

# TREVARNER GUESTHOUSE

56 Hill Head Road, Hill Head, Nr Fareham, Hampshire, PO14 3JL



FOR SALE FREEHOLD BED & BREAKFAST PROPERTY  
OVERLOOKING THE COAST WITH PLANNING PERMISSION  
FOR CHANGE OF USE TO RESIDENTIAL



# TREVARNER GUEST HOUSE

56 HILL HEAD ROAD, HILL HEAD, NR FAREHAM, HAMPSHIRE PO14 3JT

## Highlights include:

Prominent detached six bedroom property including bed & breakfast and living accommodation

Prominent location in sought-after area of Hill Head

The building extends to approximately 3,078 FT<sup>2</sup>\* and set in a 0.192 acre plot

The property benefits from gravel car park to front and private garden to rear

Freehold for sale guiding £900,000 (VAT to be confirmed)

\* If limited floor space and outbuildings added approx total GIA 3,580 FT<sup>2</sup>

PLANNING PERMISSION for change of use to residential from 02/01/2025

[Click here](#) for drone footage of the property and surrounds



## Location

The property is located in the Solent coast village of Hill Head in a central location on the southern edge of the built up residential area which merges in to Stubbington 1.5 miles north east and Lee-on-Solent 2.5 miles south east with Titchfield 3 miles north west. The larger towns of Fareham and Gosport are located 5.5 miles to the north east and 7.0 miles to the east respectively. Junction 11 of the M27 is located 6.5 miles to the north.

The property is located close to Titchfield Haven Nature reserve which covers approximately 369 acres of the Meon Valley with numerous natural habitats including rivers, fens, reedbeds and meadows; it is regarded as having international importance for wildlife and is a renowned bird-watching centre (see link at bottom of brochure).

The property enjoys views of the Solent and surrounding waterside from some parts of the property from an elevated position.

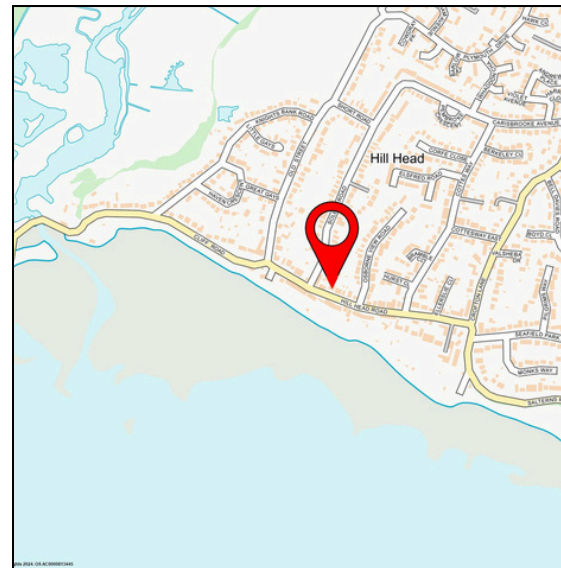
Amenities in the locality include Hill Head Harbour and Sailing Club and the two beaches at Hill Head and Titchfield Haven, both of which are lined with beach huts and popular for water sports. The Osbourne View Pub & Restaurant is currently under construction.

The locality is administered by Fareham Borough Council with the wider district having an estimated population of 114,500 (2021 ONS).

The property occupies a prominent position on Hill Head Road between Solent Road and Osborne View Road close to the Hill Head Sailing Academy and Breezes Cafe. Hill Head Road joins Cliff Road to the west and to the east are various roads leading to the main built up areas of Stubbington.

## Description

The property was originally built as a summer house in the 1930's and has operated as a guest house since the 1970's. The property is detached and set back from Hill Head Road with car park to the front and garden to the rear. The property is of brick construction and of two floors under a multi-pitched tile roof.



# Accommodation

## Ground Floor

Entrance foyer leads directly in to a central dining area which is of a hexagonal shape with a deep light well above and Minstrel's Gallery. Leading off the main room is three bed en-suite B&B accommodation (1 x family, 1 x king and 1 x family room). Private living accommodation includes kitchen and reception.

## First Floor

An open staircase leads to the Minstrel's Gallery circulation area which provides access to a guest reception with impressive views over the water. Private accommodation includes two bedrooms, bathroom and store-room.

The building extends to approximately 3,078 FT2\* and set in a 0.192 acre plot. If limited floor space and outbuildings added the approximate total GIA is 3,580 FT2.

