

YARD / RESIDENTIAL FOR SALE

PRICE REDUCTION

TRAYNOR RYAN

25 YEARS
ESTABLISHED
1999



3 BEDROOM DETACHED BUNGALOW



8,150 Sq Ft (757.51 Sq M) Commercial Yard with Bungalow

BORDON / HAMPSHIRE
120 Chalet Hill GU35 0DE

- Rare External Yard / Storage Opportunity
- Ideal Opportunity for a “Live-Work” Occupier
- 0.31 Acres Total Site
- Redevelopment Potential
- Partial Investment Potential for Occupier
- Bungalow Design
- Modern Internal Fittings



RICS

CHARTERED SURVEYORS & PROPERTY CONSULTANTS
VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

01252 794144

info@traynorryan.co.uk

LOCATION

A3 Trunk Road: 3.3 miles

Bordon Town Centre: 0.3 miles

DESCRIPTION

Mixed-use bungalow / commercial yard in the centre of Bordon convenient for local amenities. There is a garden. The property would ideally suit an owner occupier with a live-work business requirement. For example the site has historically been used as a caravan sales forecourt and currently used as caravan storage with planning permission.

Alternative uses/developments may include:

- General vehicle storage,
- Multi-car garage development potential,
- Repurpose as a domestic garden,
- Live-work builder's yard,
- Residential development scheme,
- Letting potential for yard use (investment).

(subject to planning permission)

FLOOR AREAS

The property has been measured in accordance with RICS Guidance Note – Code of Measuring Practice – 6th Edition and has total GEA area of 117 sq m.

Ground Floor:	Porch:	0.90m x 4.37m
	Kitchen:	6.67m x 5.54m
	Reception Room:	3.42m x 4.01m
	Bathroom:	2.40m x 2.67m
	Bedroom 1:	3.27m x 3.40m
	Bedroom 2:	3.40m x 2.74m
	Bedroom 3:	3.40m x 3.32m

Yard: 8,154 sq ft (0.187 acres).

Total site: 0.31 acres.

PRICE

Freehold. Offers in excess of £597,500 excl.



COSTS

Each party to bear their own legal costs.

BUSINESS RATES & COUNCIL TAX

No business rates are payable by small businesses.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

WARREN TRAYNOR

01252 794144

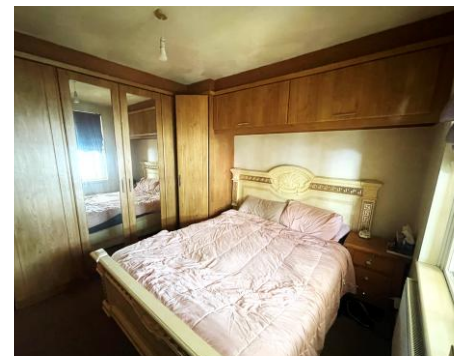
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OSCAR TRAYNOR

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Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** D67. **AML:** Prior to exchange of contracts, buyers are required to provide proof of identification and source of funds to satisfy anti-money laundering regulations. **Published: 08/2026**



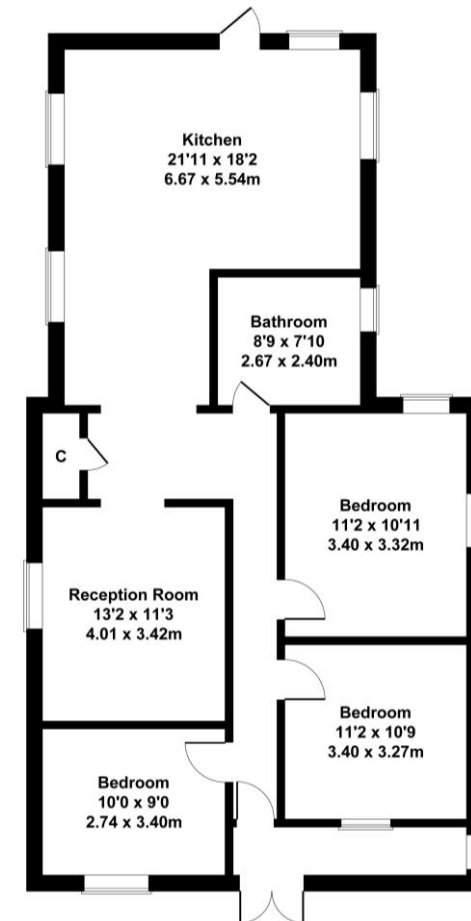
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1 of 2

EAST HAMPSHIRE

Partners
www.easthants.gov.uk

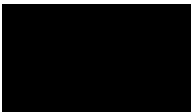
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 INVESTOR IN PEOPLE

 **Beacon Authority**
 2006-2008 Affordable Housing
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CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 191
(AS AMENDED BY SECTION 10)
PLANNING AND COMPENSATION ACT 1991



NOTICE OF CERTIFICATE OF LAWFULNESS - PERMITTED

Ref No: 50816/001/CLUX

In pursuance of their powers under the above-mentioned Act the Council, as the Local Planning Authority, hereby certify that: **CERTIFICATE OF LAWFULNESS FOR STORAGE, SALE AND MAINTENANCE OF CARAVANS** at **Ponderosa, 120 Chalet Hill, Bordon, GU35 0DE** comprising the land hatched and edged red on the block plan number 1 was **LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 in accordance with your application which was registered on 27 January, 2009.


 Daryl Phillips
 Head of Planning Services
Date: 24 March 2009



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For: Surrey and Hants Caravans
c/o Southern Planning Practice
Youngs Yard
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Twyford
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SO21 1NN

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

NOTICE OF PERMISSION: 50816/007

Proposal: Use of land in association with existing extension of the sales and display area into land to the rear of 116 Chalet Hill
Site Address: Ponderosa, 120 Chalet Hill, Bordon, GU35 0DE (Whitehill & Bordon Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, which was registered on 16 May, 2014, subject also to the following conditions:-

- 1 The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990
- 2 **No development shall start on site until** a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the



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c/o Johnson Designs - Architectural & Planning Services
31 Yarnhams Close
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GU34 5DH

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

NOTICE OF PERMISSION: 50816/002

Proposal: SINGLE STOREY EXTENSION TO REAR FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY
Site Address: Ponderosa, 120 Chalet Hill, Bordon, GU35 0DE (Whitehill/Bordon Parish)

The Planning Authority GRANTS Planning Permission in accordance with your application, plans and details submitted therewith, which was registered on 31 May, 2011, subject also to the following conditions:-

- 1 The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990
- 2 The external materials to be used shall match, as closely as possible, in type, colour and texture those of the existing building

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