

A large, multi-story brick building with a conservatory, surrounded by a well-maintained lawn and trees. The building is constructed of red brick and has a dark tiled roof. It features several large windows and a conservatory on the right side. The property is set in a lush, green environment with a paved path leading through the lawn.

Part of Manormead, Tilford Road, Beaconhill, Hindhead, Surrey **GU26**

Care home/residential development opportunity.





The opportunity.

Part of Manor mead, Tilford Road, Beaconhill, Hindhead, Surrey GU26 6RA

- Vacant care home
- Suitable for continued use/alternative use/development subject to the necessary consents
- Available on a freehold or long leasehold basis
- Buildings approx. GIA 2,099 sq m (22,600 sq ft)
- Site area approx. 0.607 hectares (1.5 acres)

Location

Located to the west of Tilford Road in Hindhead, 10.5 miles south-west of Guildford, the county town of Surrey, close to Hampshire border. Haslemere is 3.5 miles away.

Guildford and Haslemere offer excellent shopping facilities for day-to-day needs, a choice of restaurants, pubs, coffee shops, tennis clubs and golf courses as well as the newly refurbished Haslemere Leisure Centre and The Friary Shopping Centre in Guildford.

There is also an abundance of beautiful countryside on the doorstep, much of it being owned by the National Trust. These areas are ideal for walking, cycling or riding, including Blackdown, The Devil's Punch Bowl and Hindhead Common.

Transport

Haslemere train station is 3.5 miles away with direct trains to London, Guildford and Portsmouth. Access to the national motorway networks and airports is via the A3, which is just 1.5 miles distant. Heathrow and Gatwick airports are approximately 35 miles north-east and 41 miles east by road, respectively.



A3

1.5 miles



Haslemere train station

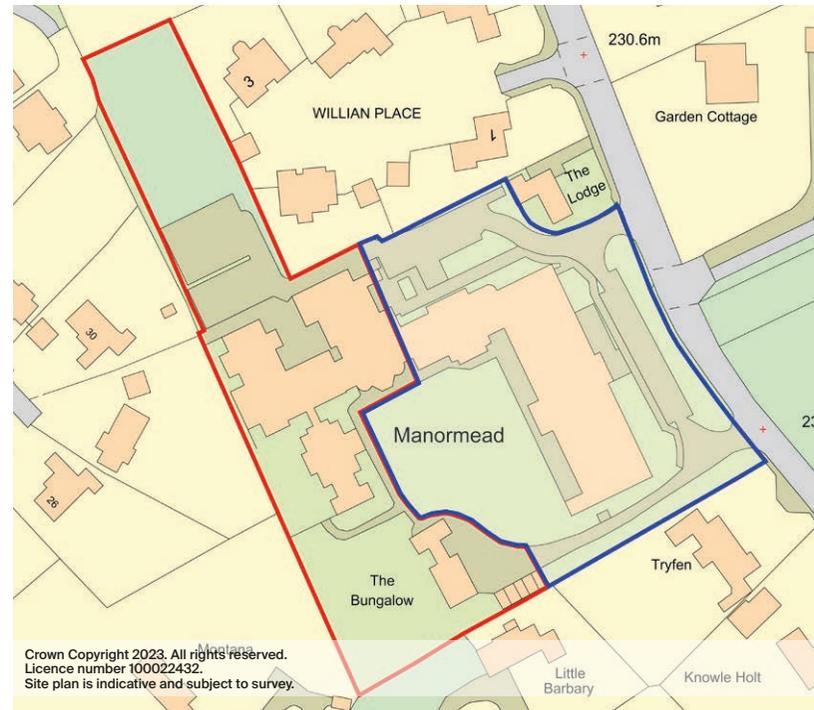
3.5 miles

Description

Comprising the original historic property (known as Manorstead) and a later two-storey block, last operated as a care home (now closed) as well as an adjacent bungalow, 7 garages and car parking.

The care home opened in the 1950s and had undergone modernisation and refurbishment since, however it has now been vacant since 2017. The building was registered for up to 36 beds, but operated with fewer than that in practice.

Please note the adjacent Community Living Scheme owned and operated by the Church of England Pensions Board is not part of this sale.

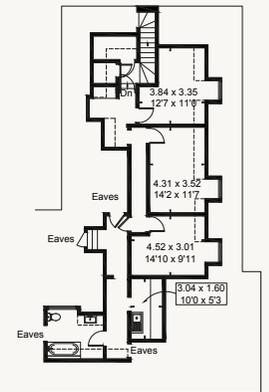
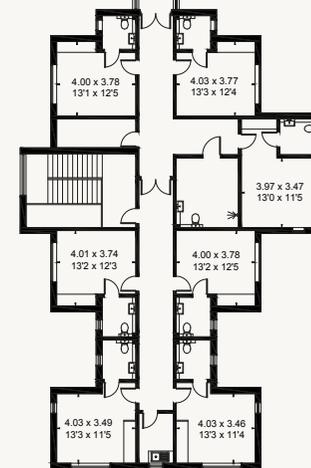
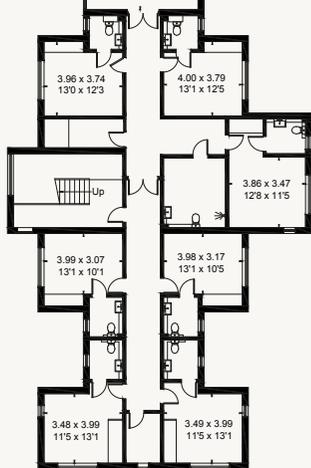


The property for sale is shown edged in red.
The retained land is shown in edged in blue.

The kitchen which supports Community Living is located in the former care home building. This is being relocated by the current owner into its retained land, with the intention to give vacant possession to any incoming party.

Crown Copyright 2023. All rights reserved.
Licence number 100022432.
Site plan is indicative and subject to survey.

Floor plans



Second Floor

Planning

Based on the planning history available via Waverley Borough Council's online planning register the site comprises the following lawful uses: Manorstead Care Home (Use Class C2), and an existing bungalow (C3).

A planning report has been prepared that sets out the planning parameters of the property and discusses development opportunities that exist, subject to planning.

Working with architects and planning professionals our client has prepared a high level feasibility study of senior living/extra care and residential development schemes. A pre-application was submitted to Waverley BC and this confirms that the property represents a previously developed site within the built-up area of Haslemere where the Development Plan seeks to focus future development. The principle of the redevelopment of the site to provide residential accommodation is supported under the provisions of the Local Development Plan, subject to the impact on the visual and residential amenity.

The Council's written pre-application advice states, the principle of the redevelopment of the site to provide specialist accommodation for older people would be supported. Although not required by the local Development Plan, the Council advise that any proposals leading to the loss of the existing use (Use Class C2), would need to be supported by justification.

Legal title & tenure

Freehold title number SY630017 and part of title number P19825.





Services

Mains water, electricity and drainage. Purchasers should make their own enquiries that utilities are available and appropriate to their intended use.

Local authority

Waverley Borough Council.

Viewings

Strictly by prior appointment.

Inspections are made entirely at parties' own risk and no liability is accepted by the vendor or their agent.



EPC

EPC rating of C(57).

VAT

The property is not elected for VAT.

Method of sale

For sale via private treaty with the option to conclude the sale via informal tender.

Further information

Further information including legal documents, planning report, EPC and floor plans are available on our dedicated website. Please email florrie.spencer@knightfrank.com for access.



Contact us.

Emma Cleugh

Partner

+44 20 7861 5427

emma.cleugh@knightfrank.com

Jasper Upton

Associate

+44 20 3967 7177

jasper.upton@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.