

**WINCHESTER, HAMPSHIRE.**  
**RESIDENTIAL OPPORTUNITY**  
**WITH PLANNING CONSENT. 1,975 Sq Ft**  
**DESIGN/UNIT NUMBER OPTIONAL**  
**LONGLEASE FOR SALE £450,000 + VAT**



**ADDRESS: 18 STAPLE GARDENS, WINCHESTER, HANTS. SO23 8SR**

**LOCATION:** The property is situated in Staple Gardens, fronting Belgarum Place in the heart of this historic Cathedral city close to the High Street. Excellent road and rail communications are provided by the M3 motorway (junctions 9, 10, & 11) linked with the A34 and A31 and the mainline railway station, London 61 mins and Southampton 16 mins.

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Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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- DESCRIPTION:** An opportunity to remodel to your own design/style, a former Office suite at the front of Belgarum Place, an established residential quality development with gated security access to car park. Indicative floor plans attached showing layouts for either a two or three bedroom luxury apartment. The property comprises ground, lower ground and mezzanine floors with full height double glazed windows onto Staple Gardens and a rear door access to the secure car park.
- ACCOMMODATION:** Based on the RICS Code of Measuring Practice we calculate the Gross internal floor areas are as follows:
- |                               |                            |                    |
|-------------------------------|----------------------------|--------------------|
| Ground floor                  | 72.46 m <sup>2</sup>       | 780 sq ft          |
| Lower Ground floor            | 55.28 m <sup>2</sup>       | 595 sq ft          |
| Mezzanine                     | 55.76 m <sup>2</sup>       | 600 sq ft          |
| <b>Total Net Useable Area</b> | <b>183.5 m<sup>2</sup></b> | <b>1 975 sq ft</b> |
- PLANNING/USER:** The property has been used as offices since 2006. On 11th January 2022 Winchester City Council granted Consent under the Town and Country Planning Act 1990 and the General Permitted Development Order 2015 for a change of use from Class E(g)(i) Offices to Class C3 Dwelling houses. A copy of the Consent is available on request. A possible layout for either a two or three bedroom luxury apartment is attached. Alternative design/unit numbers by buyers preference.
- AMENITIES:**
- Gas, electricity, water, foul and surface water drainage.
  - Two car parking spaces accessed through security gates.
  - Double glazing
  - Air-conditioning units
  - Excellent ceiling height in ground floor.
  - Five minutes' walk to mainline station and High Street.
  - The property is within band C with an EPC rating of 71.
- (NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)*
- TERMS:** We are instructed to sell a 125 year Long Lease at a Peppercorn rent from 6<sup>th</sup> June 2006 which has 106 years remaining. There are no rent reviews.
- PURCHASE PRICE:** We are instructed to seek offers in the region of £450.000 + VAT for our Client's Long Leasehold interest, subject to contract.
- SERVICE CHARGE:** A service charge is levied to cover the cost of maintenance and cleaning of common parts, provision of services and building insurance. Further details on application.
- VAT (reclaimable):** As the Property is registered for VAT this cost is recoverable on all building refurbishment expenditure including consultants.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWING:** Strictly by appointment with the Sole Agents:-

**Matthew Pellereau Limited Tel: 01276-601791**

**Email: [matthew@matthewpellereau.co.uk](mailto:matthew@matthewpellereau.co.uk) [www.matthewpellereau.co.uk](http://www.matthewpellereau.co.uk)**

