

# PROPERTY SUMMARY

**PUBLIC NOTICE** - Horndean Library, 12 Five Heads Road, Horndean, Waterlooville, Hampshire, PO8 9NW. We have received 2 'Best and Final' offers of at least £300,000. Any other interested parties must submit their 'Best and Final offer' in writing to the selling agent before 1700 on 7th October. Viewings will be grouped together between 1600 and 1800 on Thursday 12th and 19<sup>th</sup> Sept, and must be pre-booked with the agent.

The property is offered to the market in its current Land Use Class of F1 Learning and non-residential institutions with other uses subject to planning. For further information contact Jeffries & Dibbens at your earliest opportunity.















We are delighted to present for sale 'The Library' in Five Heads Road, Horndean. The property is offered to the market in its current Land Use Class of F1 Learning and NON RESIDENTIAL institutions with other uses subject to planning. For further information contact Jeffries & Dibbens at your earliest opportunity.

Existing use class would comprise the following uses (not including residential):

- F1(a) Provision of education
- F1(b) Display of works of art (otherwise than for sale or hire)
- F1(c) Museums
- F1(d) Public libraries or public reading rooms
- F1(e) Public halls or exhibition halls
- F1(f) Public worship or religious instruction (or in connection with such use)
- F1(g) Law courts.

We understand that there is a period of marketing required by E.Hants District Council should a purchaser wish to apply to change the existing use of the asset (e.g. to residential use) under the Local Plan loss of community use Policy CP16. The LPA have confirmed this period is 12 months.

**EXTERNALLY** Front laid to lawn with driveway leading round to car park.

**REAR ENTRANCE** 23' 03 max" x 10' 06" (7.09m x 3.2m) Window to rear aspect, storage cupboards, sink with drainer unit, doors to;

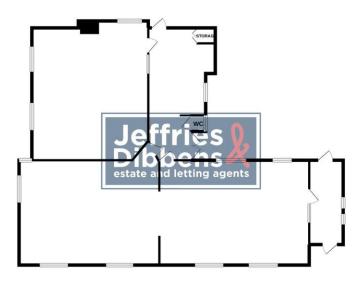
WC Window to side aspect, WC and wash hand basin.

**HALL ONE** 23' 00" x 18' 11" (7.01 m x 5.77m) Window to side and rear aspect.

**HALL TWO** 18' 01"  $\times$  50' 01" (5.51m  $\times$  15.27m) Windows to front and side aspects door to side entrance.

AGENTS NOTE East Hampshire District Council

#### **GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of soors, windows, comes and any other terms are approximate and no responsibly to taken for any entry, onessoon or inst-batement. This plan is for illustrated reproposes only and should be used as such by any prospective purchaser. The services, systems and applicacies shown have not been instead and no guarante as as they operating or institution of the proposal or in the proposal of the proposal or in the proposa

## LOCAL AUTHORITY

East Hampshire District Council

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

Band

## **VIEWINGS**

By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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