Our Ref: DCH/JMB/230211
23rd February 2011

HOLLOWAY ILIFFE
& MITCHELL
CHARTERED SURVEYORS
COMMERCIAL &
INDUSTRIAL PROPERTY
CONSULTANTS
10 Acorn Business Park
Northarbour Road
Portsmouth, PO6 3TH
Tel: 023 9237 7800
Fax: 023 9237 7801
e-mail: user@hi-m.co.uk
Website: www.hi-m.co.uk

Bell Cornwell LLP
Oak View House
Station Road
Hook
Hampshire RG27 9TP

Attention of Rebekah Jubb BSc (Hons) MATP MRTPI

Dear Sirs

Re: The Crows Nest Public House Hazelton Way Waterlooville Hants PO8 9BT

As requested we are setting out below details of our marketing of these premises over the past 12 months for the purposes of supporting the proposals for the redevelopment of this site for residential purposes.

We first received confirmation of our instructions signed by Mr Paul Mitson on 11th February 2010. A copy of this letter of instruction is attached as Appendix 1.

Following confirmation of our instructions which included the approval of our particulars we commenced a full marketing campaign, we erected a marketing board on the site, photographic evidence attached dated 23rd February 2010 (Appendix 2)

This board was erected adjacent to the main car park so as not to inconvenience the day to day running of the pub.

We added the property to our own web-site which allows interested parties to download a copy of our details and send enquiries to us. I attach an extract from our web-site illustrating the information available (Appendix 3). We follow up these enquiries by making direct contact with the applicant via the details provided.

We also included the property within the EG Property Link Web-site which has now become one of the major web-sites for the marketing of commercial property and is a source of many new enquiries to this firm. An extract from this web-site is also provided (Appendix 4)

As a firm we prepare an e-mailer for e-mail mailshots copies of which are attached (Appendix 5). These were circulated on 18th February 2010 and 17th November 2010 to numerous applicants on our data base.

Cont/...

Directors:
N.ILIFFE FRICS MCIArb
D.C. HOLLOWAY FRICS
S.A. MITCHELL MRICS MCIArb
Associate Director:
T.C.R. HOLLOWAY BA (HONS)
Consultant:
A.C. STIRLING

Our printed particulars (Appendix 6) were also circulated by way of a mailshot direct to applicants on our database, to include investors, known Public House operators and developers. We also forwarded details to those companies to whom we felt the premises may be of special interest.

Details were also forwarded direct to local commercial agents for submission to their clients.

To support this extensive marketing we carried out lineage advertisements within our own block displays in the Portsmouth News and Petersfield Post as attached in February 2010 (Appendix 7). Throughout the year we have carried out regular updated mailshots, display advertising both within our own display block (Appendix 8) and stand alone colour display adverts in the Portsmouth News Insight Supplement on 1st February 2011 together with a series of stand alone colour display adverts in the Portsmouth News on 15th February, 1st March & 15th March and Petersfield post on 23rd February, 9th March, & 23rd March as attached (Appendix 9.)

Initially we received a number of local enquiries all of which failed to proceed to a viewing. A number of viewings were subsequently arranged primarily from developers who were interested in redeveloping the whole site for residential purposes. A log of these enquiries is provided in Appendix 10.

None of the interested parties wished to continue the use as a Public House but included uses including offices, retail and more recently as a children's nursery.

The most serious enquiry received was from Portsmouth Cornerstone Ltd, who was extremely interested in acquiring the entire site to adapt the existing premises to a Masonic Hall and utilising the existing car park for parking purposes.

Portsmouth Cornerstone Ltd engaged the services of a Surveyor / Architect to prepare plans at the same time agreed terms for the purchase of the property conditional on the obtaining of planning permission for an extension of the property and a grant of a revised premises Licence.

Solicitors were instructed and at the same time drawings were prepared and representatives of Portsmouth Cornerstone Ltd and their Surveyor had meetings with the planning department of Havant Borough Council.

Initially we understand the prospective purchasers obtained a favourable response from Havant Borough Council which encouraged them to prepare their planning proposals and proceed with negotiations.

Cont/...

However the planning authorities subsequently advised Portsmouth Cornerstone Ltd in a letter dated 8th July 2010 (Appendix II) that as their site is outside the defined Town and Local Centres, they would need to produce evidence that they had undertaken a sequential search to demonstrate that there were no other suitable sites for the proposed use within or close to those centres.

The letter also advised that their proposals were considered to be an overdevelopment of the site and required them to reduce the depth of the rear extension by 3 metres. This would substantially reduce the usable area of the extension and seriously limit the use of the building.

The planning authority also suggested that they extend the first floor to accommodate their requirements but unfortunately the cost of carrying out these works were prohibitive.

Portsmouth Cornerstone Ltd had no alternative but to withdraw from these negotiations.

