



THE CONVENT

Pinehurst Park • 115-117 Farnborough Road • Farnborough • Hants • GU14 7JG

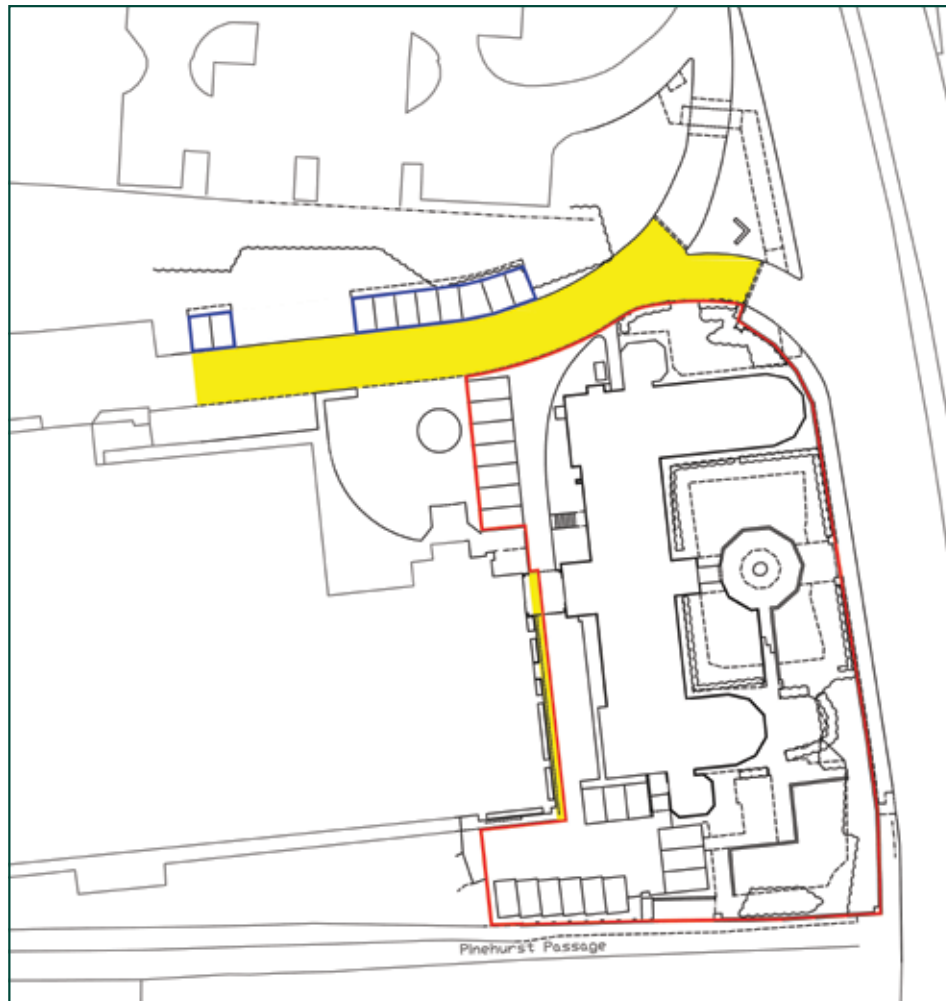
A Residential Conversion Opportunity



THE PROPOSAL

A fantastic opportunity to acquire a substantial Victorian building with a detailed residential consent to convert into 13 interesting and quality apartments, together with 29 parking spaces.

The freehold, outlined in red, together with the right to park 10 cars, on the land edged blue, is being offered for sale at a guide price of £900,000 with immediate vacant possession.



Yellow denotes a right of way

SITUATION

Pinehurst Park is conveniently located for Farnborough town centre, with its wealth of shopping facilities. Farnborough Mainline station is within a 15 minutes walk, providing a 34 minute journey to London Waterloo. Major airports at Heathrow and Gatwick are also easily accessible. Both the M3 and A3 road connections are very close by, giving fast and easy access into London and the south coast.

