

Former Donkey P/H

Charleshill, Tilford, Nr Farnham, Surrey GU10 2AU



Key Highlights

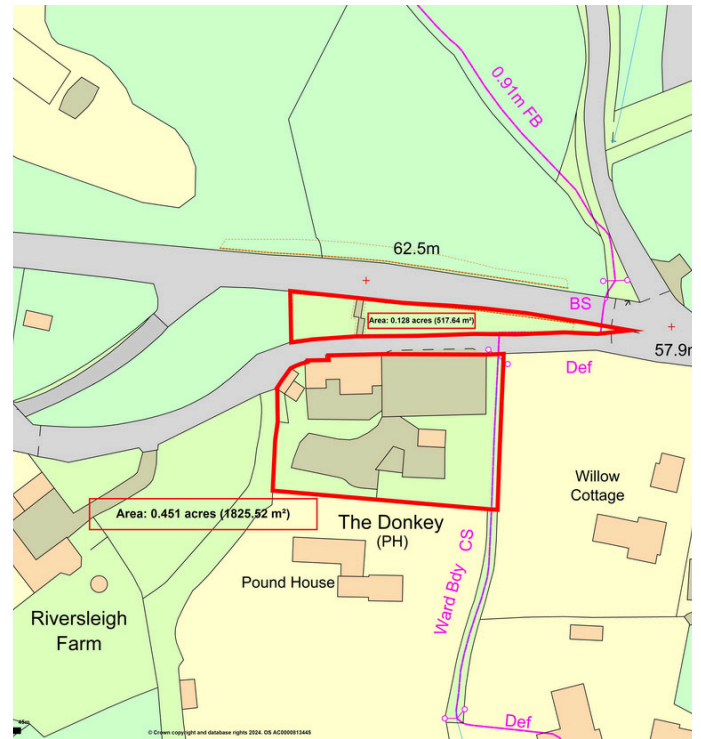
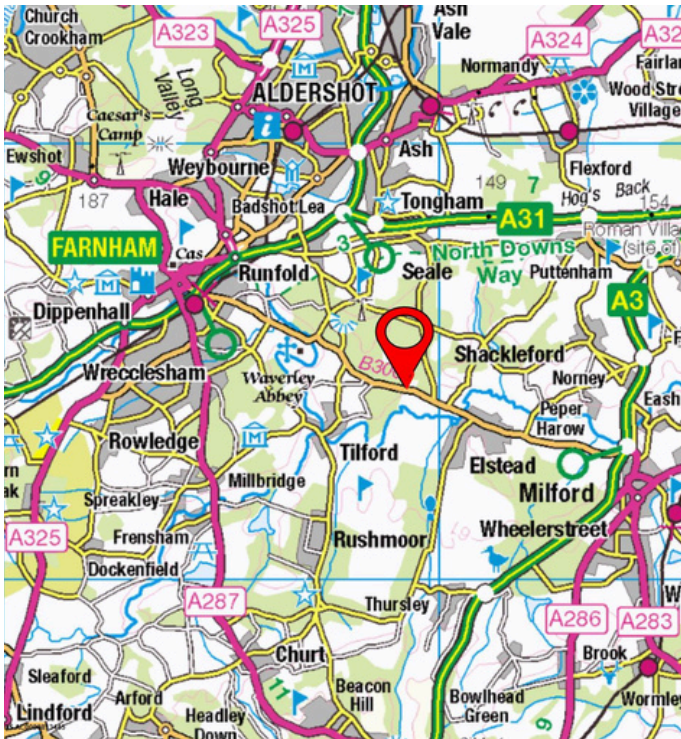
- Public house located in affluent residential area set in 0.585 acre plot current GIA 1,970 sqft
- Change of use of public house (sul generis) to one dwelling (use class c3) 4 x bedrooms GIA 2,024 sqft
- External areas include large garden and 20 space car-park
- Unique features include paddock
- Freehold guide price £575,000 plus VAT

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Site boundary for indicative purposes only

Location

The Donkey public house is situated in Charles Hill which is a hamlet in Tilford located 3 miles south-east of Farnham and 1.6 miles north-east and west of Tilford and Elstead respectively. The property is situated within the Surrey Hills Area of Outstanding Natural Beauty. Nearby Farnham and Guildford offer a comprehensive range of leisure, retail and commercial facilities and are served by mainline stations to London Waterloo.

The Donkey occupies a location on the B3001 which connects Elstead and Farnham with the plot nestled below the road and adjacent to a small number of residential dwellings with forest land surrounding. The area is administered by Waverley Borough Council.

Description

The Donkey is a former cottage converted to a public house c.1850 and is detached two storey property of brick construction with part painted, rendered and exposed brick elevations under a pitched slate roof. Located to either side are single storey flat roof elevations and a conservatory to the rear. The property extends to an approximate Gross Internal Area of 170 M² (1,803 FT²) and sits within a plot of approximately 0.585 acre. We understand the property benefits from a right of way for access.

Internal Accommodation

The Donkey benefits from ground floor commercial space comprising two rooms with a central porch providing access.

The right section includes a small bar/servery (8 seats and 2 bar stools) with a back of house route to the left dining room (18) and on to the conservatory (24). Ancillary space to the rear includes a trade kitchen and customer WCs.

The first floor living accommodation comprises two bedrooms, office, bathroom and WC.

External Areas

Customer areas are located to the rear patio and garden and provide 82 seats around benches. An outbuilding provides beer cellar and storage. Uniquely, a large section of the garden is allocated to the care of a donkey which benefits from a stable and yard. Located to the east is a tarmac car park providing 20 spaces.

Floor Areas

The property has the following approximate Gross Internal Floor Areas:

| FLOOR | SQ FT | SQ M |
|--------------|--------------|------------|
| Ground Floor | 1,496 | 139 |
| First Floor | 474 | 44 |
| Total | 1,970 | 183 |

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Tenure & Price

The property is for sale freehold with vacant possession upon completion. Freehold offers of £575,000 are sought. The property is elected for VAT (please seek independent advice if required).

SY88994 (Freehold) 0.134 acres / SY382335 (Freehold) 0.451 acres.

Services

We understand all mains services are connected.

Planning & Conservation

The property is not listed but is located in the Surrey Hills Area of Outstanding Natural Beauty with Great Landscape Value and is in the Green Belt. We understand the established planning use is Sui Generis (public house) under the Town and Country Planning (Use Classes) Order 1987 (as amended).

Energy Performance Rating

D-84.

Business Rates

The property is listed on the 2024 VOA list with a Rateable Value of £18,700. This is not the rates payable (the small business multiplier is 49.9p/£).



Planning Permission

The property has recently been granted planning permission for change of use to residential as per below: WA/2025/00932

Change Of Use Of Public House (Sui Generis) To One Dwelling (Use Class C3); Erection Of Ground And First Floor Extensions With Alterations To Roof And Elevations Erection Of Bin And Cycle Stores And 1.8M Boundary Fences And Wall With Associated Landscaping; Demolition Of Existing Conservatory And Outbuilding.

Fixtures and Fittings

Fixtures and fittings which are in the absolute ownership of the vendor and in situ on completion are included within the sale. Any branded or leased items and any items owned by third parties will be excluded.

Anti Money Laundering Regulations

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Contact

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Viewing

All viewings must be arranged strictly by appointment with the sole agents Savills.

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