Marketing of the site continued and we were advised by Paul Mitson on the 17th November 2010 that the car park element of the site had now been sold for the development of 3 houses.

As a result of the car park being sold we amended our particulars and carried out a fresh marketing campaign offering the Public House on its own with sufficient land for car parking and access to the service area to the rear. A copy of the revised particulars is attached (Appendix 12)

New boards were erected on site as attached (Appendix 13)

We have since carried out further marketing including advertising in the local press in the Portsmouth News on 1st February, 15th February 1st March and 15th March along with the Petersfield Post on 23rd February, 9th March and 23rd March although none of the enquiries so far have been to continue the use as a Public House.

We have however received enquiries to convert the property into an Indian Restaurant, a day nursery and an office, retaining the residential element on the first floor. A full log of these enquiries is included within Appendix 10.

Cont/...

The Indian Restaurant operator was concerned as to the cost of adapting the building to meet his requirements and as a result has decided not to progress any further. The enquiries we have received from an office / owner occupier and as a children's nursery will both require a change of use, which raises new planning issues. Neither of these parties interest has currently resulted in a proceedable deal.

It has become very apparent during our marketing campaign over the past 12 months that there have been no enquiries whatsoever to continue the use as a Public House. We continually receive details from agents offering Public Houses for sale particularly where some of the major brewers are off loading under performing facilities which is indicative of the declining demand of this sector of the market.

The Crows Nest is situated in what is predominantly a residential area and would need substantial modernisation and refurbishment to render the accommodation suitable for the needs of the current Public House market which is becoming evermore specialised.

We cannot see how the existing operators of The Crows Nest can continue to run this establishment with the current level of customers and if it closes the building and site will deteriorate even further.

It has become very apparent throughout the period of our marketing that the future of this site is not as a Public House but for alternative uses subject to planning permission.

We trust we have provide you with sufficient information although if you have any further queries please do not hesitate to contact us immediately.

Yours faithfully

[redacted]

D C Holloway FRICS
HOLLOWAY ILIFFE & MITCHELL
derek@hi-m.co.uk

Appendix 1

Our Ref: DCH/JMB/010210

1st February 2010

HOLLOWAY ILIFFE
& MITCHELL
CHARTERED SURVEYORS
COMMERCIAL &
INDUSTRIAL PROPERTY
CONSULTANTS
10 Acorn Business Park
Northarbour Road
Portsmouth, PO6 3TH
Tel: 023 9237 7800
Fax: 023 9237 7801
e-mail: usen@hi-m.co.uk
Website: www.hi-m.co.uk

P Mitson Esq.
Acres Developments Ltd
Oak House
Potts Place
West Street
Marlow
Bucks SL7 2LY

Dear Paul

Re: Crows Nest Public House Hazelton Way Waterlooville

I write to confirm and thank you for your kind instructions to us to act jointly with Messrs Parkinsons in the sale of the above premises.

I attach a copy of our details and having regard to the Property Misdescriptions Act 1991, I would be grateful if you would kindly check these carefully and let me know immediately if there are any discrepancies therein; particularly in relation to any information which you may have provided.

I would confirm that copies of these particulars will be sent to numerous applicants with whom we are in contact. It would be useful if you would consider allowing us to erect a suitable board on the property as in our experience this does generate a number of useful enquiries.

Yes, saying all enquiries, on the car park area. RJM

2½ + VAT RJM.

I attach a copy of our Terms of Business and would confirm that our fees in this instance will be based on ~~3%~~ split equally between the two agents. We however reserve a minimum fee of £1,250.00 exclusive of travelling and other incidental expenses if applicable. In the event that the property is withdrawn for a reason outside our control, we reserve the right to make a charge to cover our abortive work, in the order of £250.

only exclusion > Tesco. RJM.

Our fees are subject to VAT at the appropriate rate, and become payable upon occupation of the unit, or on completion, whichever is the sooner.

In accordance with legislation emanating from the Estate Agents Act 1979, I attach an extra copy of this letter which perhaps you would be kind enough to sign and return as soon as possible.

You can be assured I will use our best endeavours to dispose of your premises and will keep you updated of our activities and of course all interest in the property that may materialise.

Cont/d...

Directors:
N.ILIFFE FRICS MCIArb
D.C. HOLLOWAY FRICS
S.A. MITCHELL MRICS MCIArb
Associate Director:
T.C.R. HOLLOWAY BA (HONS)
Consultant:
A.C. STIRLING

RICS

Crows Nest Public House Hazelton Way Waterlooville

The Government has recently enacted E.U. Legislation which has extended the requirements under the Money Laundering Act and Proceeds of Crime Act, Estate Agents and ancillary services are required to ascertain the identity of their instructing client on the basis that there will be a business relationship where money changes hands. It is possible therefore that at some time, we will require confirmation as to your identity, which may mean production of your birth certificate, passport or similar document and proof of residency, such as a Council Tax demand, Utilities Bill or similar. If this is required to meet the Regulations, bearing in mind that it is a criminal offence not to obtain such confirmation, we will advise you at the appropriate time. Alternatively it may be possible to obtain the confirmation required from your Bankers or Solicitors in which case they will need your instructions to provide the same.

