



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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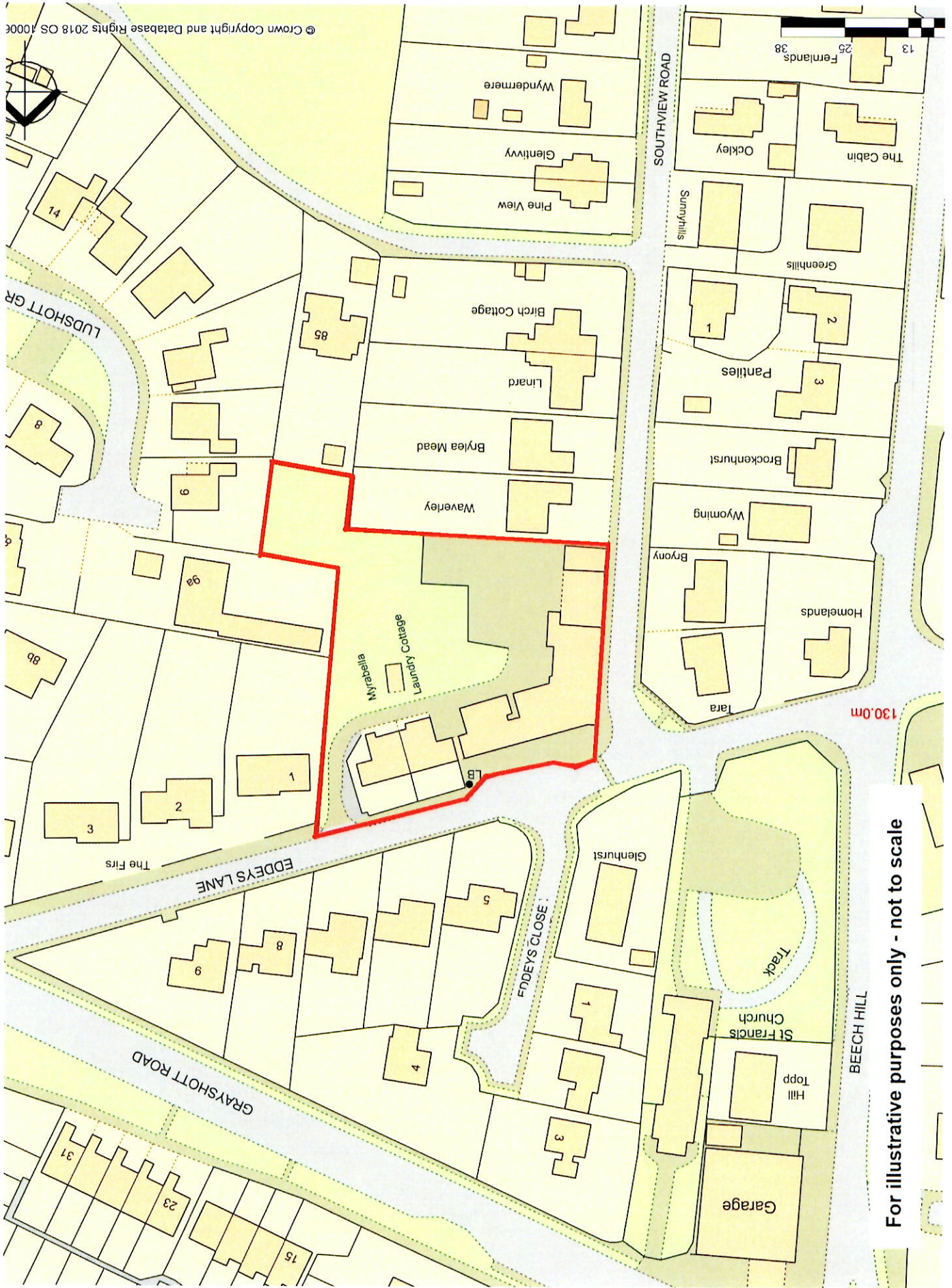
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Local Authority: East Hampshire District Council. Tel: 01730 266551

