

FORMER LAMB INN

2 HIGHTOWN ROAD, RINGWOOD, BH24 1NW



**FOR SALE FREEHOLD - FORMER PUBLIC HOUSE
WITH PLANNING GRANTED FOR 6 FLATS AND
A 3 BEDROOM HOUSE**





HIGHLIGHTS INCLUDE:

- Development Opportunity
- Planning consent granted for conversion of the existing building to form 6 x 1 bedroom apartments and 1 x 3 bedroom house
- Located on throughfare road into Ringwood town, with a number of local amenities available
- Site area of approximately 0.117 acres (0.05 hectares)
- Offers are invited for the freehold interest with vacant possession on completion

LOCATION

The former Lamb Inn is located to the south of Ringwood town centre and comprises of a public house occupying a corner position on Christchurch Road at the junction of Hightown Road.

The town is located in south west Hampshire, situated on the River Avon, close to the New Forest. At the 2011 census, the town had a population of 13,943 persons.

The property is easily accessible via the A31 and A338 highway. The nearest train station is Hinton Admiral, which is approximately 9 miles (14km) to the south. Bournemouth is located less than 30 minutes away, which can be accessed via the A338.

The immediate area is predominantly residential with some commercial uses nearby.



Site boundary for indicative purposes only



DESCRIPTION

The former Lamb Inn comprises a traditional public house arranged over three storeys, with painted elevations under a pitched tiled roof.

The first floor comprises a laundry area, two twin bedrooms, a double bedroom and double bedroom with kitchenette, all with en-suite bathrooms.

Second floor level provides a separate one bedroom flat with kitchen and shower.

Externally, to the rear of the property is a small tarmacadam car park (7 spaces) and additional accommodation providing two twin rooms with en-suite bathrooms. To the rear of the external area is a decked seating area (10 covers) and smoking shelter.

The site has been granted full planning permission; full plans can be reviewed under application number 23/10767.

The planning permission granted includes the conversion of the existing public house to create 6 x 1 bedroom flats and 1 x 3 bedroom house and includes demolition of modern rear extensions and utilises the access of Hightown Road, with associated parking and hard and soft landscaping.

PLANNING

The property is not listed nor is it located within a conservation area. The local authority is New Forest District Council.

The property currently benefits from planning consent, under application no 23/10767, to convert the public house and create 6 x 1 bedroom flats and 1 x 3 bedroom house.

PROPOSED ACCOMMODATION

The following are approximate Gross Internal Areas:

Unit Type	No. Of Bedrooms	GIA (M2)	GIA (SQ FT)
House 1	2	96	1,033
Apartment 1	1	58	624
Apartment 2	1	57	614
Apartment 3	1	37	398
Apartment 4	1	62	667
Apartment 5	1	43	463
Apartment 6	1	40	431
Total		393	4,230

STATUTORY COSTS

As part of the development, the following will/has been secured via a Section 106 agreement:

- Habitat Mitigation
- Air Quality Monitoring
- Habitat Mitigation Monitoring

The CIL liability due is £13,763.08. All statutory costs will be payable by the successful Purchaser in addition to the purchase price.

EPC

The property has an EPC rating of C-67 and will be provided to interested parties upon request.

RATEABLE VALUE

The property is entered in the 2023 Rating List with a Rateable Value of £5,800. The property will be reassessed for council tax upon completion of the development.

TENURE

The property is being sold with vacant possession, and consists of three separate titles with the following title numbers: HP879176, HP871321, and HP533519.

PRICE

Offers in the order of £650,000 are invited for the freehold with the benefit of planning consent.

VAT

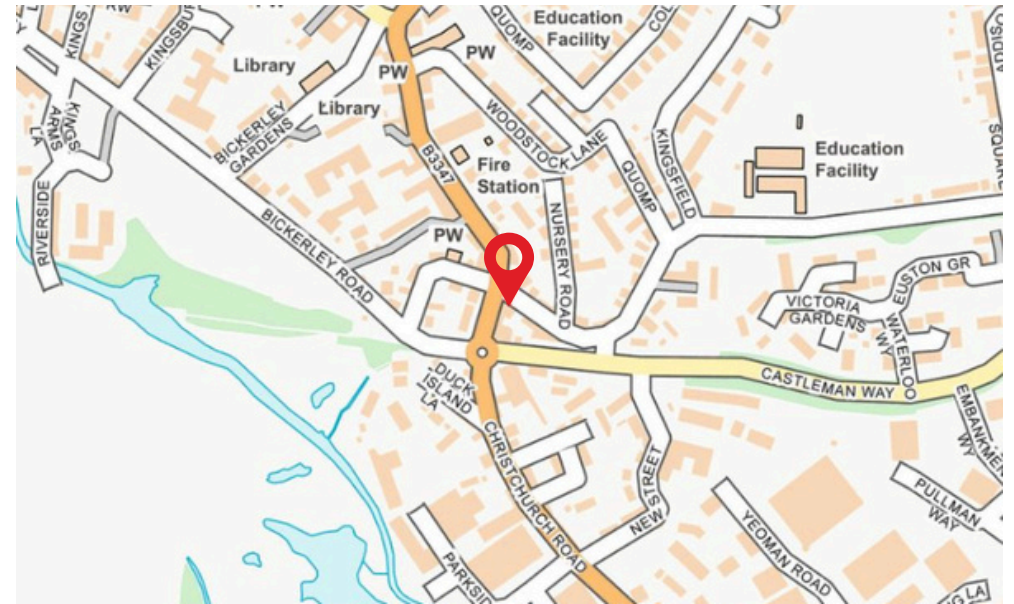
VAT may be applicable at appropriate rate.