Attached, passport, council tax bill. ATM.

I would recommend that as part of a comprehensive marketing campaign, the property should have additional exposure to the market over and above our own block advertising and mailings. The following schedule is what I feel should be considered to achieve that exposure.

Adverts	Per edition	Costs per	TOTAL	YES	NO	
Post	2	65	£130.00	✓	X	Lets review in 1 month. ATM
News	2	75	£150.00	✓	X	
Other			£0.00			
Special board	Size	Cost with/out slip				
V board	4 X 3	60	£120.00	x		
Brochure & Artwork	Quantity	Cost				
	n/a	0	£0.00			
Targeted mailer	Number of items	Cost per item				
	250	0.5	free	Free		
HI & M interactive web site - www.hi-m.co.uk			free	Free		
EG Property Link web site - www.egpropertylink.com			£50.00	x		
EPC			POA	✓	X	Already provided. ATM
		Sub total	£450.00			
		Plus VAT @ 17.5 %	£78.75			
			£528.75			

For your convenience, we have pre-marked the schedule. If you do not agree to any item within our suggested marketing, please tick NO in the relevant box .

I look forward to hearing from you with confirmation of our instructions and to my suggested marketing budget, as above.

Kind regards

[redacted]

HOLLOWAY ILIFFE & MITCHELL
[redacted]@hi-m.co.uk

Dated ..11/2/10..

Enc – Terms of Engagement, Draft Particulars & Copy Letter

Appendix 2

Board Erected at Crows Nest Pub
23/02/2010



Appendix 3

Search Results

◂ Previous | Page: | Next ▸



WATERLOOVILLE **FOR SALE** **216 sq.m / 2,325 sq.ft**

Crows Nest Public House with bar area, kitchen & beer store / cellar. The property also benefits from a three bedroom self-contained flat upstairs & a separate garage / store outside. Alternatively, the entire site, including existing substantial car park may be available for sale on terms to be agreed.

FREEHOLD PRICE: £300,000

- **Status : Available**
- **Ref : HIM 111**

Click here to download PDF containing the details of this property

Register your Requirement

◂ Previous | Page: | Next ▸

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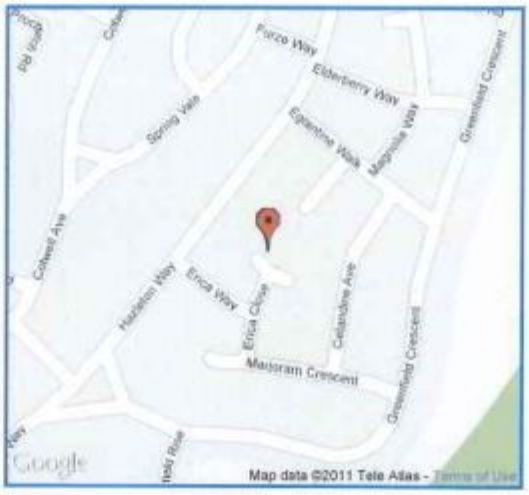
Created by Rocktime 2009

Appendix 4

The spirit of Colliers International









View slide show of images

Focus
Calling all property advisers
BARRATT HOMES

Marketed by 023 9237 7800 HOLLOWAY ILIFFE & MITCHELL www.hi-m.co.uk More details

Email this property
Advertiser Website Link

Property Type	Leisure, Leisure - General Leisure, Leisure - Pubs/Bars/Clubs, Leisure - Restaurants/Cafes
Tenure	For Sale Freehold
Size	2725 sq ft
Price	£300,000.00
Location	Crows Nest Public House 64 - 66 Hazleton Way Waterlooville Hampshire PO8 9BT
Details	Crows Nest Public House with bar area, kitchen & beer store / cellar. The property also benefits from a three bedroom self-contained flat upstairs & a separate garage / store outside. Alternatively, the entire site, including existing substantial car park may be available for sale on terms to be agreed. Suitable for other uses subject to planning.

