



Gospel Hall, 3 Tower Road, Liphook  
Guide Price £325,000 Freehold

CLARKE GAMMON  
WELLERS

# Gospel Hall

3 TOWER ROAD, LIPHOOK, HAMPSHIRE GU30 7AR

GUIDE PRICE £325,000 FREEHOLD

DEVELOPMENT POTENTIAL	CURRENTLY COMPRISING:
CURRENTLY USED AS A PLACE OF WORSHIP	LOBBY
0.126 ACRE SITE	LARGE MEETING HALL
WITHIN SETTLEMENT AREA	TWO CLOAKROOMS
FOR SALE ON AN UNCONDITIONAL BASIS	OFFICE
	KITCHEN



An interesting and unusual piece of real estate suitable for a variety of uses subject to the necessary consent.

## THE PROPERTY

We understand Gospel Hall was constructed in the 1920s for its current purpose. Being conventionally constructed, the building could possibly be suitable for conversion into residential and has a gross internal area 995 sq ft. The site size is 0.126 acre (0.051 hectare).

Enquiries have been made with the Local Authority who don't have any specific record of the building so therefore probably consider it as commercial and either D1/D2 or B1/B2 consent. Interested parties will have to satisfy themselves that the property is suitable for their use. The obvious opportunity would be for residential redevelopment and potential access to further land could be considered. All main services are connected to the site.



## SITUATION

Gospel Hall is surrounded by residential properties and lies within walking distance of local shops and amenities including schooling for all ages, the Millennium Centre, pubs and restaurants and Liphook main line station on the Portsmouth to London Waterloo line. The recently improved A3 is just a short distance away and provides links to the M25 and motorway network. The village is surrounded by beautiful countryside, much of owned either by the National Trust or within the South Downs National Park. There are various sporting and recreational facilities nearby including two local golf courses, two spas and a cricket club. Further afield, but still within easy driving distance, are the towns of Haslemere and Guildford, both providing more extensive shopping, recreational and leisure amenities.

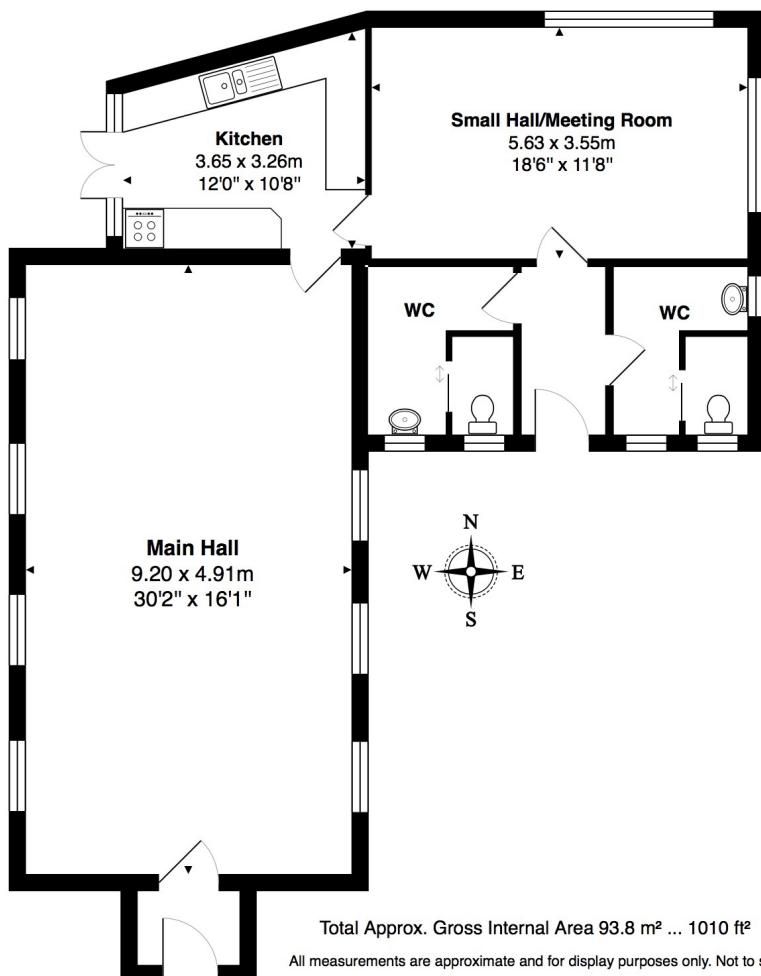
## ADDITIONAL INFORMATION

The sale will be conducted by Private Treaty on an unconditional sale basis. There are no rights of way or third party access rights across the land, however, attention is drawn to the fact there are two water supplies for properties on Headley Road running on the right hand side of the Hall. The main sewer on the site is for the use of the hall only.

The Hall will be closing on 24th December 2017 and it is hoped to complete a sale on that date.

Village Centre 0.25 mile  
Main line station 0.9 mile  
A3 access 0.6 mile  
Haslemere 4.7 miles  
Petersfield 10.7 miles  
Guildford 16.9 miles

all distances approximate



#### HASLEMERE OFFICE

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#### DIRECTIONS

From The Square in the centre of Liphook proceed along Headley Road B3004 taking the first turning right into Tower Road immediately after the Co-Op and Gospel Hall will be found after a short distance on the left.

#### VIEWINGS BY APPOINTMENT ONLY

#### LOCAL AUTHORITY

East Hampshire District Council

#### COUNCIL TAX

n/a

#### SERVICES

All main services are connected

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

SHERE OFFICE  
T: 01483 202 016

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101



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