



**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

CIL payment £409,768.42

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

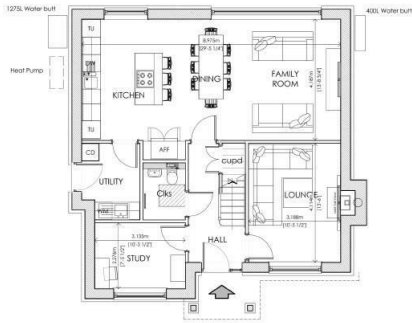
Main line station 1.2 miles

High Street 1.7 miles

A3 access at Hindhead 2 miles

Guildford 15 miles

All distances approximate



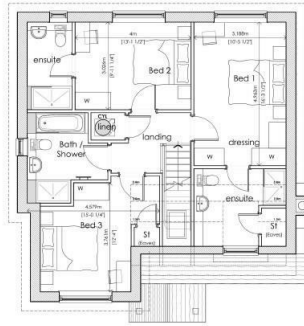
GROUND FLOOR  
FLOOR PLANS

G.I.A = 77.5m<sup>2</sup>

Scale 1:100

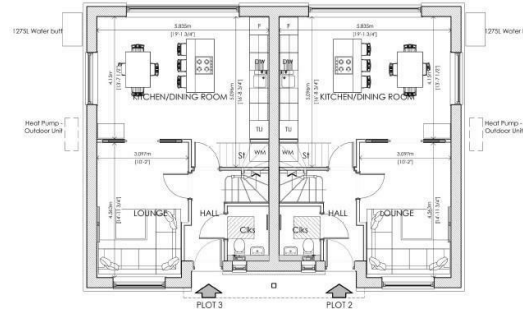
Total G.I.A = 77.5 + 69.4 = 146.9m<sup>2</sup> [1,582 ft<sup>2</sup>]

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



FIRST FLOOR

G.I.A = 69.4m<sup>2</sup>

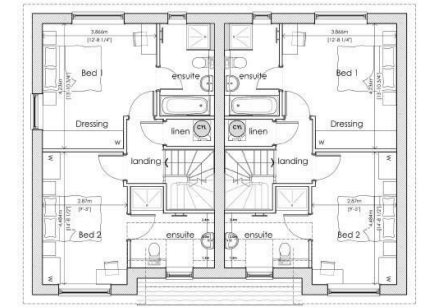


GROUND FLOOR  
FLOOR PLANS

G.I.A = 49.9m<sup>2</sup>

Scale 1:100

Total G.I.A = 49.9 + 49.6 = 99.5m<sup>2</sup> [1,071 ft<sup>2</sup>]



FIRST FLOOR

G.I.A = 49.6m<sup>2</sup>

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



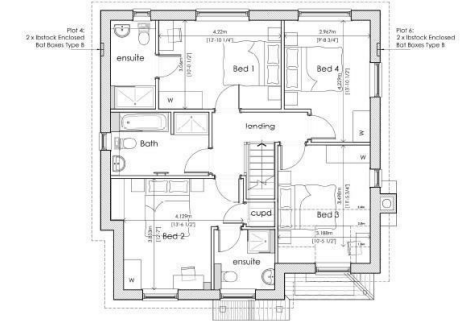
GROUND FLOOR  
FLOOR PLANS

G.I.A = 78.8m<sup>2</sup>

Scale 1:100

Total G.I.A = 78.8 + 77.8 = 156.6m<sup>2</sup> [1,686 ft<sup>2</sup>]

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



FIRST FLOOR

G.I.A = 77.8m<sup>2</sup>



## 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 January 2024 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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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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