Click here to contact advertiser

FIND THE HOME YOU CAN AFFORD RIGHT NOW

Similar Properties

Image Not Supplied
Sol Central, Marefai...
Price: POA
Location: Northampton


The Arc, St. Andrews...
Price: POA
Location: Bury St. Edmunds, Suffolk


23-25 Division Stree...
Price: GBP
Location: Sheffield, S1 4GE

Appendix 5

Holloway Iliffe & Mitchell

Chartered Surveyors
Commercial & Industrial
Property Consultants

• NEW INSTRUCTION • NEW INSTRUCTION • NEW INSTRUCTION •



FREEHOLD FOR SALE * PUB WITH 3 BED FLAT * WATERLOOVILLE

Premises comprise a public house with 2 bar areas, beer cellar/store, kitchen & toilets to both bar areas. A large 3 bed flat is situated on the 1st floor having separate self contained access from the rear. Outside the property benefits from a double garage / store with secure yard / garden and terrace. The forecourt area to the front provides ample car parking. The property is suitable for alternative uses (stp).

- **Price:** £300,000 plus VAT with the benefit of full vacant possession
- **NB.** The entire site including existing substantial car park may be available for sale on terms to be agreed. Details on request.
- **Viewing:** Strictly by prior appointment

Click here to download the PDF containing the full details of this property

Holloway Iliffe & Mitchell

Commercial
Property Guide

▸ **Download the PDF**



We are able to offer quality advice, covering most professional aspects of the commercial property market, including:

- Valuations
- Sales / Lettings & Property Acquisitions
- Rent Reviews & Lease Renewals
- Property Investments
- Development Sites
- Property Management
- Rates
- Building Surveys & Planning
- Arbitrations & Disputes

FOR FURTHER INFORMATION ON ALL OUR AVAILABLE PROPERTIES, PLEASE VISIT OUR WEB-SITE

RICS
Qualified RICS member

Holloway Iliffe & Mitchell
10 Acorn Business Park, Northarbour Road
Portsmouth, Hampshire, PO6 3TH

T: 023 9237 7800 F: 023 9237 7801 E: info@hi-m.co.uk W: www.hi-m.co.uk

To be removed from our mailing list, please reply with the word 'unsubscribe' in the subject line

Holloway Iliffe & Mitchell

Chartered Surveyors
Commercial & Industrial
Property Consultants

** EXPANSION OPPORTUNITY IN WATERLOOVILLE ** EXPANSION OPPORTUNITY IN WATERLOOVILLE **

THE CROWS NEST PUBLIC HOUSE

FREEHOLD FOR SALE

£300,000 + VAT (Freehold)



- modern public house with two bar areas, beer cellar / store
- kitchen together with male and female cloak-rooms to both bar areas.
- A large three bedroom self contained flat is situated on the first floor having separate access from the rear.
- Outside the property has the benefit of a double garage / store together with a secure yard / garden and terrace.
- The forecourt area provides ample car parking facilities.
- **Suitable Alternative Uses (STP)**

Click here to download the PDF containing the full details of this property

FOR FURTHER INFORMATION ON ALL OUR AVAILABLE PROPERTIES, PLEASE VISIT OUR WEB-SITE

RICS

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Appendix 6

PROPERTY PARTICULARS

HOLLOWAY ILIFFE & MITCHELL
023 9237 7800
10 Acorn Business Park Northarbour Road Portsmouth PO6 3TH
www.hi-m.co.uk

FREEHOLD FOR SALE

SUBSTANTIAL PROPERTY WITH THREE BEDROOM SELF CONTAINED FLAT

SUITABLE ALTERNATIVE USES (STP)





CROWS NEST PUBLIC HOUSE
HAZELTON WAY
WATERLOOVILLE
HAMPSHIRE PO8 9BT

RICS

Crows Nest Public House Waterlooville Hampshire

LOCATION

This purpose built Public House premises are situated in Hazelton Way a densely populated residential area of Cowplain to the north of Waterlooville. Access via Hazelton Way is available to junction 2 of the A3M providing direct access to Petersfield 8 miles to the north and Havant4 miles to the south together with the M27 and the M275 leading directly into central Portsmouth.

DESCRIPTION

The premises comprise a purpose built modern public house with two bar areas, beer cellar / store, kitchen together with male and female cloakrooms to both bar areas.

A large three bedroom self contained flat is situated on the first floor having separate self contained access from the rear.

Outside the property has the benefit of a double garage / store together with a secure yard / garden and terrace. The forecourt area provides ample car parking facilities.

ACCOMMODATION - Public House Ground Floor Combined

Bar Areas	160.63 sq.m /	1,730 sq.ft
Kitchen	7.57 sq.m /	81 sq.ft
Beer Store / Cellar	47.84 sq.m /	515 sq.ft
Total	**216 sq.m /**	**2,325 sq.ft**
Outside - Double Garage / Store	37.11 sq.m /	400 sq.ft
Total Area	**253.15 sq.m /**	**2,725 sq.ft**

In addition 2 sets of male and female cloakrooms.

First Floor – Large Three Bedroom Self Contained Flat

RATES You are advised to make your own enquiries in this regard to Havant Borough Council on 9247 4174 or visit www.voa.gov.uk. Our enquiries indicate the public house has a 2005 rateable value of £11,500 rising to £13,000 on 1st April 2010. The flat falls within Band B for council tax purposes. This will need to be re-assessed should the site be sub-divided.

