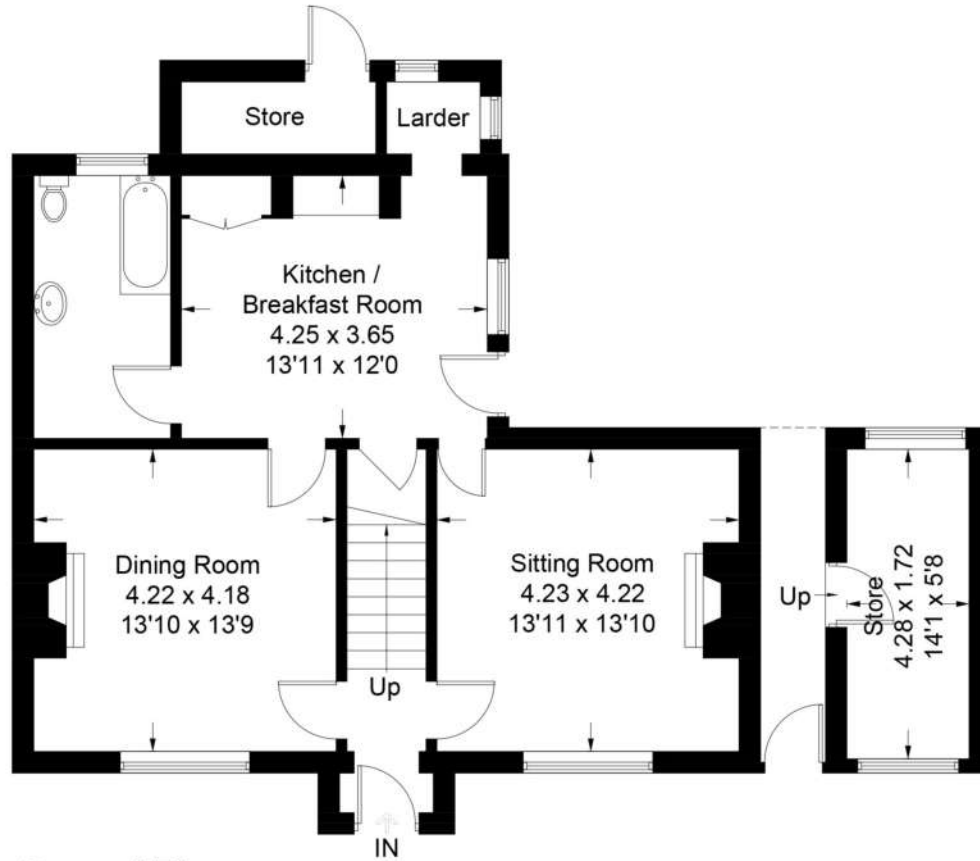


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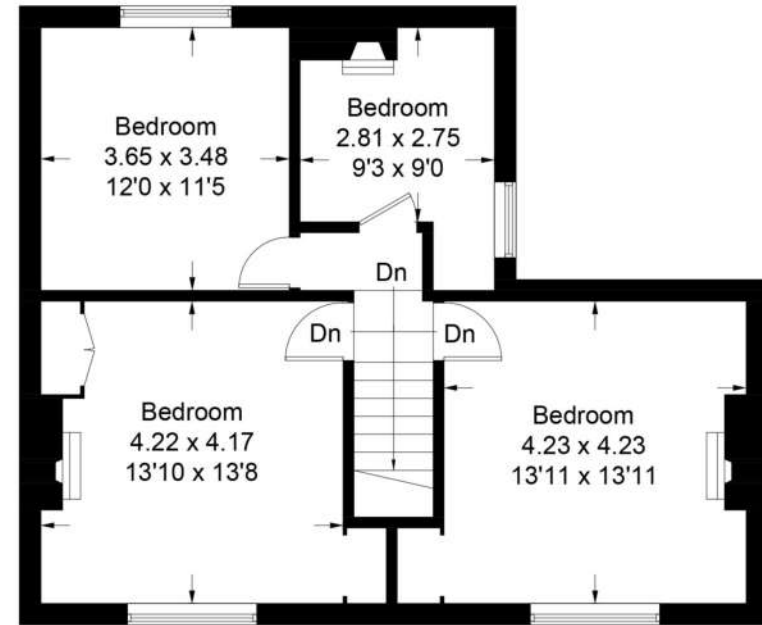


# Laundry Cottage, Eddeys Lane, Headley Down

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft  
Stores = 10.3 sq m / 111 sq ft  
Total = 143.6 sq m / 1546 sq ft



**Ground Floor**

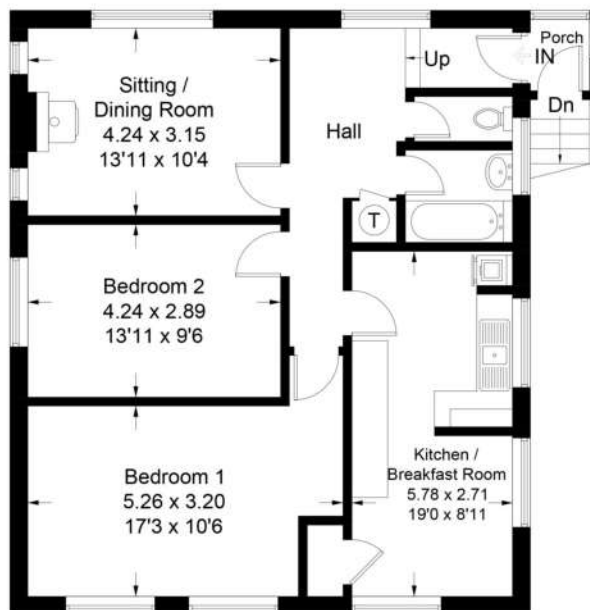


**First Floor**

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## Eddeys Lane, Headley Down

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft



### First Floor

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### SITUATION

Headley Down lies within easy reach of Liphook and Grayshott which have a good selection of shops (including Sainsburys) and excellent schools. The A3 at Hindhead provides access to London, the motorway network and the south coast. Main line rail connections can be found at Liphook and Haslemere which will take you to London Waterloo in around one hour. The National Trust owned Ludshott Common is on the door step and the whole area is surrounded by beautiful countryside including Waggoners Wells and the Devil's Punchbowl. There are excellent sports and recreation facilities nearby including Champneys Forest Mere, Grayshott Spa and golf courses at Hindhead and Liphook.

### EPC RATINGS

Shop/stores: C (66)  
Laundry Cottage: G (1/44)  
Myrabella: F (33/81)  
First Floor Flat: F (28/71)



## DIRECTIONS

From the Hindhead Tunnel (A3) take the exit signposted to Grayshott and follow signs to Grayshott. Proceed through the village and continue until reaching Headley Down where Eddeys Lane will be found on the left hand side shortly after Ludshott Grove. Headley Stores will then be seen on the left.

Viewings by confirmed appointment only although 'drive bys' can be undertaken at any time.

**Grayshott 2.5 miles**

**A3 access at Hindhead 3.5 miles**

**Liphook 4 miles**

**Haslemere 5.5 miles**

**Farnham 9 miles**

**All distances approximate**

# Myrabella, Eddeys Lane, Headley Down

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft



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## 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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