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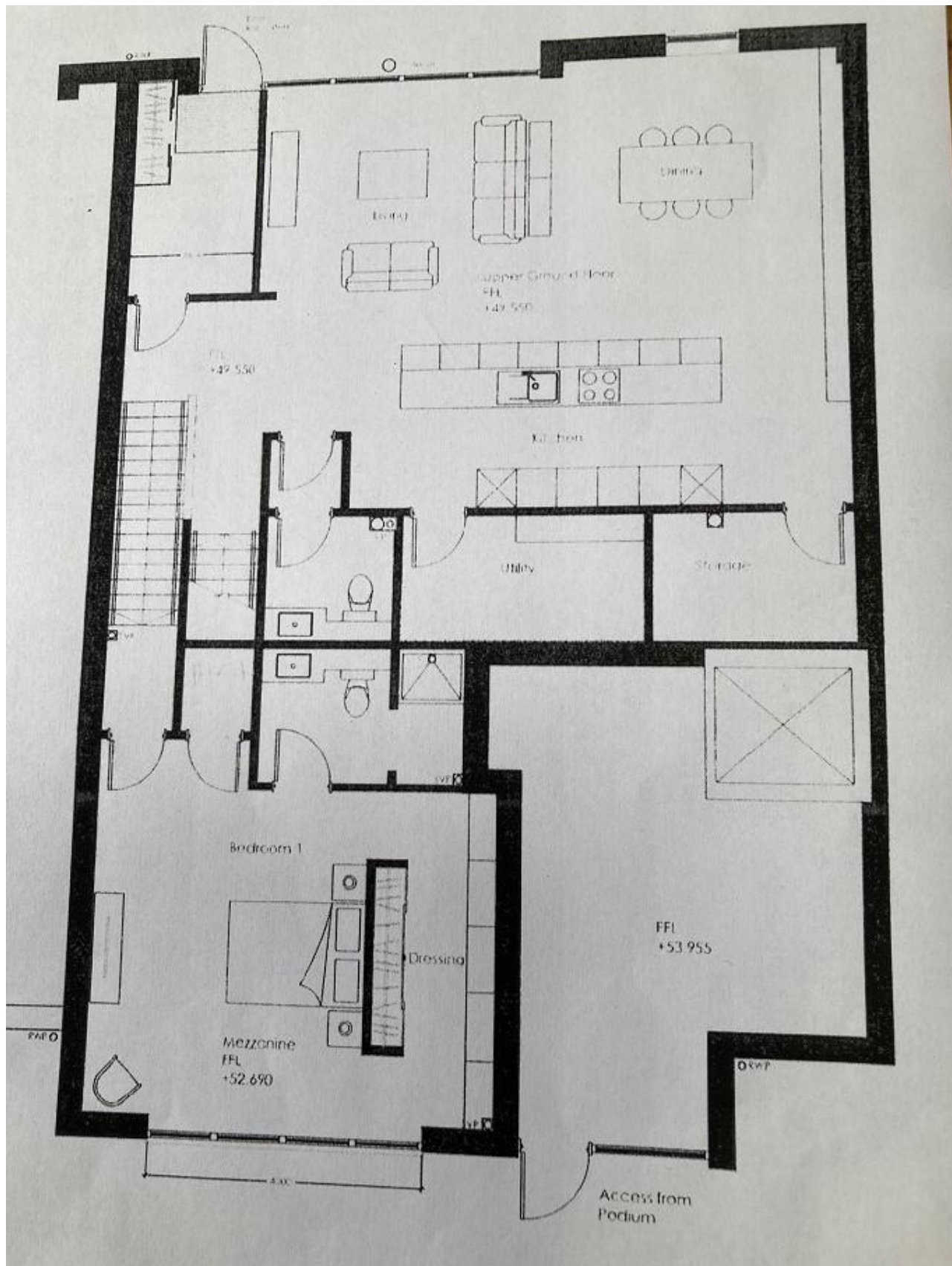