FREEHOLD PRICE £300,000 plus VAT with the benefit of full vacant possession.

ALTERNATIVELY The entire site including existing substantial car park may be available for sale on terms to be agreed. Details upon request.

VIEWING Strictly by appointment through sole agents;

023 9237 7800
HOLLOWAY ILIFFE & MITCHELL
www.hi-m.co.uk

As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.commercialleasecodew.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7334 3806) In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.

Misrepresentation Act 1977 – Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Appendix 7

FOR SALE CATHERINGTON

COMPLEX COMPRISING WORKSHOPS, TIMBER SHEDS, OFFICE & 3 BED DETACHED BUNGALOW



LAWN GARDEN / PARKING & STORAGE AREA

Offers in excess of £650,000 (Freehold)

FOR SALE HAVANT

FACTORY PREMISES WITH TWO STOREY OFFICES & SECURE SURFACED YARD

FACTORY 5,358 sq.ft / YARD 7,150 sq.ft



SITE AREA 0.55 ACRES

£575,000 Freehold

023 9237 7800

HOLLOWAY ILIFFE & MITCHELL

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INDUSTRIAL

PETERSFIELD – To Let 2,672 sq.ft Detached high-tech two storey unit comprising ground floor workshop & 1st floor office with kitchen & W.C. + 10 parking spaces. £22,750 pax

HAVANT – To Let 2,992 sq.ft New warehouse / factory with allocated parking, deep forecourt & loading area. £15,000 pax

HAVANT – To Let 1,294 sq.ft Modern ground floor self contained light industrial unit with office space & parking. £9,000 pax

OFFICE

LISS – To Let / For Sale 578 sq.ft 1st floor self contained office suite with 2 parking spaces. Price £115,000 or £8,000 pax

PETERSFIELD – To Let 358 sq.ft 2nd Floor open plan offices with air con & shared staff / W.C. facilities. £4,300 pax

HAVANT – To Let 904 sq.ft 1st floor self contained offices + parking £10,000 pax

HAYLING ISLAND – To Let 1,862 sq.ft 1st floor self contained office accommodation £16,500 pax

RETAIL / OTHER

LISS – To Let 1,231 sq.ft Double fronted lock up shop unit £10,750 pax

DRAYTON – To Let 919 sq.ft Lock up shop with rear offices, storage & parking. Prominent position £12,500 pax

WATERLOOVILLE – Freehold For Sale Public House + large 3 bed flat, double garage, secure yard/garden & terrace. Forecourt providing ample parking. Alternative uses (STP) Price £300,000 + VAT with vacant possession.

INDUSTRIAL • WAREHOUSE • OFFICES • RETAIL • INVESTMENTS

Appendix 8

TO LET / FOR SALE HAVANT

SEMI-DETACHED HIGH QUALITY INDUSTRIAL / OFFICE BUILDING

495 sq.m / 5,328 sq.ft



GOOD PARKING AREA
SHARED SERVICE YARD

£45,000 pax / £625,000

TO LET DRAYTON

2ND FLOOR SELF CONTAINED OFFICE SUITE PLUS BASEMENT STORAGE

635 sq.m / 7,029 sq.ft



TO BE REFURBISHED / OPEN PLAN / LIFT
4 PARKING SPACES IN REAR CAR PARK

Rent £27,000 pax

FOR SALE WATERLOOVILLE

PUBLIC HOUSE + DOUBLE GARAGE & STORE (2,2725 sq.ft) PLUS 3 BED SELF CONTAINED FLAT



SUITABLE FOR ALTERNATIVE USES (STP)

FREEHOLD £300,000 + VAT

TO LET / FOR SALE FAREHAM

1ST FLOOR SELF CONTAINED END OF TERRACE OFFICE SUITE
(BUILDING CURRENTLY UNDER CONSTRUCTION)

87.90 sq.m / 946 sq.ft



3 ALLOCATED PARKING SPACES
FLEXIBLE TERMS AVAILABLE

Rent £9,750 pax

TO LET FAREHAM

GROUND & FIRST FLOOR SELF CONTAINED OFFICE SUITES

Suite 18-189 sq.ft / Suite 20-387 sq.ft



AIR CON / SHARED ON-SITE PARKING
AVAILABLE COMBINED OR SEPERATELY

18 - £2,000 pax / 20 - £4,000 pax

TO LET HAVANT

GROUND FLOOR SELF CONTAINED LOCK UP SHOP PLUS OFFICE/ STORE

42.78 sq.m / 460 sq.ft



PEDESTRIAN ACCESS TO SEUCRE REAR YARD / PROMINENT LOCATION

Rent £7,000 pax

023 9237 7800

HOLLOWAY ILIFFE & MITCHELL

www.hi-m.co.uk

INDUSTRIAL

HAVANT – To Let 15,958 sq.ft Detached two storey industrial / office unit Substantial parking & loading area. £95,000 pax

