



Critchmere Hill, Haslemere, Surrey
Guide Price £1,650,000 Freehold

CLARKE  GAMMON

THE ROYAL OAK CRITCHMERE HILL HASLEMERE SURREY GU27 1LS

Guide Price £1,650,000

Clarke Gammon are delighted to offer The Royal Oak public house and land for sale with Planning Consent for six houses - four detached and one pair of semis - in an excellent location less than one mile from Woolmer Hill School and the shops and amenities in Weyhill. Total floor area of around 8,600 sq ft and revenue of around £5m



SITE INFORMATION

Waverley Borough Council Planning Reference WA/2023/00554

The CIL payment is yet to be finalised but is expected to be between £300,000 and £325,000.

All reports are available to interested parties.

Being sold by Private Treaty

Freehold Title with no overages or covenants

The site is accessible for viewings at any time.

The pub itself is to be demolished - no quotes have been obtained for this. Access to the pub can be arranged.

All main services are available in the road.

Woolmer Hill School 0.5 miles

Shops, schools and amenities in Weyhill 0.6 miles

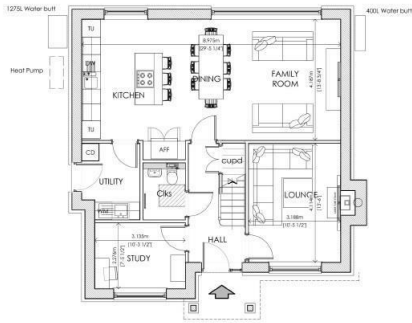
Main line station 1.2 miles

High Street 1.7 miles

A3 access at Hindhead 2 miles

Guildford 15 miles

All distances approximate



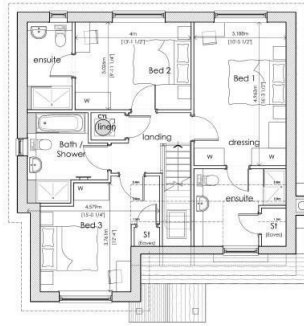
GROUND FLOOR
FLOOR PLANS

G.I.A = 77.5m²

Scale 1:100

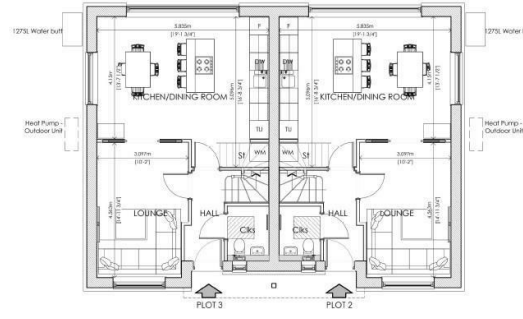
Total G.I.A = 77.5 + 69.4 = 146.9m² [1,582 ft²]

Note: Plot 5 - as shown / Plot 1 - handed



FIRST FLOOR

G.I.A = 69.4m²

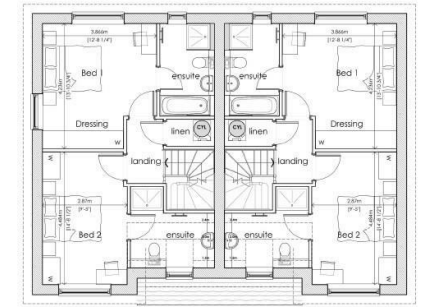


GROUND FLOOR
FLOOR PLANS

G.I.A = 49.9m²

Scale 1:100

Total G.I.A = 49.9 + 49.6 = 99.5m² [1,071 ft²]



FIRST FLOOR

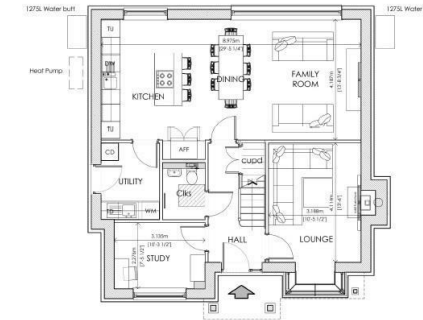
G.I.A = 49.6m²

POTENTIAL RESALE VALUES

PLOT	TYPE	BEDS	SQ FT	£
1	DET	3	1,582	£965,000
2	S/D	2	1,071	£595,000
3	S/D	2	1,071	£595,000
4	DET	4	1,686	£1,000,000
5	DET	3	1,582	£965,000
6	DET	4	1,686	£1,000,000

GDV £5,120,000
AVE £ SQ FT £585

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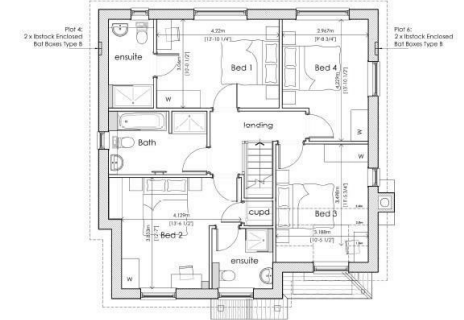
GROUND FLOOR
FLOOR PLANS

G.I.A = 78.8m²

Scale 1:100

Total G.I.A = 78.8 + 77.8 = 156.6m² [1,686 ft²]

Note: Plot 4 - as shown / Plot 6 - handed



FIRST FLOOR

G.I.A = 77.8m²

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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 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.

20th October 2023 MPS/dr

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower St. Continue past the station and through Weyhill shopping area. After passing the Esso petrol station on the right, continue for approximately 500 yards, then turn left into Critchmere Hill, where The Royal Oak will be found on the right hand side at the bottom of the hill.

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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T: 01483 880 900

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LIPHOOK OFFICE
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MAYFAIR OFFICE
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