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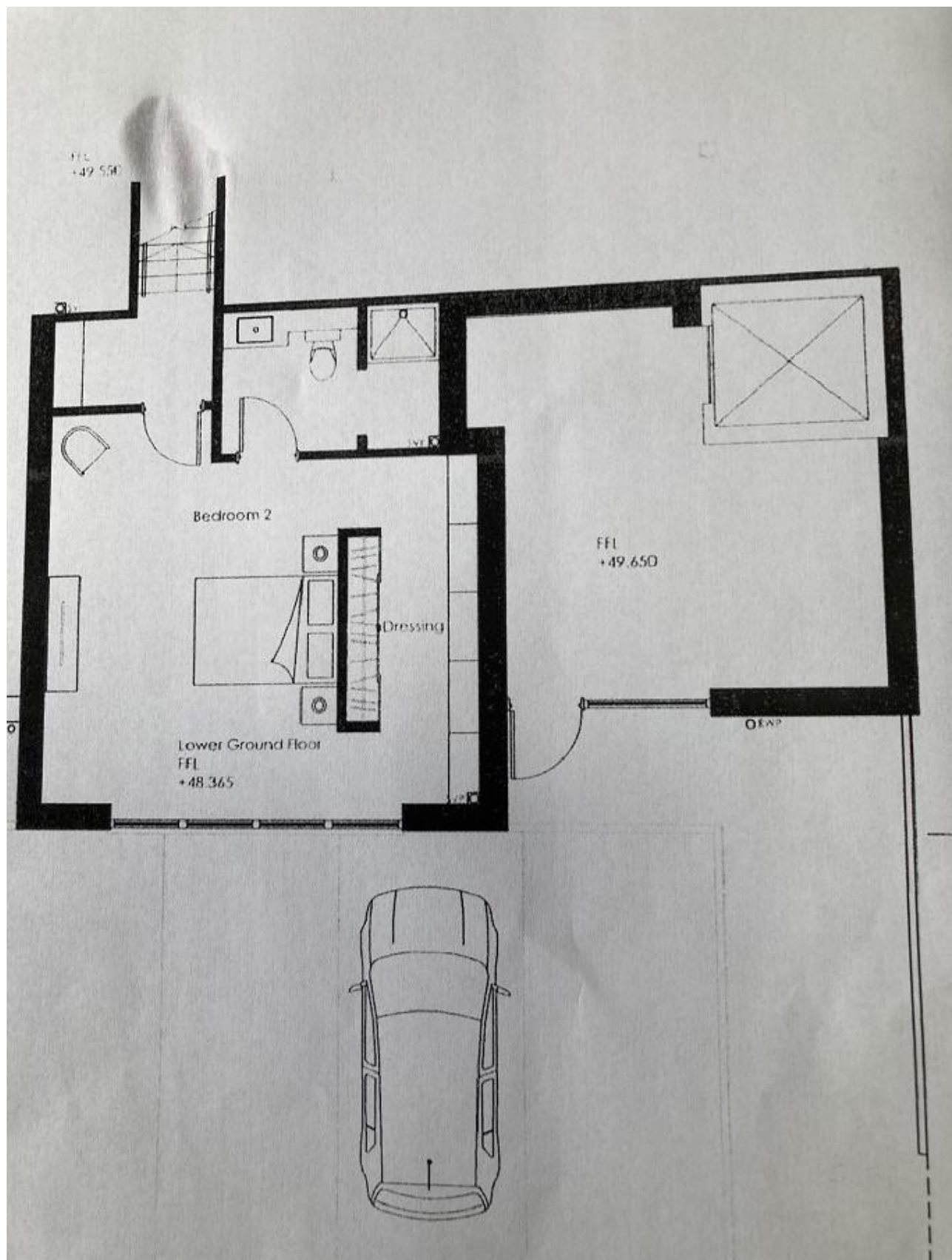


