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T: 01483 223 101

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

E:haslemere.sales@clarekedgeammon.co.uk

T: 01428 664800

72 HIGH STREET, HASLEMERE, SURREY GU27 2LA

HASLEMERE OFFICE

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.

AGENT'S NOTE



THE SPANIARD INN

RD., BRAMSHOTT CHASE, HINDHEAD, SURREY GU26 6DE

PORTSMOUTH



The Spaniard Inn

Guide Price: £1,000,000

Description: A redevelopment/investment opportunity of the former Spaniard Hotel/ Restaurant/Bar, currently open to a variety of uses subject to the necessary planning consents

CONTACT: HASLEMERE OFFICE

(01428) 664800

mark.steward@clarkegammon.co.uk

LOCAL AUTHORITY:

East Hampshire District Council
Penns Place
Petersfield
Hampshire GU31 4EX
Tel. (01730) 266551

THE SITE:-

The site is a derelict site fronting the main A3 London/Portsmouth Road with immense development potential for a variety of uses. The sale will be by way of a private treaty sale on an unconditional basis, the site area being 1.67 acres (0.675 hectares)

SERVICES

We understand mains water and electricity are connected to the site. Drainage is unclear.

VIEWINGS

Viewings on the site can be undertaken by interested parties, but we would ask that people do not enter the derelict building as it is unsafe and will be demolished with any development of the site.

INTEREST

Offers in writing with proof of funds to; mark.steward@clarkegammon.co.uk

PLANNING REF

Certificate of Lawful Use 29th July 2009, Ref.; 23817/010/CLUX

Notification of Certificate of Appropriate Alternative Development Applicant, 30th December 2014, Ref.; PC/2015/0001

DIRECTIONS

From our office in Haslemere proceed to the top of the High Street and bear right at the Old Town Hall into Lower Street. Continue through Weyhill and out onto the Hindhead Road. Just after passing the left hand turn to Deepdene, take the next left into Critchmere Hill. Proceed down Critchmere Hill and up the other side which leads into Woolmer Hill Road. At the T-junction proceed straight across into Knockhundred Lane. At the end of this lane look for the small parking area on the left just prior to the derelict building and the immediate access onto the A3.

