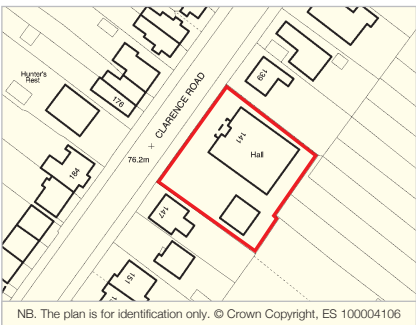


Fleet
Former British Red
Cross Centre,
141-145
Clarence Road,
Hampshire
GU51 3RR

- **Freehold Former British Red Cross Centre**
- **Comprising a Single Storey Building and Detached Garage**
- **Site extending to Approximately 0.09 Hectares (0.223 Acres)**
- **Planning Application submitted to provide 4 x Three Bedroom Semi-Detached Houses. Decision Pending**

Vacant Possession



Seller's Solicitor
Mundays (Ref: James Lawrence).
Tel: 0207 123 5890.
Email: james.lawrence@mundays.co.uk

VACANT –
Freehold Buildings and Site



Tenure
Freehold.

Location
The property is situated on the east side of Clarence Road, to the south of its junction with Upper Street. Clarence Road is predominantly occupied by residential houses and flats. Local shops and facilities are readily available in Fleet town centre, with the more extensive facilities of Farnborough lying to the east and Basingstoke to the west. Road access is provided by the nearby M3 Motorway to the north and Fleet Rail Station is to the north-east.

Description
The property comprises a broadly level and roughly rectangular shaped site extending to approximately 0.09 hectares (0.223 acres). The site is occupied by a detached single storey former British Red Cross building and a detached double garage.

Accommodation
Site Area Approximately 0.09 Hectares (0.223 Acres)

Planning
Local Planning Authority: Hart District Council.
Tel: 01252 622122.
The sellers have submitted an application for demolition of existing buildings and the erection of 4 x three bedroom semi-detached houses (Decision pending). If granted and implemented, the scheme will provide the following.

Unit	Type	Accommodation	(GIA) sq m (sq ft)
1	Semi-Detached House	Three Bedroom Accommodation	95.0 sq m (1,022 sq ft)
2	Semi-Detached House	Three Bedroom Accommodation	93.5 sq m (1,006 sq ft)
3	Semi-Detached House	Three Bedroom Accommodation	93.5 sq m (1,006 sq ft)
4	Semi-Detached House	Three Bedroom Accommodation	95.0 sq m (1,022 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.