DESCRIPTION

The accommodation is arranged on four primary floors, with basement storage. Until recently, the property has been used as offices and has been well maintained and lends itself to a relatively simple conversion. The range of apartments, which has been consented, is outlined in the brochure and covers market requirements. Room proportions are excellent, with the potential to create a very desirable product from this attractive building. There is a lift and central stairway, plus two stairways serving each end of the building. Additional storage rooms are positioned on each half landing.

EPC

The property has an EPC Rating of F.

VAT

The vendor has opted to tax the property for VAT. Purchasers wishing to disapply for VAT need to complete HMRC form VAT1614D and submit this to the vendor. A copy of the form can be downloaded from www.clarkegammon.co.uk/theconvent



PLANNING

Planning consent was granted on the 11th December 2012 to convert The Convent into 13 apartments. This consent permits a single one bedroom apartment, eight two bedroom apartments and four three bedroom apartments, plus parking and basement storage.

A Section 106 Unilateral Planning Undertaking has been entered into with the council for a financial contribution towards the enhancement of off-site public open space of £22,340 and SPA mitigation of £75,571. Both payments are payable on occupation of the first unit.

Reference number: 12/00729/FUL

Details can be downloaded from the website – www.clarkegammon.co.uk/theconvent

The property is not listed.

CAR PARKING

The vendor reserves the right to relocate within close proximity of The Convent the 10 car spaces edged blue.



PROPOSED FLOOR AREA SCHEDULE

Unit	Floor	Bedrooms	Stairwell	sq m	sq ft
Unit no 1	Ground floor	2 bed	Stair 1	106.5	1146
Unit no 2	First floor	2 bed	Stair 1	106.5	1146
Unit no 3	First floor	1 bed	Stair 1	50.0	538
Unit no 4	Ground floor	2 bed	Stair 2	132.5	1426
Unit no 5	Ground floor	2 bed	Stair 2	78.5	845
Unit no 6	First floor	2 bed	Stair 2	93.5	1006
Unit no 7	First floor	2 bed	Stair 2	93.5	1006
Unit no 8	Second floor	3 bed	Stair 2	162.0	1744
Unit no 9	Second floor	3 bed	Stair 2	162.0	1744
Unit no 10	Third floor	3 bed	Stair 2	148.5	1598
Unit no 11	Third floor	3 bed	Stair 2	148.5	1598
Unit no 12	Ground floor	2 bed	Stair 3	114.0	1227
Unit no 13	First floor	2 bed	Stair 3	114.0	1227
Total				1,510	16,251

¹Total floor area excludes stairs, common areas and basement

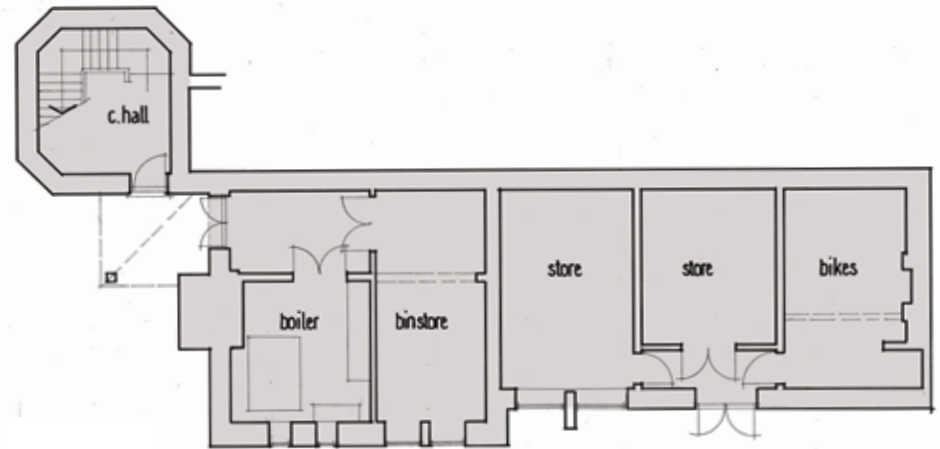
²Floor areas taken have been from architect's consented drawings and have not been measured on site.