VIEWINGS

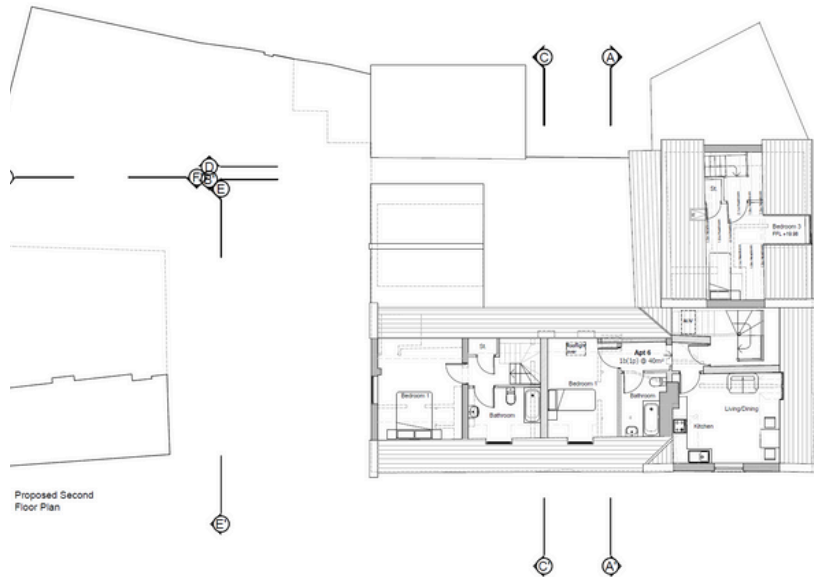
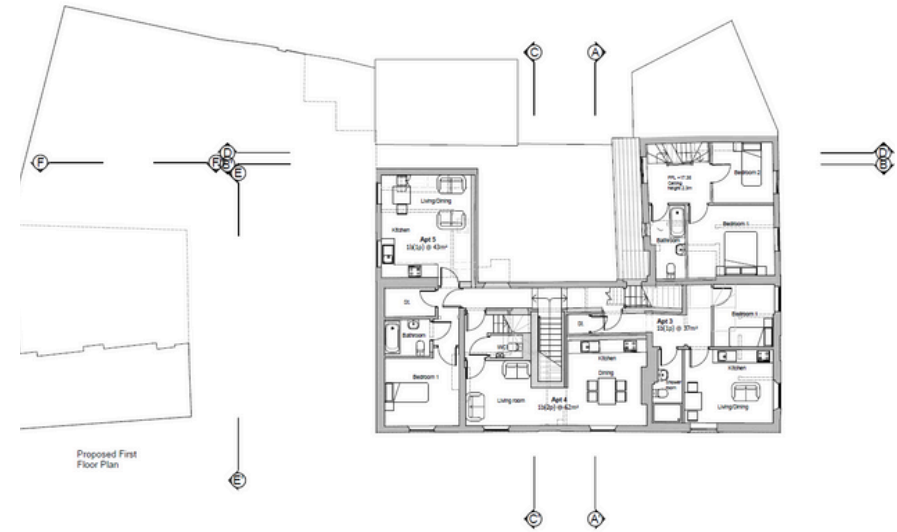
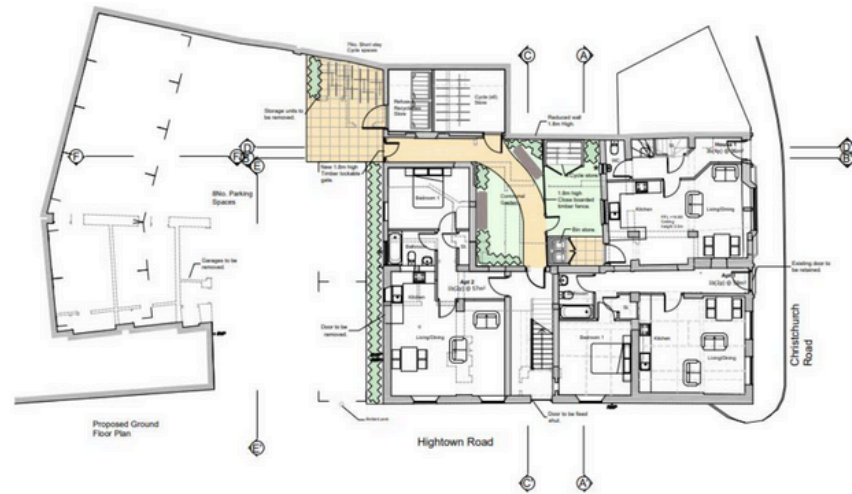
Viewings can be arranged by appointment with agents Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



Proposed Site Plan



Proposed South East Elevation



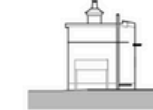
Proposed North West Elevation



Proposed North East Elevation



Proposed Removed Outbuildings (F-Y)



Proposed Removed Outbuildings (B-E)

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