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



For illustrative purposes only - not to scale

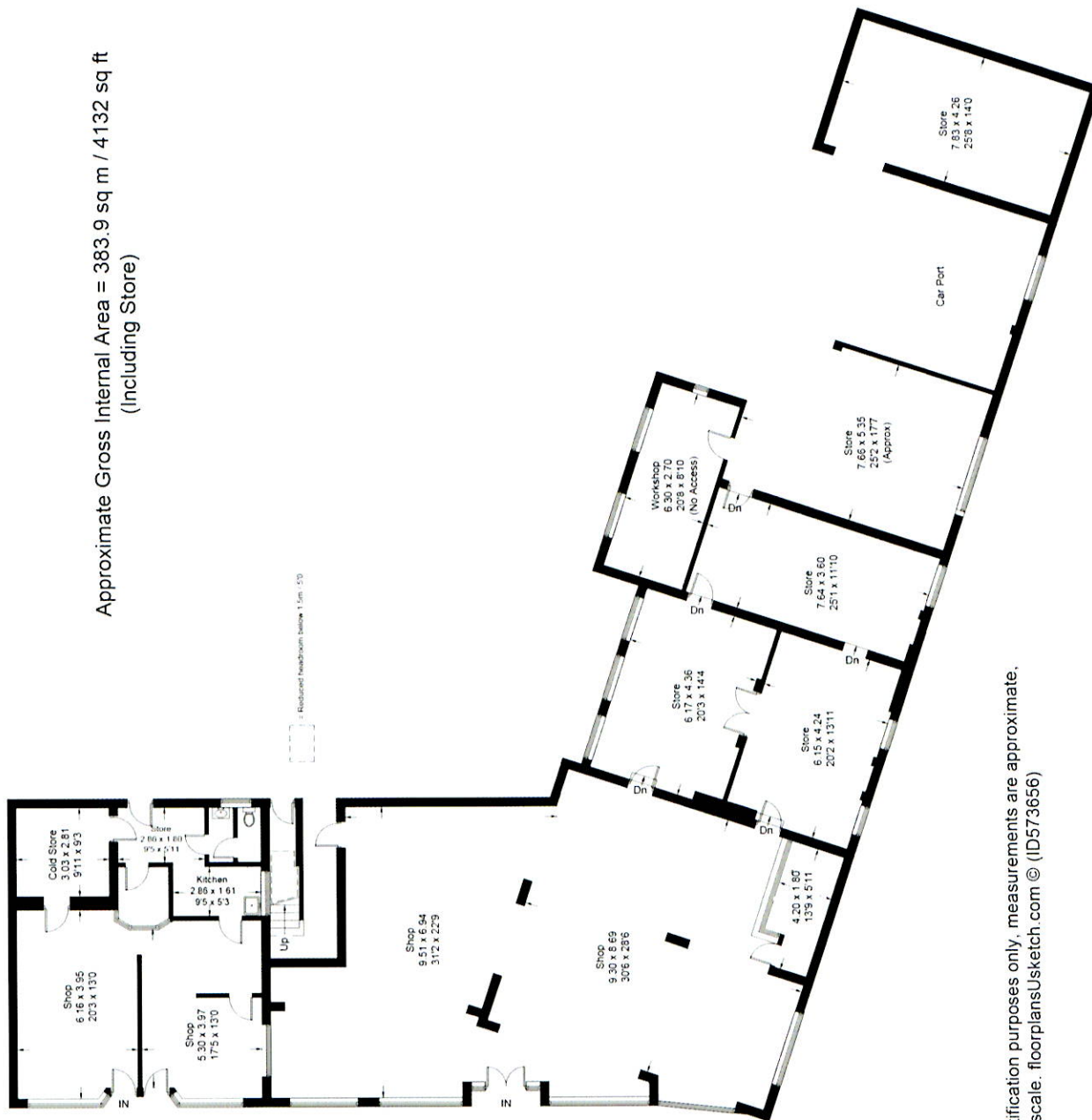


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Laundry Cottage, Eddeys Lane, Headley Down