PROPOSED FLOOR PLANS

BASEMENT

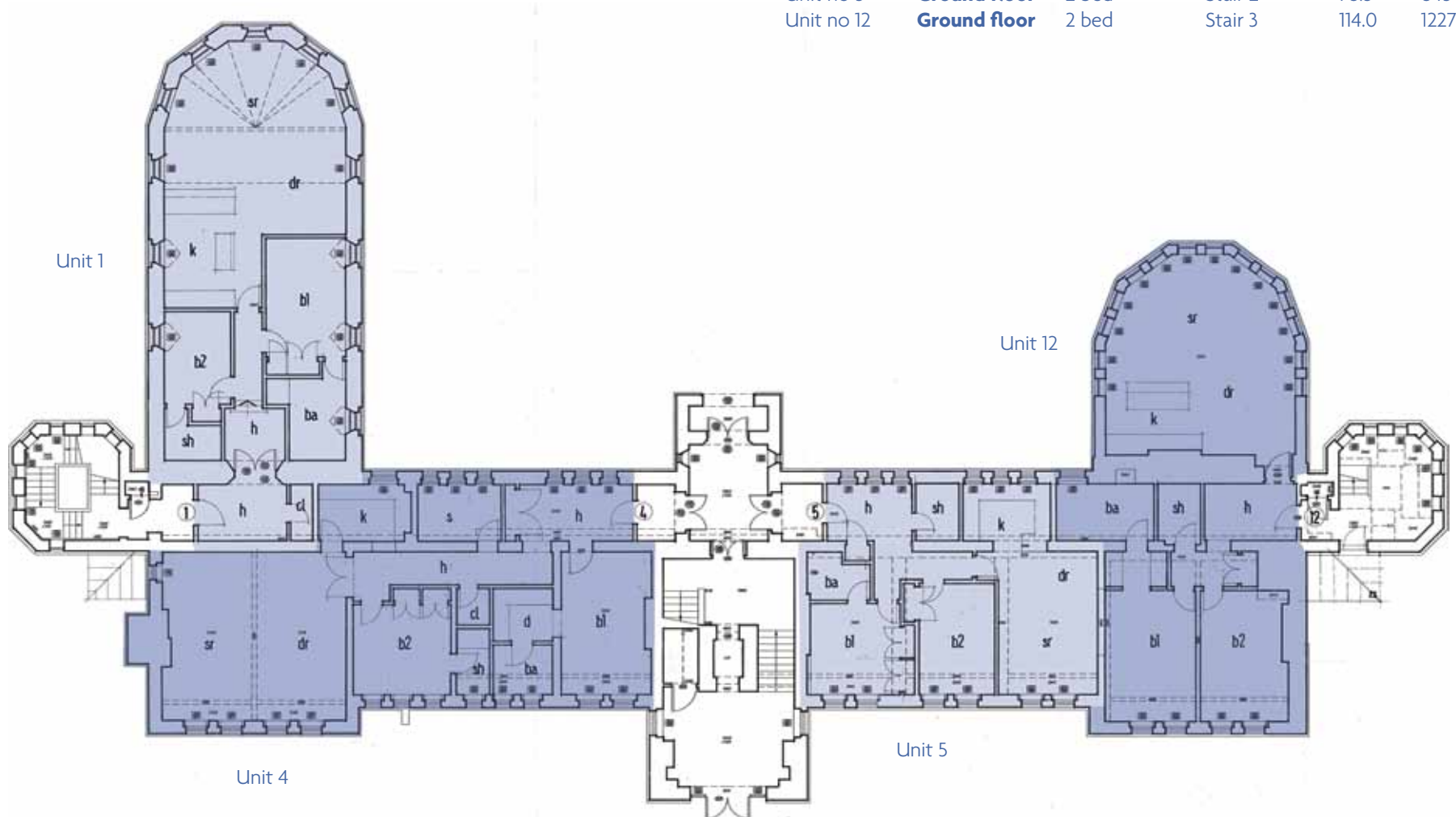


PROPOSED FLOOR PLANS

GROUND FLOOR

FLOOR AREA SCHEDULE

Unit	Floor	Bedrooms	Stairwell	sq m	sq ft
Unit no 1	Ground floor	2 bed	Stair 1	106.5	1146
Unit no 4	Ground floor	2 bed	Stair 2	132.5	1426
Unit no 5	Ground floor	2 bed	Stair 2	78.5	845
Unit no 12	Ground floor	2 bed	Stair 3	114.0	1227