SWANWICK – To Let 1,320 sq.ft Modern industrial unit with mezzanine floor. Situated within boatyard £9,350 pax

SOUTHAMPTON – To Let 3,742 sq.ft Workshop with mezzanine floor ideal for car body repair/spraying, parking area £7,500 pax

OFFICES

PORTSMOUTH – To Let 974 sq.ft Modern self contained 1st floor offices with own access in town centre £8,000 pax

PORTSMOUTH – To Let 800 sq.ft Self contained two storey business unit + parking, adjacent to Gunwharf Quays £9,150 pax

OLD PORTSMOUTH – To Let 116 sq.ft to 237 sq.ft Self contained office suites on an 'all inclusive basis' rents on application.

RETAIL

NORTH END – To Let 830 sq.ft Retail premises with staff room & store rooms, rear access / parking & yard £10,000 pax

COSHAM – To Let 776 sq.ft High Street lock up shop with store & rear loading facilities. £11,000 pax

FAREHAM – To Let 1,022 sq.ft Lock up shop with 1st floor offices in town centre £18,500 pax

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Appendix 9

HOLLOWAY
ILIFFE &
MITCHELL

FOR SALE - FREEHOLD

WATERLOOVILLE

Public House 2,325 sq.ft with 3 Bedroom Self Contained Flat



**SUITBALE FOR ALTERNATIVE USES(STP) **

023 9237 7800 * www.hi-m.co.uk

Appendix 10

Schedule of Downloads & Enquiries

HOLLOWAY ILIFFE & MITCHELL

Client : Acres Developments
Property : The Crows Nest Public House Hazelton Way Waterlooville

WEB-SITE DOWNLOADS

Date	Name	E-mail
27/07/10	Richard Waterhouse	E-mail address supplied
31/07/10	Rezaul Laskar	E-mail address supplied
31/07/10	Graham Horsley	E-mail address supplied
05/08/10	Sam Wells	E-mail address supplied
09/08/10	Chun-Wah Li	E-mail address supplied
16/08/10	Mei Yu Lin	E-mail address supplied
21/08/10	Tyla Parman	E-mail address supplied
11/09/10	Jan Stevenson	E-mail address supplied
13/10/10	Peter Crump	E-mail address supplied
21/10/10	Neil Sodha	E-mail address supplied
02/11/10	Moshahid Khan	E-mail address supplied
01/11/10	Luthfur Rahman	E-mail address supplied
10/12/10	Hannah Thornton	E-mail address supplied
10/01/11	Pete	E-mail address supplied
26/01/11	Neil Challen	E-mail address supplied
28/01/11	Richard Harding	E-mail address supplied
28/01/11	Emily Harrison	E-mail address supplied
29/01/11	Darren Gould	E-mail address supplied
30/01/11	Lisa Tilley	E-mail address supplied
01/02/11	Mike Foote	E-mail address supplied
03/02/11	Sarah Boxall	E-mail address supplied
04/02/11	Adam Parris	E-mail address supplied
04/02/11	Chris Purnell	E-mail address supplied
08/02/11	Elise Brewerton	E-mail address supplied
10/02/11	Simon Bailey	E-mail address supplied
13/02/11	Gavin Mullard	E-mail address supplied
13/02/11	Mark Phelps	E-mail address supplied
24/02/11	Darren Poole-Lacey	E-mail address supplied

HOLLOWAY ILIFFE & MITCHELL

PARTICULARS REQUESTED BY E-MAIL & TELEPHONE ENQUIRIES

Date	Name	E-mail	Tel No.
18/02/10	David Oakley	E-mail address supplied	Supplied
22/02/10	Dave Roberts	E-mail address supplied	
23/02/10	Graham Horsley	E-mail address supplied	
23/02/10	David Gray	E-mail address supplied	
30/03/10	Amy Whittaker	E-mail address supplied	Supplied
23/09/10	Peter Hale	E-mail address supplied	
09/10/10	Ali		Supplied
16/11/10	Chris Aslin	E-mail address supplied	
14/12/10	Duncan Bartlett		Supplied
17/01/11	Philip Bury	E-mail address supplied	
18/01/11	Mr D Treagus	E-mail address supplied	Supplied
27/01/11	Alan Baker	E-mail address supplied	
28/01/11	Ian Power	E-mail address supplied	
28/01/11	Darren Gould	E-mail address supplied	
04/02/11	Malcolm Lovett	E-mail address supplied	
04/02/11	Jay Laundon	E-mail address supplied	Supplied
22/02/11	Mark McEntee	E-mail address supplied	

