

**OUTSTANDING
DEVELOPMENT OPPORTUNITY**

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FREEHOLD

**UPON THE INSTRUCTIONS OF HART DISTRICT COUNCIL
RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY**



**FIRE DAMAGED AND FULLY VACANT
FORMER “SWAN INN” PUBLIC HOUSE
FOR SALE FREEHOLD**

GIA (Est.) - 3,000 sq ft (279 sq m) approx. - Site area - 0.326 acres (0.1312 hectares) approx.



THE SWAN INN (FORMER PH) • NORTH WARNBOROUGH • HANTS • RG29 1EX

INFORMATIVE:

The Council stepped in several years ago to protect a neglected and serious fire damaged listed building. After a four-year battle with an absentee landowner the Secretary of State in 2020 finally allowed the Council to take the Swan Public House, North Warnborough into public ownership. Throughout the process the Council at its own considerable expense has protected the building by securing the site, supporting the fire damaged areas, and covering its vulnerable and badly damaged roof.

The Council's actions have preserved this important listed building. The Swan Inn is now being offered for sale on the open market. This will give the opportunity for a specialist purchaser to bring forward detailed and innovative proposals aimed at securing a long-term beneficial use for the former Public House.).

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LOCATION:

The property is situated in North Warnborough a small Village (population circa 600 persons) situated in the Hart district of Hampshire in the civil parish of Odiham being located less than 2 x miles (3.2 km) south of Hook. North Warnborough is situated a short distance from the M3 motorway and just north-west of the village of Odiham. Communications to/from the National Motorway network are good whilst the larger Towns of Farnham (9 x miles) and Basingstoke (7 x miles) provide a more extensive assortment of shopping facilities and amenities.

DESCRIPTION:

The property has been fire damaged but in essence the property comprises a large detached Grade II listed building with red brick facades with the east, south and north elevations finished in render and painted. The rear north-west wing has brick infill between exposed blackened timber framing. The property has frontage to Hook Road and was formerly known as The Swan Inn Public House – the property has lain vacant for a number of years following a fire which has rendered the property unusable and in a fragile state of repair. The property is currently protected with scaffolding and has been encapsulated with protective sheeting.

The building has a long history dating in part back to the 15th /16th Century, almost certainly a timber framed vernacular two-storey cottage which appears to be constructed as a timber frame in 4 x bays with a single pitched roof, hipped to the north and south. The building then extends in an L-shape to form a rear wing which contains a further two bays with a west facing gable at first floor. The House evolved over history and it seems to have been first used as a public house in 1789, a date which tallies with the building of the Basingstoke Canal when it is thought the Pub came into existence to serve the trade using the Canal.

There is some evidence to suggest that the building was historically two bays with a former external gable wall subsequently enclosed - probably late 16th Century/early 17th Century comprising a chamber with large stack to the north-east with a further bay extending south. Much of the timber framing has been subsequently in-filled with brick, at the first-floor level areas of wattle and daub have survived. The building has been altered and extended over the years by way of an extension to the south in the 18th Century/early 19th Century and a final extension, probably early 20th Century, on the south end with a further stack. Between the two wings of the building, a rather utilitarian flat roofed extension has been added providing kitchens and service areas in support of the Commercial (Public House) use.

To the outside front, rear and side, are areas of hardstanding and historically used primarily for customer car parking. The total site area extends to some 0.32 acres approx.

ACCOMMODATION: *(all areas quoted are approx.)*

We have not measured the existing building but based on floor plans and appraisals provided, we have deduced the following approximate floor areas:

Building Footprint: 1,873 sq ft
GIA (Estimate): 3,000 sq ft (279 sq m) approx
Site area: 0.326 acres (0.1312 hectares)

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- TOWN PLANNING:** The property is Grade II Listed and situated in the North Warnborough Conservation Area.
- DEVELOPMENT:** Prospective buyers are expected to carry out their own enquiries but we consider that the current Planning Consent is for a Public House. Planning and alternative use/development etc. has been discussed with the Local Authority both in terms of the existing building and the likelihood of any further development in the grounds. This has been considered by the Local Authority and in essence, conversion of the existing property in to Residential (possibly 2 x semi-detached unit) use will be supported as will some form of additional 'build' in the ground subject to scale/size/layout and guidance from relevant stakeholders. Additional information including further plans/schematics and correspondence from Hart District Council relating to the possible development of the site is available upon request.
- TERMS:** The property is available on a Freehold basis. Conditional or unconditional offers will be considered subject to terms.
- PRICE:** **£325,000.00 Freehold.**
- VAT:** VAT will not apply in respect of the disposal.
- LEGAL COSTS:** Each party to bear their own Professional and Legal Costs.
- RATES:** TBA.
- VIEWING:** Strictly by prior appointment through the **Sole Agents**.
Please be advised that block viewing days are considered likely given the current condition of the property and associated Health & Safety issues.



