



Kings Road, Haslemere, Surrey
Guide Price £795,000 Freehold



**GEMINI CHAPEL KINGS ROAD
HASLEMERE SURREY GU27 2QA**

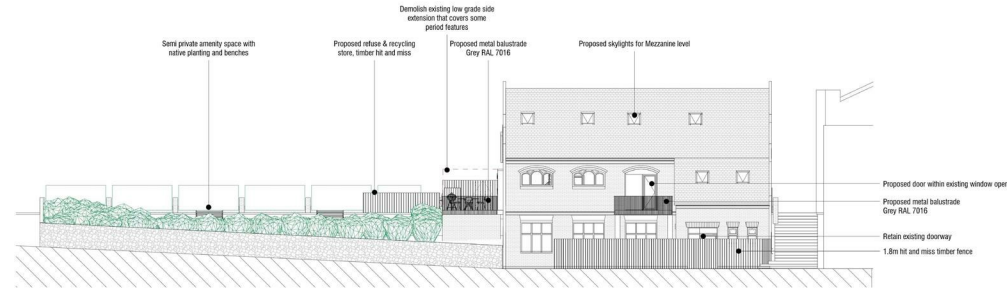
Guide Price £795,000

Freehold investment opportunity

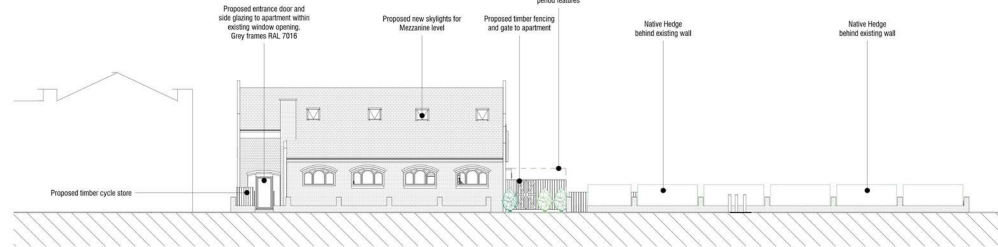
Planning consent for two maisonettes and one apartment

Close to main line station

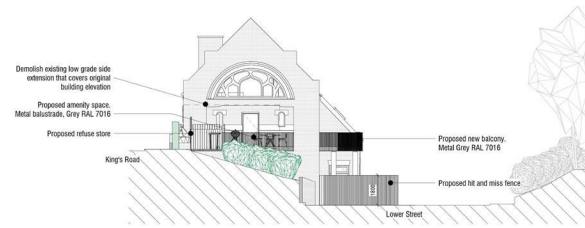
D1 Classification



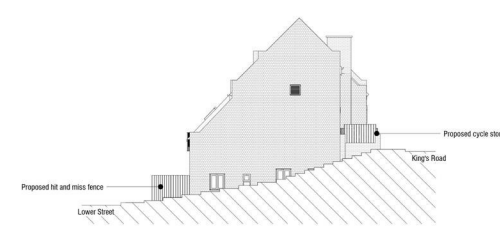
1 Proposed North Elevation (Lower Street)



2 Proposed South Elevation (Kings Road)



3 Proposed East Elevation



4 Proposed West Elevation

Figure dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.

Material Key

- Original windows retained where possible. Glass to be replaced to achieve acoustic rating outlined in Acoustic Report.
- New windows and doors to be wooden frame painted Grey RAL 7016
- New fencing and stores to be hi and miss timber

4	Revised and layout for Planning	17 Nov 2021	PM
3	Updated drawings and existing elevations	11 Nov 2021	PM
2	Planning issue	22 Jun 2021	PM
1	Revised for planning	15/01/2021	PM
2	Revised plans and elevations	09/10/2020	PM
1	First Issue	09/10/2020	PM

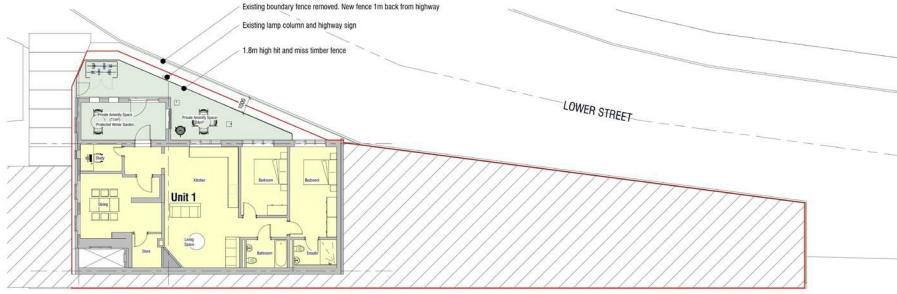
Job No.	Gemini Chapel
Drawing No.	Proposed Elevations
Scale	1 : 100 @A1
Number	11100
Date	FOR PLANNING
Page	6

A very interesting and unusual freehold investment opportunity of around 2,500 sq ft, having planning consent for conversion to two maisonettes & one apartment with associated amenity space.