HOLLOWAY ILIFFE & MITCHELL

VIEWINGS

Date	Name	E-mail	Tel No	Viewings
18/02/10	W Oakley	Supplied	Available	Drive by
22/02/10	Dave Roberts	Supplied	Available	Dive By
23/02/10	Graham Horsley	Supplied	Available	Drive by
23/02/10	David Gray	Supplied	Available	Numerous viewings on behalf of Portsmouth Cornerstone Ltd. Terms agreed, negotiations proved abortive due to planning problems
30/03/10	Amy Whittaker	Supplied	Available	Residential developer, inspections carried out, plans for redevelopment prepared. Offer was made for the freehold interest subject to planning. Negotiations failed to proceed.
09/10/10	Ali		Available	Viewing carried out for Indian Restaurant, concern over cost of refurbishment.
28/01/11	Ian Power	Supplied	Available	Viewings carried out, interested in obtaining change of use to office use on ground floor, enquiries proceeding.
28/01/11	Darren Gould	Supplied	Available	Viewings carried out, interested in obtaining change of use to office use on ground floor, enquiries proceeding.
18/01/11	Mr D Treagus	Supplied	Available	Viewings carried out, interested in change of use for Children's Nursery, concerns over costs of refurbishment
04/02/11	Malcolm Lovett	Supplied		Interested in the building for residential development – making enquiries.
04/02/11	Jay Laundon	Supplied	Available	Drive by carried out, considering residential redevelopment

Appendix 11

Recd 12/7/10

Havant BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

M R Harvey
Hampshire Surveyors Co Uk
17 Wellsworth Lane
Rowlands Castle
Hants
PO9 6BX

Our Ref: GEN/10/00262
Direct Line: (023) 9244 6516
Ask For: Mrs A Wright
Email: planning.development@havant.gov.uk

08 July 2010

Dear Mr Harvey

Site Location: 64-66 Hazleton Way, Waterlooville, PO8 9BT
Re: Change of use to form Masonic Centre and use of part for the community.

I am writing in response to your request received on the 2nd June for informal pre-application advice regarding the above.

From the summary in your letter the proposal appears to constitute a change of use of the premises from Class A4 (Drinking Establishments) to a mixed use comprising a part *sui generis* use (the Masonic centre) and part Class D1 (Non-residential Institutions, which includes public halls). I note that extensions and alterations to the building are also proposed.

In terms of planning policy an important consideration is that the site lies outside the defined Town and Local Centres, as defined in the Havant Borough District-Wide Local Plan 2005 (HBDWLP). National planning policy PPS4: Planning for Sustainable Economic Growth (September 2009), seeks to locate new facilities within these centres and sets out a requirement that proposed development of this type in other locations must be supported by evidence to show that a sequential search reveals that there are no suitable sites within or closer to those centres. Any proposal must fully accord with these requirement and the policies of PPS 4. I would also draw your attention to saved policy CS1 of the Havant Borough District Wide Local Plan '996-2011 which forms part of the Havant Borough Local Development Framework which refers to community buildings. This policy states that the loss of community buildings will only be permitted in areas where there is adequate provision in other accessible buildings.

The proposed side and rear single storey and first floor front extensions have been designed to replicate the existing appearance of the building. In my opinion, although the flat roof of the single storey extension appears to have been designed to minimise its visual impact on the neighbouring properties, I am concerned that it leaves no/negligible undeveloped space to provide a buffer to neighbouring properties. The development is likely to appear cramped and unneighbourly.

There is also a risk that this relationship and the general intensity of activity represented by such substantial extension may cause noise and nuisance to neighbours adjoining and close to the site. I note that doors and other openings could be minimised to reduce the risk, but I question whether sound or vibration might still escape and have impact on neighbours. Presumably the premises would also require air moving equipment, which might also be a source of noise generation and noise escape.

The side extension would be highly visible from Hazleton Way and Eglantine Walk. In my opinion the design approach is unlikely to be acceptable; the long side elevation would appear disproportionately long by comparison with the existing building and would leave I no undeveloped space visible, when seen form the north east side. This would be harmful to the streetscene and character of the area.

The flat-roofed dormer in the first floor extension does not appear to be well related to the design and proportions of the existing dormer. Saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the HBDWLP, refers to the need for high quality design. The policy provides that a modern style may be acceptable, as I mentioned at our meeting, but it must harmonise with the existing building and its surroundings (this point applies equally to the other extensions).

The plan shows 44 car parking spaces within the site. The Hampshire County Council parking standard for a development of this size is 62 car parking spaces and therefore it is unlikely that the development would be acceptable, although account would be taken of measures in any Transport Assessment and Travel Plan to justify the reduction in parking provision on the site.