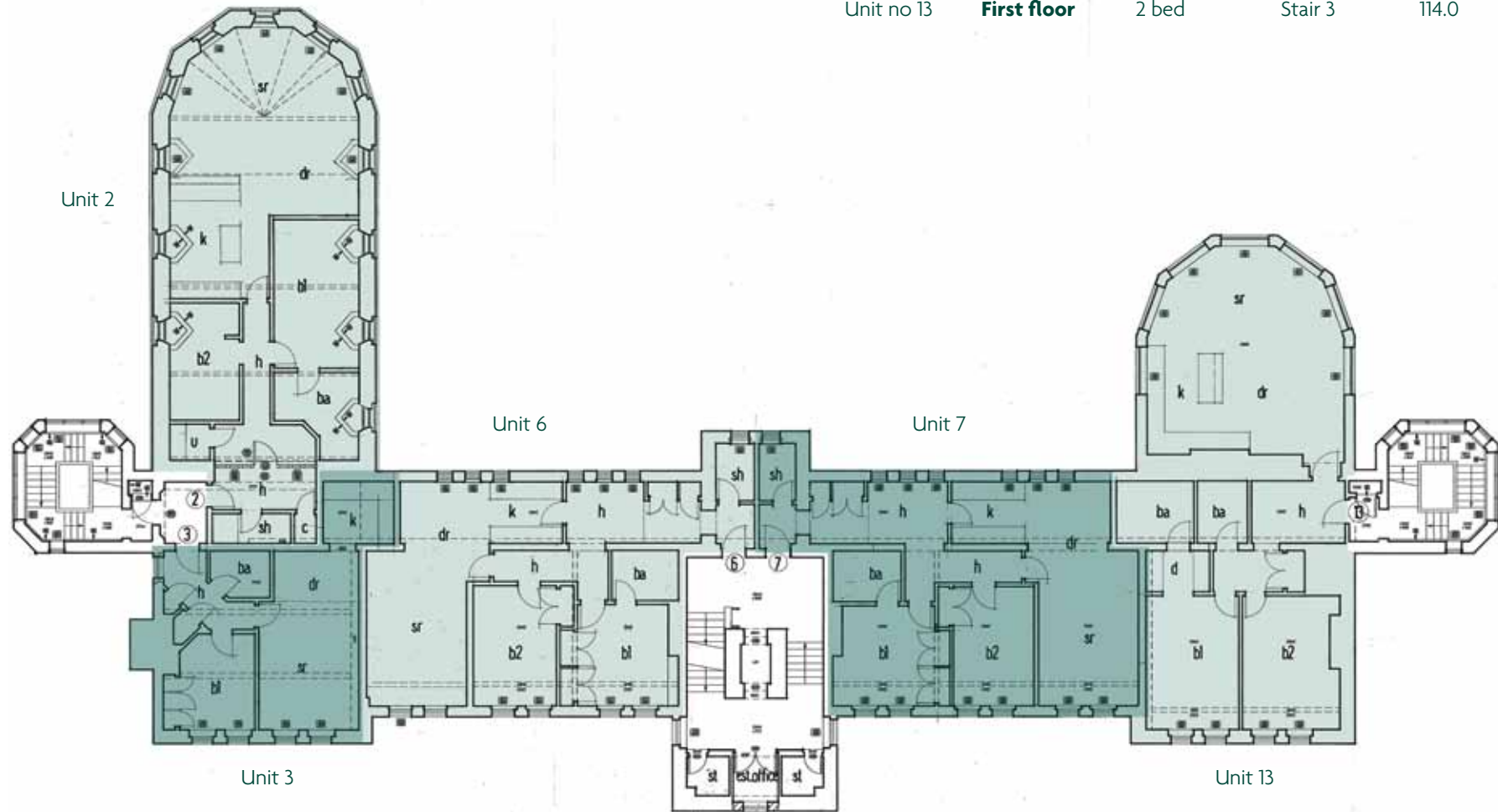


PROPOSED FLOOR PLANS

FIRST FLOOR

FLOOR AREA SCHEDULE

Unit	Floor	Bedrooms	Stairwell	sq m	sq ft
Unit no 2	First floor	2 bed	Stair 1	106.5	1146
Unit no 3	First floor	1 bed	Stair 1	50.0	538
Unit no 6	First floor	2 bed	Stair 2	93.5	1006
Unit no 7	First floor	2 bed	Stair 2	93.5	1006
Unit no 13	First floor	2 bed	Stair 3	114.0	1227