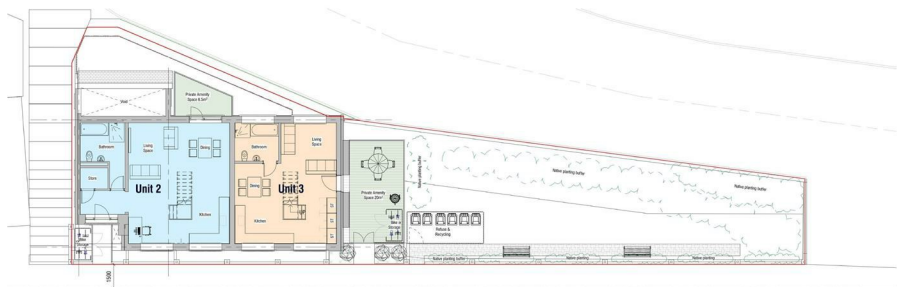
THE PROPERTY

Being in a central town location close to Haslemere main line station and bus routes, there may be commercial options for this attractive building, which in the past has been a place of worship.

Waverley Borough Council Planning Ref: WA/2022/00210

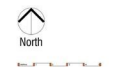


1 Proposed Ground Floor (Lower Street Level)



2 Proposed First Floor (Kings Road Level)

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



Apartment Key

	Unit Type	Proposed Size	Space Standard	Amenity
UNIT 1	2 Bed 4P	106m ²	70m ²	11m ²
UNIT 2	2 Bed 3P	88m ²	70m ²	6.5m ²
UNIT 3	2 Bed 3P	72m ²	70m ²	20.5m ²
SITE				35m ²

7	Revised and issued for Planning	17 Nov 2021	PM
6	Updated drawings and existing conditions	15 Nov 2021	PM
5	Planning Issue	20 Oct 2021	PM
4	Revised for planning	10/10/2021	PM
3	Revised plans and elevations	09/10/2020	PM
2	Final Plan Issue	06/10/2020	PM
1	First Issue	29/12/2019	PM

2021 Title
Gemini Chapel

Drawing Title
Proposed Plans Ground and First Floor

Scale
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Number
10100

Date
FOR PLANNING

Page
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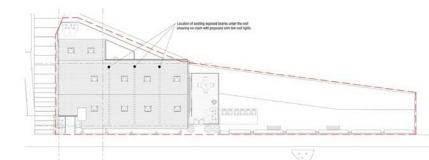
FURTHER INFORMATION

All main services are connected
 Viewings by appointment with the Agents

Current Classification - D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court.



3 Elevation



4 Elevation

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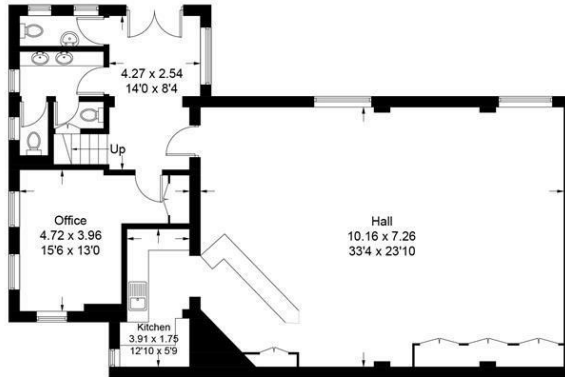
SITUATION

In nearby Weyhill are Tesco and M & S Food along with local shops, cafes, restaurants and Haslemere Library. Haslemere town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, hotel, restaurants, public houses and coffee bars. Lythe Hill Hotel on the outskirts of the town has a spa and The Edge and Haslemere Leisure Centre provide excellent sports facilities along with Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality in the area and a good selection of highly regarded state and private schools. The nearby main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and south coast. The town is surrounded by many acres of countryside much of it National Trust owned including the Devil's Punchbowl and Hindhead and Marley Commons.

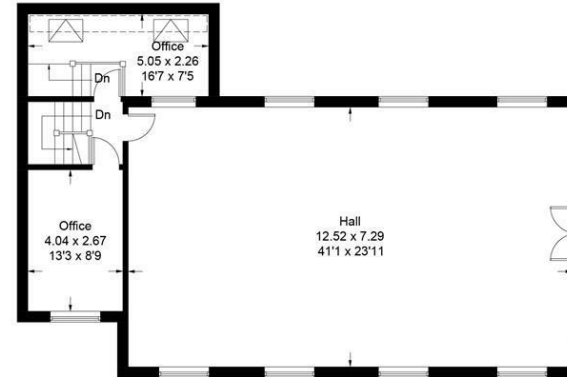
Main line station 0.1 mile
 Weyhill shops and amenities 0.2 mile
 High Street 0.6 mile
 Haslemere Leisure Centre 0.6 mile
 A3 access at Hindhead 3 miles

All distances approximate

Approximate Gross Internal Area = 239.6 sq m / 2579 sq ft



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID518389)
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28th February 2024 MPS/dr

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town into Lower Street. Continue until reaching the main line station turn left immediate after the traffic lights into Kings Road where the property will be found after a short distance on the right hand side.

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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