

HAVEN HOUSE

CLIFF ROAD, HILL HEAD, NR FAREHAM, HAMPSHIRE, PO14 3JT



FOR SALE
FREEHOLD COASTAL COMMERCIAL PROPERTY WITH ROOMS

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HIGHLIGHTS INCLUDE:

- + Imposing detached freehold waterfront property on Titchfield Haven Nature Reserve
- + Former hospitality venue incorporating visitor centre with approximate GIA 6,227 FT² set in 0.36 acres
- + Benefits from planning permission for 2 x self-contained short term holiday lets
- + Close to two beaches, Hill Head Sailing Club and harbour moorings
- + Features include a 1,076 FT² balcony with panoramic waterside and countryside views
- + Freehold offers are invited with vacant possession upon completion

VIRTUAL TOUR

[Click here](#) to link to the Matterport Virtual Video Tour for Haven House.



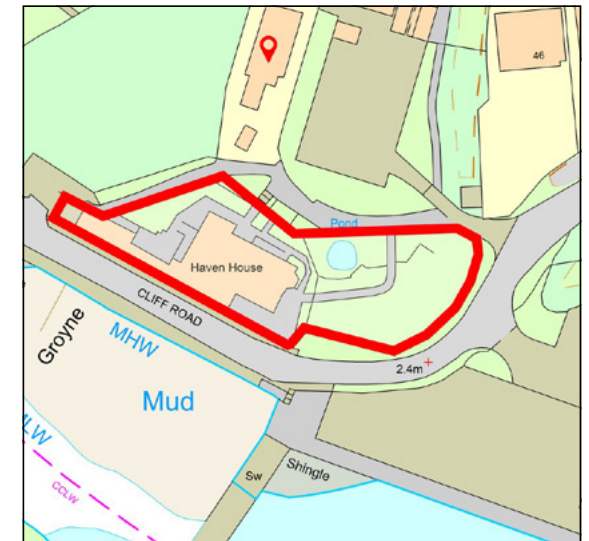
LOCATION

The property is located in the Solent coast village of Hill Head on the western edge of the built up residential area which merges in to Stubbington 1.5 miles north east and Lee-on-Solent 2.5 miles south east with Titchfield 3 miles north west. The larger towns of Fareham and Gosport are located 5.5 miles to the north east and 7.0 miles to the east respectively. Junction 11 of the M27 is located 6.5 miles to the north.

The property is positioned on the southern boundary of the Titchfield Haven Nature reserve which covers approximately 369 acres of the Meon Valley with numerous natural habitats including rivers, fens, reedbeds and meadows; it is regarded as having international importance for wildlife and is a renowned bird-watching centre (see link at bottom of brochure). The property enjoys panoramic views of the Solent and the Nature Reserve where the River Meon meets the sea.

Amenities in the locality include Hill Head Harbour and Sailing Club and the two beaches at Hill Head and Titchfield Haven, both of which are lined with beach huts and popular for water sports. The Osbourne View Pub & Restaurant is also close by.

The locality is administered by Fareham Borough Council with the wider district having an estimated population of 114,500 (2021 ONS).



DESCRIPTION

A detached two storey property of brick construction with mainly rendered and painted elevations under a multi-pitched slate and flat roof. The property benefits from single storey extensions to the front under a flat roof providing walkways and viewing balconies above. Located to the west end of the building is an attached single storey Ticket Office under a pitched tile roof. The property sits within a plot of approximately 0.36 acres (0.15 hectares).

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ACCOMMODATION

Ground Floor

The property benefits from a dual entrance via the Ticket Office building which leads to a contemporary ground floor café and hospitality space. Features include a good sized service counter leading to an open plan seated café area and the characterful Widgeon Room with wood panel walls. Ancillary space includes a well maintained trade kitchen, three WCs (including accessible) with external access and basement with storage areas.

First Floor

The first floor benefits from internal and external access. The internal stairwell joins a circulation area which leads to the two main offices with feature sea-view room, two smaller offices, storage and WC.

The private self-contained living accommodation is accessible internally and via an external staircase and comprises two bedrooms, reception, kitchen, shower room and separate WC.

All south facing rooms benefit from sea views.

External Areas

The site benefits from a mature garden and paved terrace which previously provided picnic table seating for approximately 80 customers. Although no vehicle parking is currently provided there is potential to create an entrance to the east boundary for limited on-site parking (subject to negotiations with the Vendor and all necessary consents).

The property also benefits from two balconies at first floor level which are accessible externally from ground floor and internally via the offices and living accommodation.

Floor	Area	Sq M	Sq Ft
Ground	Visitor Centre	39	415
Ground	Café & Ancillary	291	3,132
First	Office & Ancillary	132	1,420
First	Self-Contained Accommodation	73	786
Basement	Storage & Services	44	474
Total		579	6,227
First Floor	Terraces	100	1,076



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TENURE

The property is for sale freehold with vacant possession.

DISPOSAL PROCESS & VAT

Offers are invited for the benefit of the freehold interest. The property will be disposed of via private treaty and we will advise if an informal tender process is required with a bid deadline.

RATES & COUNCIL TAX

The property has a Rateable Value from April 2023 of £12,750 (this is not the rates payable). Please visit www.gov.uk for more information including small business rates relief. The residential element is under Council Tax Band A.

PLANNING

The property is not listed nor located within a conservation area or Green Belt, however, the wider Nature Reserve is designated as a Site of Special Scientific Interest (SSSI). We understand that Haven House benefits from the following planning;



Class	Current Use	Description
Commercial Use E(g)(i)	Visitor centre	Offices to carry out any operational administrative functions
Commercial Use E(b)	Café & Shop	Sale of food and drink for consumption on the premises
Planning Permission	Approved Proposal	Fareham BC Planning Portal
Ref P/23/0581/CU (May 2023)	Change Of Use Of Two Units Of Student Accommodation To Two Short Term Holiday Letting Units	Case Tracker (fareham.gov.uk)

The property is located within a Flood Zone (3) with further information available at the Environment Agency.

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FIXTURES & FITTINGS

Fixtures and fittings which are in the absolute ownership of the Vendor and in situ on completion are included within the sale.

SERVICES & EPC

We understand all mains services are connected. The property has an Energy Performance Certificate rating of C-73.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers which include provision of proof of identity and residence.

VIEWING

All viewings must be arranged strictly by appointment with the sole selling agents Savills. Please do not approach the Visitor Centre or employees direct. Please note that the on;y areas open to the public are the Visitor Centre and WCs (09:00 – 16:00 daily).

ADDITIONAL INFORMATION

[Click here](#) to link to the Hampshire County Council Titchfield Haven Nature Reserve website.

[Click here](#) to link to the Matterport Virtual Video Tour for Haven House.

CONTACT

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