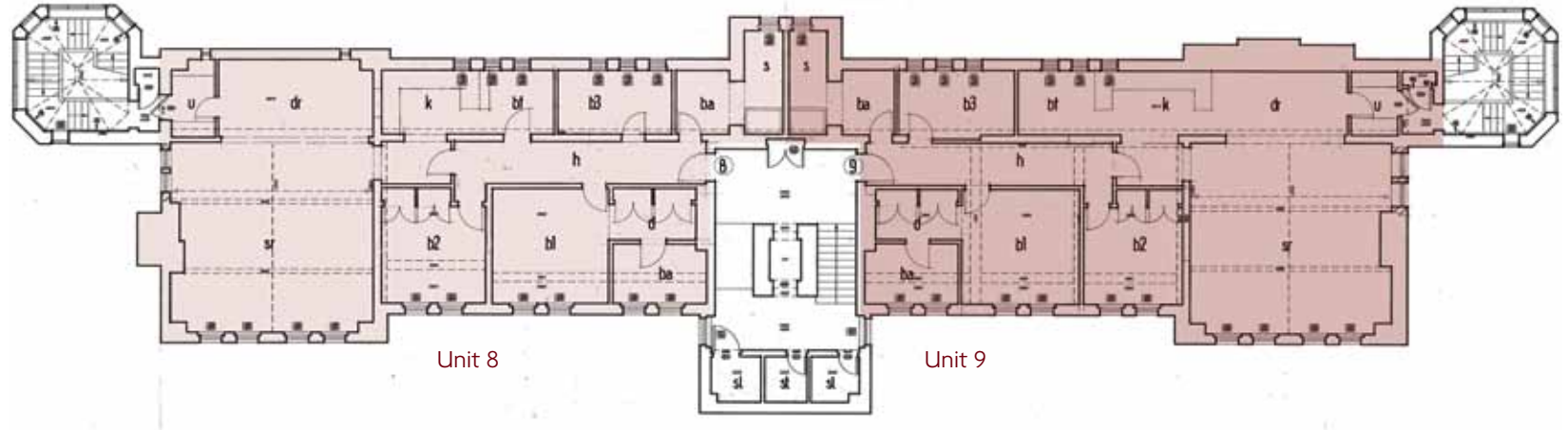


PROPOSED FLOOR PLANS

SECOND FLOOR

FLOOR AREA SCHEDULE

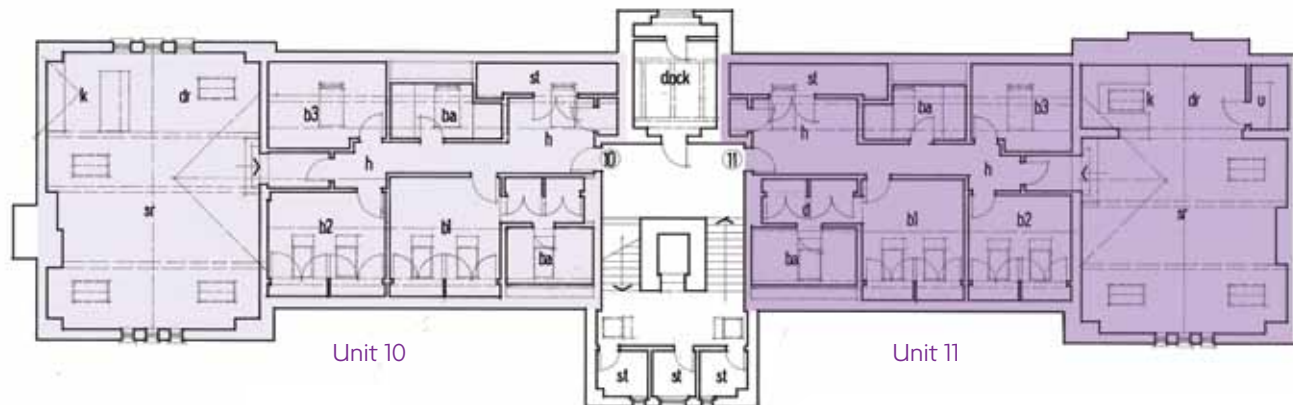
Unit	Floor	Bedrooms	Stairwell	sq m	sq ft
Unit no 8	Second floor	3 bed	Stair 2	162.0	1744
Unit no 9	Second floor	3 bed	Stair 2	162.0	1744