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

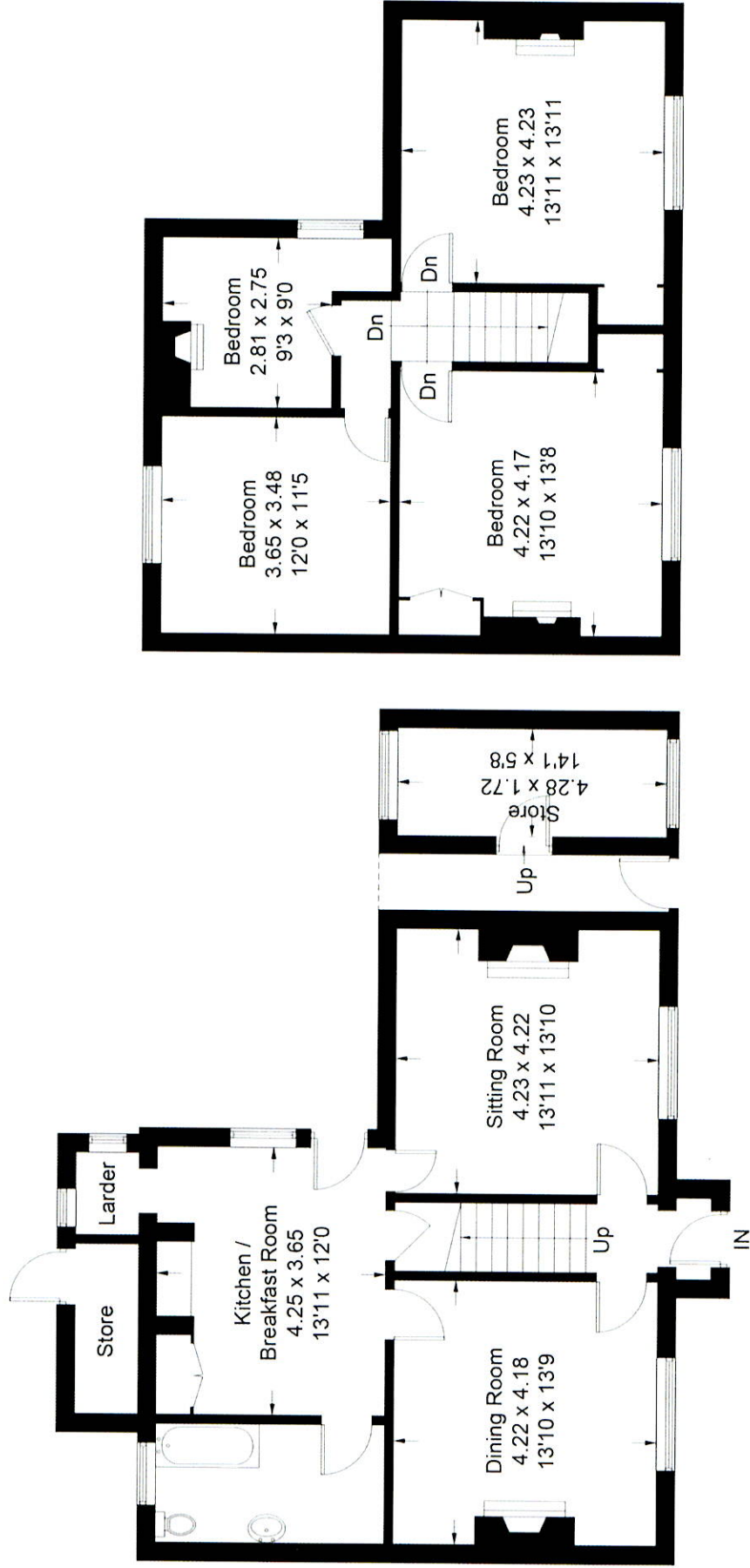


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