## Ground and Mezzanine floors for 2 bedrooms Apartment

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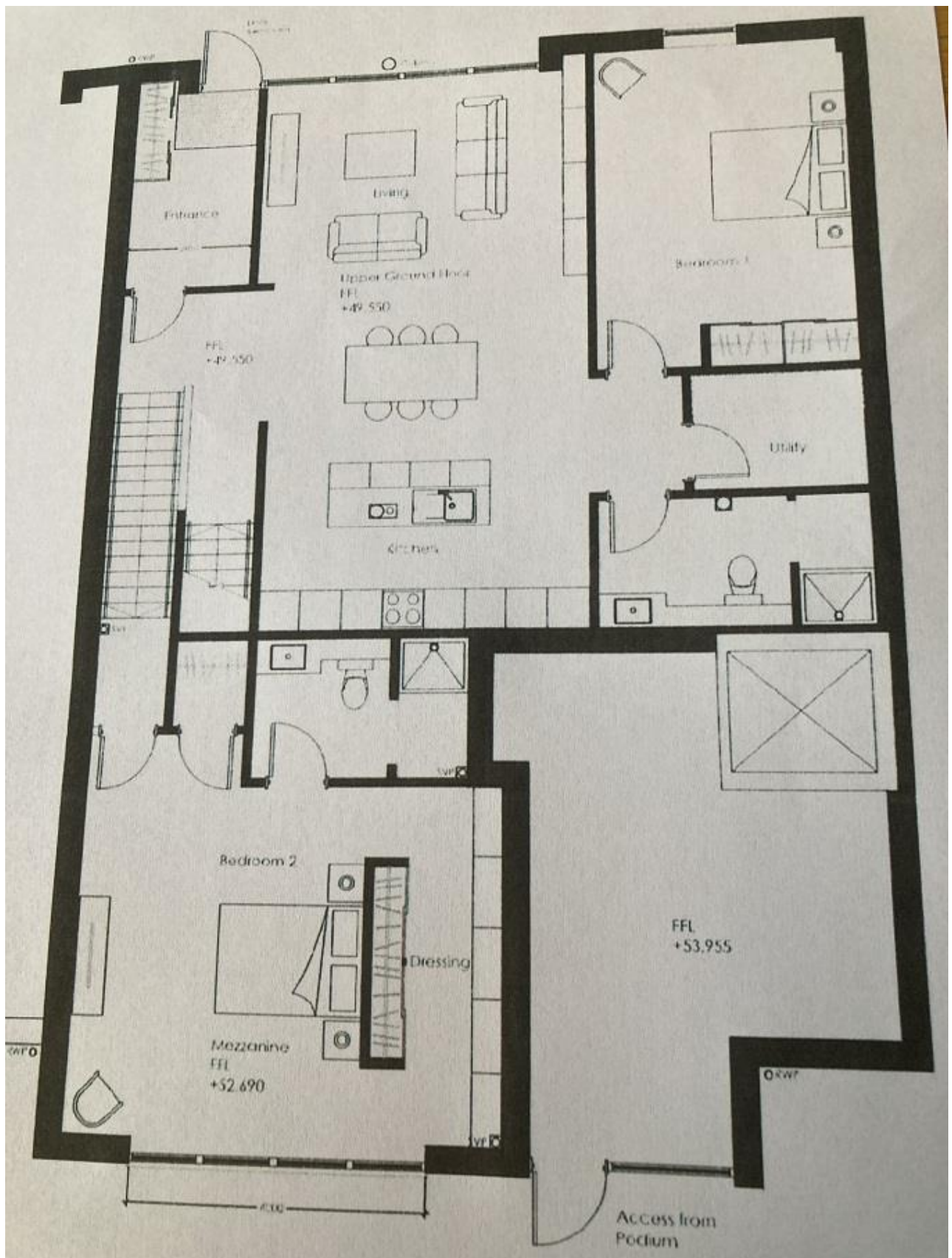
**Lower Ground floor for both 2 and 3 bedroom Apartments.**

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### Ground and Mezzanine floors for 3 bedrooms Apartment

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# Energy Performance Certificate

## Non-Domestic Building



18, Staple Gardens  
WINCHESTER  
SO23 8SR

**Certificate Reference Number:**  
9381-3030-0026-0990-9675

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

**A+**

.....Not zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**71**

This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 198  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 45

### Benchmarks

Buildings similar to this one could have ratings as follows:

**32** If newly built

**84** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.