## External Areas

The property benefits from a mature enclosed garden to the rear and gravel car-park to the front.



Floor	Sq Ft	Sq M
Ground	2,039	189.4
First	1,039	96.5
Total	3,078	285.9

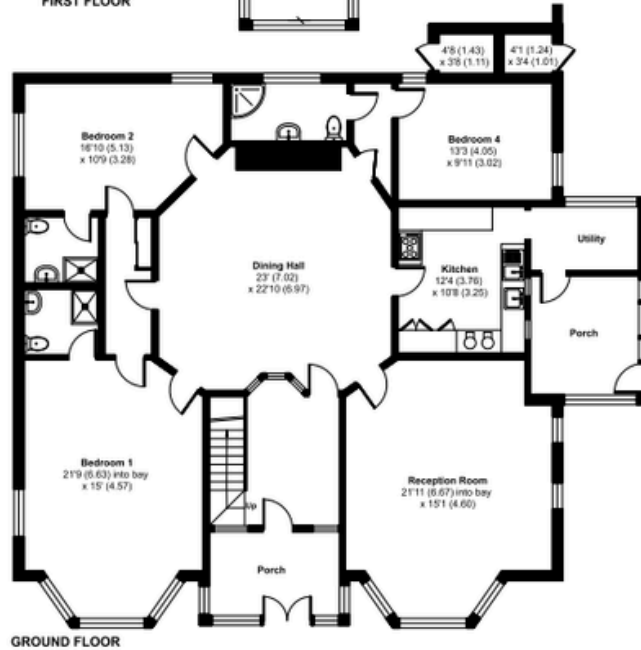
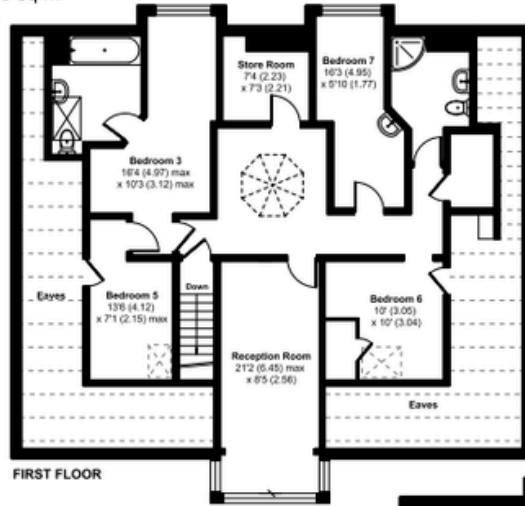
Floor areas noted above excluded the limited use areas and outbuildings which, if included, equate to 3,580 sq ft (332.5 sq m).

# Hill Head Road, Fareham, PO14

Ground Floor = 2039 sq ft / 189.4 sq m  
 First Floor = 1039 sq ft / 96.5 sq m  
 Limited Use Area(s) = 474 sq ft / 44 sq m  
 Outbuildings = 28 sq ft / 2.6 sq m  
 Total = 3580 sq ft / 332.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Savills plc (Licensed Lease). REF: 1159579



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## Tenure

Freehold Title HP287936.

## Disposal Process & VAT

Offers of £900,000 are sought for the freehold interest inclusive of loose fixtures and fittings. The application of VAT is to be confirmed.

## Planning & Conservation

The property is not listed nor located within a conservation area or Green Belt, however, the Nature Reserve to the west is designated as a Site of Special Scientific Interest (SSSI). Under The Town and Country Planning (Use Classes) Order 1987 (as amended) the property has Class C1 (Guest House / Hotel) use.

We understand the property was granted permission for this change of use from residential around 1969/1970.

PLANNING PERMISSION HAS BEEN GRANTED for Change of use from Guest House (Class C1) to Dwelling House (Class C3) at 56 HILL HEAD ROAD, FAREHAM, PO14 3JL as proposed by application P/24/1589/CU subject to the following conditions:

1. The development shall begin before 2nd January 2028.

The development shall be carried out in accordance with the following approved documents:

a) Location Plan 1:1250

b) Floorplans

REASON: To avoid any doubt over what has been permitted.

## Fixtures & Fittings

Fixtures and fittings which are in the absolute ownership of the Vendor and in situ on completion are included within the sale.



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## Energy Performance Certificate & Tax

The property has the following EPC ratings:

Residential D-59 (potential C-73)

Council Tax Band- A

## Services

We understand all mains services are connected.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers which include provision of proof of identity and residence.

## Viewing

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

## Contact

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