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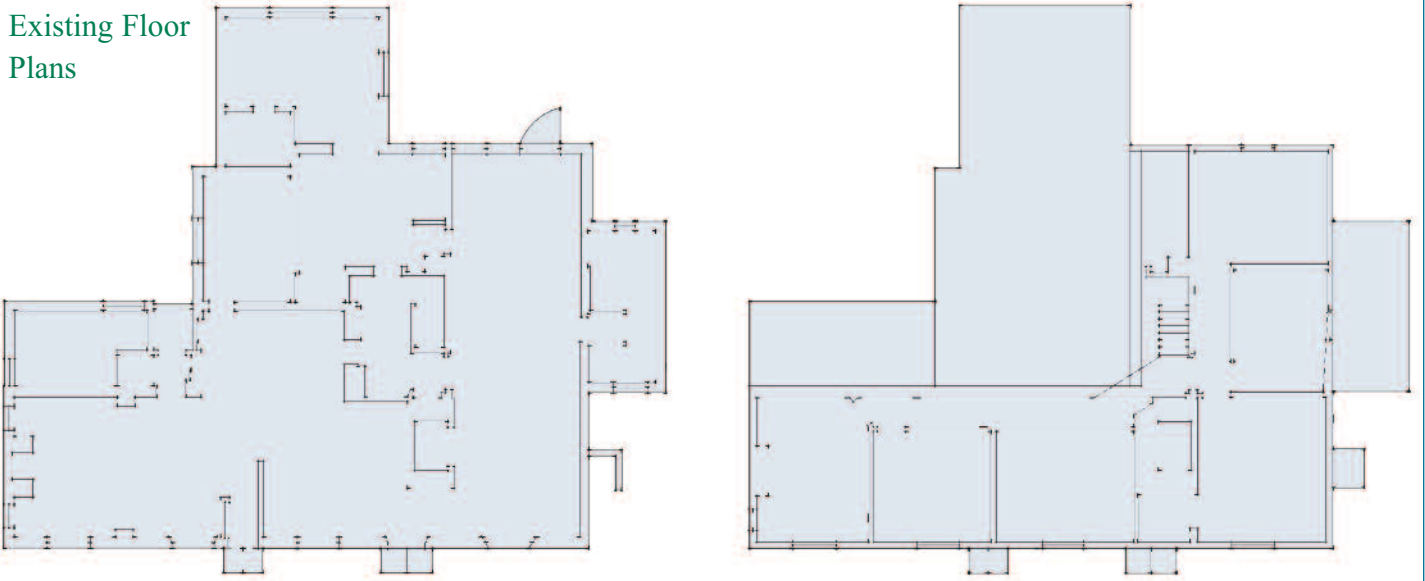
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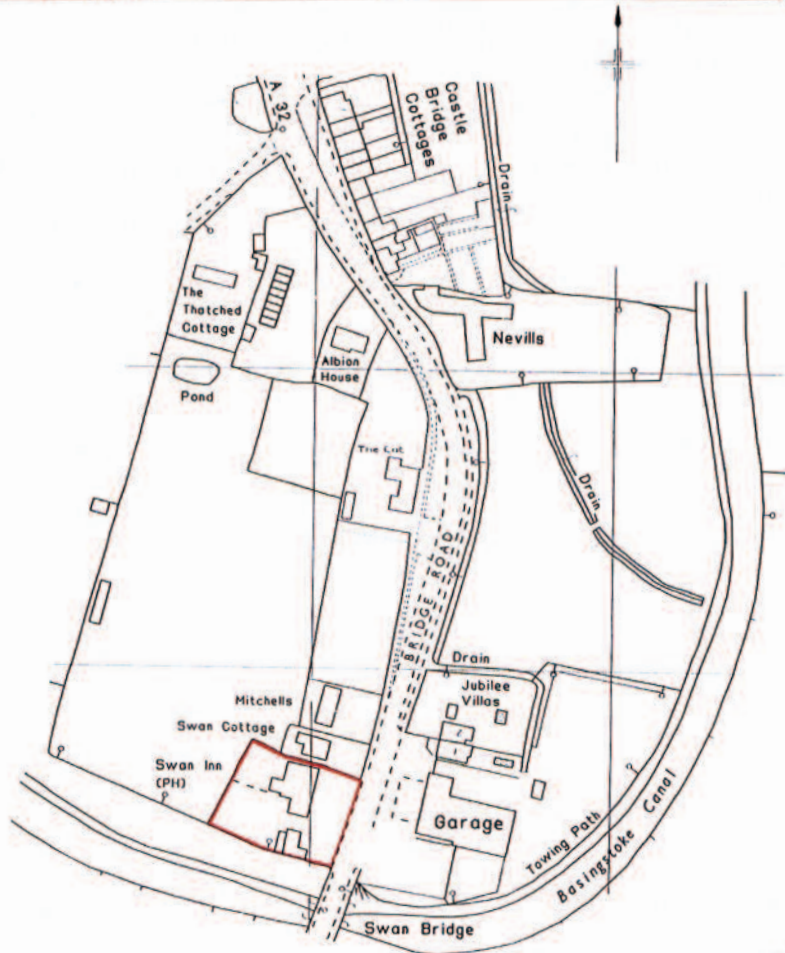
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Existing Floor Plans



H.M. LAND REGISTRY		TITLE NUMBER	
		HP477527	
ORDNANCE SURVEY PLAN REFERENCE	SU7351	SECTION	A
COUNTY	HAMPSHIRE	DISTRICT	HART
		Scale	1/1250 Enlarged from 1/2500
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