THIRD FLOOR

FLOOR AREA SCHEDULE

Unit	Floor	Bedrooms	Stairwell	sq m	sq ft
Unit no 10	Third floor	3 bed	Stair 2	148.5	1598
Unit no 11	Third floor	3 bed	Stair 2	148.5	1598









TRAIN JOURNEY TIMES

(APPROXIMATE)

WATERLOO	34 MINS
BASINGSTOKE	15 MINS
WOKING	12 MINS
READING	25 MINS
GUILDFORD	17 MINS

VIEWINGS BY APPOINTMENT ONLY

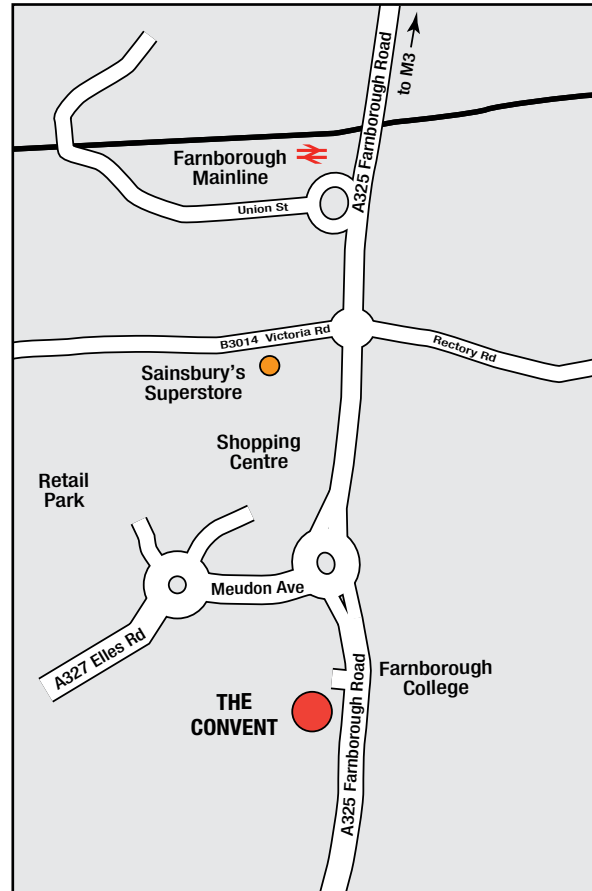
HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE,
SURREY GU27 2LA

T: 01428 664 800 F: 01428 664 252

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk



DIRECTIONS

The property is a short drive from the A331 (Blackwater Valley route) providing swift access to junction 4 of the M3 and the A3 (via A31). Nearby occupiers include IBM, BAE Systems and QinetiQ.

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.



LOCAL AUTHORITY

Rushmoor Borough Council, Council Offices, Farnborough Road, Farnborough, Hants GU14 7JU. Telephone (01252) 398399.

The full planning information can be viewed on line at: www.rushmoor.gov.uk
The Council offices are adjacent to The Convent.

SERVICES

Mains water, gas and electricity are connected.

SCHEDULE OF DOCUMENTS

The following documents are available on www.clarkegammon.co.uk/theconvent

Planning Consent	Energy Performance Certificate
S106 Agreement	Environmental Report & Letter of Reliance
Existing Floor Plans	Planning officers report to committee PLN1958
Consented Floor Plans	VAT 1614D Form



ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

SHERE OFFICE
T: 01483 202 016

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223 101

CLARKE  GAMMON
WELLERS