Even the 44 spaces would dominate the site with hard surfacing which together with the size of the proposed extensions would have an adverse visual impact. Even with additional landscaping, for which there would be limited space, it is hard to envisage that this would be sufficient to break-up the expanse of hard surfacing. These concerns lend further weight to the opinion that the proposal is over-intensive.

Please note that the tree in the north-east corner of the site is subject to Tree Preservation Order. The proposed layout plan indicates additional hard-standing underneath the canopy of the tree. As such a Arboricultural Impact Assessment would be required in the event of any planning application, to show how the car park would be surfaced without damaging the root system of the tree.

You may be aware that Hampshire County Council adopted a Transport Contributions Policy in September 2007. The policy is based upon an identical formula applicable across the whole County based upon the transport impact of each new development. The measurement of transport impact will be quantified by the net increase in the number of multi-modal trips that a development is expected to generate. Financial contributions will be spent on improvements to transport and the highway developed through Town Access Plans and Area Transport Strategies produced under the auspices of the Local Transport Plan. Priorities for spending will be determined through the Hampshire Action Team for each district, and money collected from development in Havant will only be spent in the Borough and not elsewhere in the County.

In October 2008 the Council agreed to negotiate contributions on behalf of Hampshire County Council under saved policies T10 and IMP1 of the Havant Borough District-Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework. This policy came into effect on 1st April 2009. I would advise you to contact Peter Marshall on 02392 446457 to discuss this matter further. Further guidance and information is contained within the Hampshire County Council's Transport Contributions Policy which can be found at www.havant.gov.uk/havant-9204#appforms.

Summary:
I am sorry that I cannot sound more positive in this advice. Whilst I do not rule out the principle of the use you propose, subject to meeting the policy considerations at the beginning of this letter, I suspect that a scheme would have to be substantiality scaled-down in order to be acceptable. I would be happy to comment further on a revised informal submission if it will assist in delivering a high quality scheme on this site.

Finally, please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

Yours faithfully

[redacted]

Mr Chris Lyons
Development Services Manager
Our Ref: GEN/10/00262

Appendix 12

PROPERTY PARTICULARS

HOLLOWAY ILIFFE & MITCHELL
023 9237 7800
10 Acorn Business Park Northarbour Road Portsmouth PO6 3TH
www.hi-m.co.uk

FREEHOLD FOR SALE

SUBSTANTIAL PROPERTY WITH THREE BEDROOM SELF CONTAINED FLAT

SUITABLE ALTERNATIVE USES (STP)





CROWS NEST PUBLIC HOUSE
HAZELTON WAY
WATERLOOVILLE
HAMPSHIRE PO8 9BT

RICS

To receive regular updates by email or to change your property requirements, please e-mail info@hi-m.co.uk
E-brochure: http://www.web-markets.net/library/online/him/2010/001/#/0

Crows Nest Public House Waterlooville Hampshire

LOCATION

This purpose built Public House premises are situated in Hazelton Way a densely populated residential area of Cowplain to the north of Waterlooville. Access via Hazelton Way is available to junction 2 of the A3M providing direct access to Petersfield 8 miles to the north and Havant4 miles to the south together with the M27 and the M275 leading directly into central Portsmouth.

DESCRIPTION

The premises comprise a purpose built modern public house with two bar areas, beer cellar / store, kitchen together with male and female cloakrooms to both bar areas.

A large three bedroom self contained flat is situated on the first floor having separate self contained access from the rear.

Outside the property has the benefit of a double garage / store together with a secure yard / garden and terrace. The forecourt area provides ample car parking facilities.

ACCOMMODATION - Public House Ground Floor Combined

Bar Areas	160.63 sq.m / 1,730 sq.ft
Kitchen	7.57 sq.m / 81 sq.ft
Beer Store / Cellar	47.84 sq.m / 515 sq.ft
Total	**216 sq.m / 2,325 sq.ft**
Outside - Double Garage / Store	37.11 sq.m / 400 sq.ft
Total Area	**253.15 sq.m / 2,725 sq.ft**

In addition 2 sets of male and female cloakrooms.

First Floor – Large Three Bedroom Self Contained Flat

RATES You are advised to make your own enquiries in this regard to Havant Borough Council on 9247 4174 or visit www.voa.gov.uk. Our enquiries indicate the public house has a 2005 rateable value of £11,500 rising to £13,000 on 1st April 2010. The flat falls within Band B for council tax purposes. This will need to be re-assessed should the site be sub-divided.

FREEHOLD PRICE £300,000 plus VAT with the benefit of full vacant possession.

VIEWING Strictly by appointment through sole agents;

023 9237 7800
HOLLOWAY ILIFFE & MITCHELL
www.hi-m.co.uk

Contact : Derek Holloway
E-mail: derek@hi-m.co.uk

As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecodeuk.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may effect the level of rent proposed.

Misrepresentation Act 1977 – Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Appendix 13

Board Erected on Crows Nest Pub
27/01/2011

