



# Freehold Development Opportunity

Prince Of Wales, Hampstead Road, Dorking, Surrey, RH4 3AH

- Planning permission has been approved for the Conversion of a public house into 3 flats.
- Proposed GIA 182sqm/2002sqft
- Dorking Station: approx. 5–10 minutes, Direct trains to London Waterloo, London Victoria and Guildford
- Offers in excess of £350,000

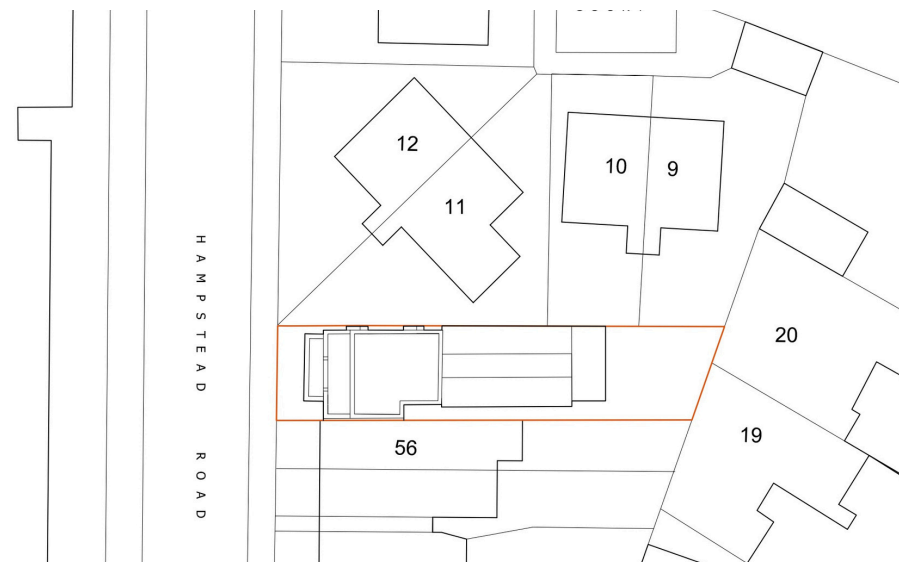




## Description

Highfield Investments are pleased to offer for sale this former public house (use class sui generis) offering consent to convert with extensions into 3 flats (use class C3), together with associated roof extension, ground floor rear extension, fenestration alterations, front courtyard garden at lower ground floor level, front boundary brick wall and railings, cycle parking, refuse storage and amenity space.

## Site Plan



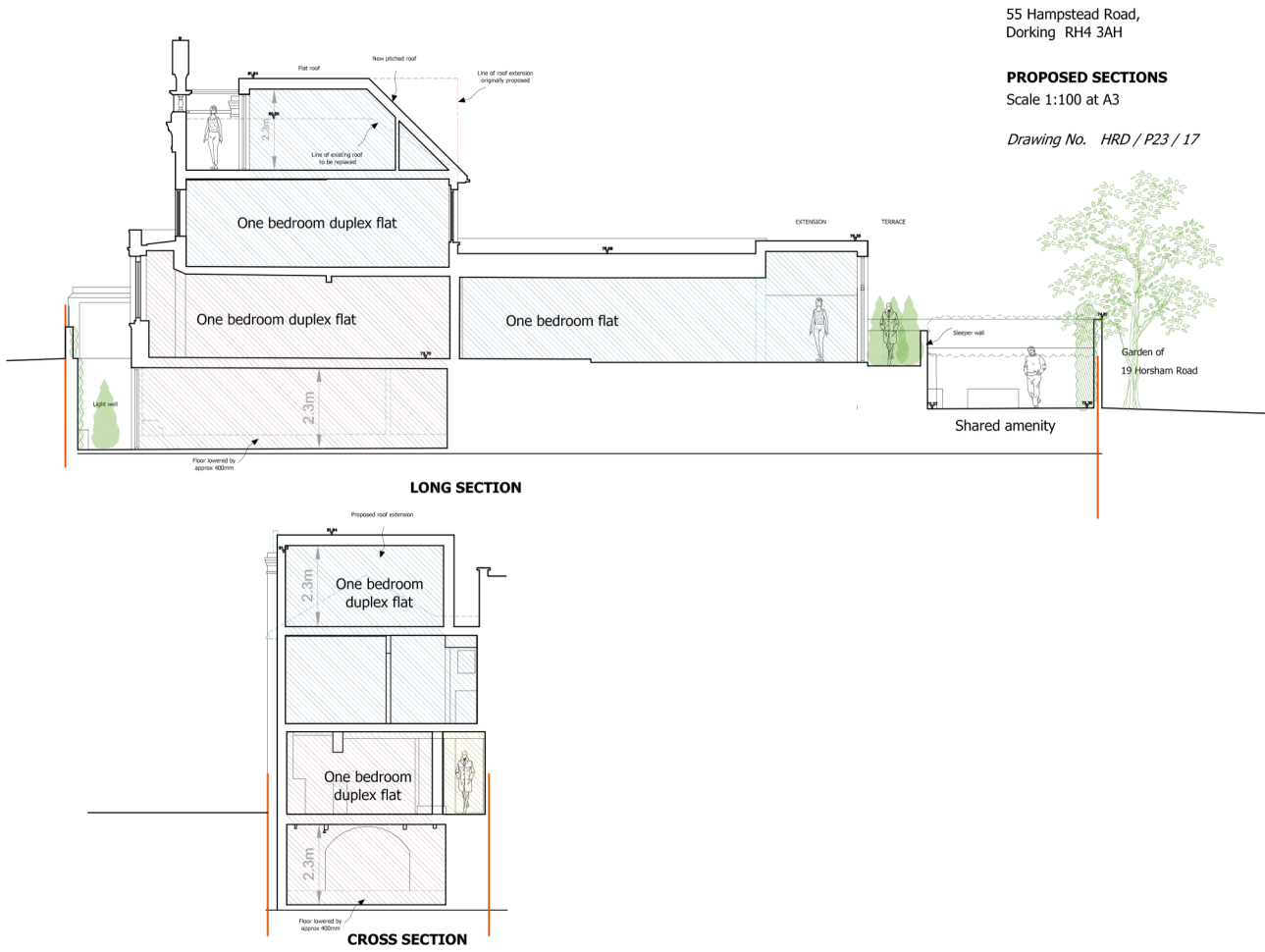
## Proposed Schedule

Unit	Type	Beds	Amenity Space	GIA (m2)	GIA (Sqft)
1	Basement + Ground Floor Duplex	1	Courtyard Garden	78	840
2	Ground Floor Flat	1	Courtyard Garden	50	538
3	First and Second Floor Duplex	1	Courtyard Garden	58	624
Total GIA				186	2002

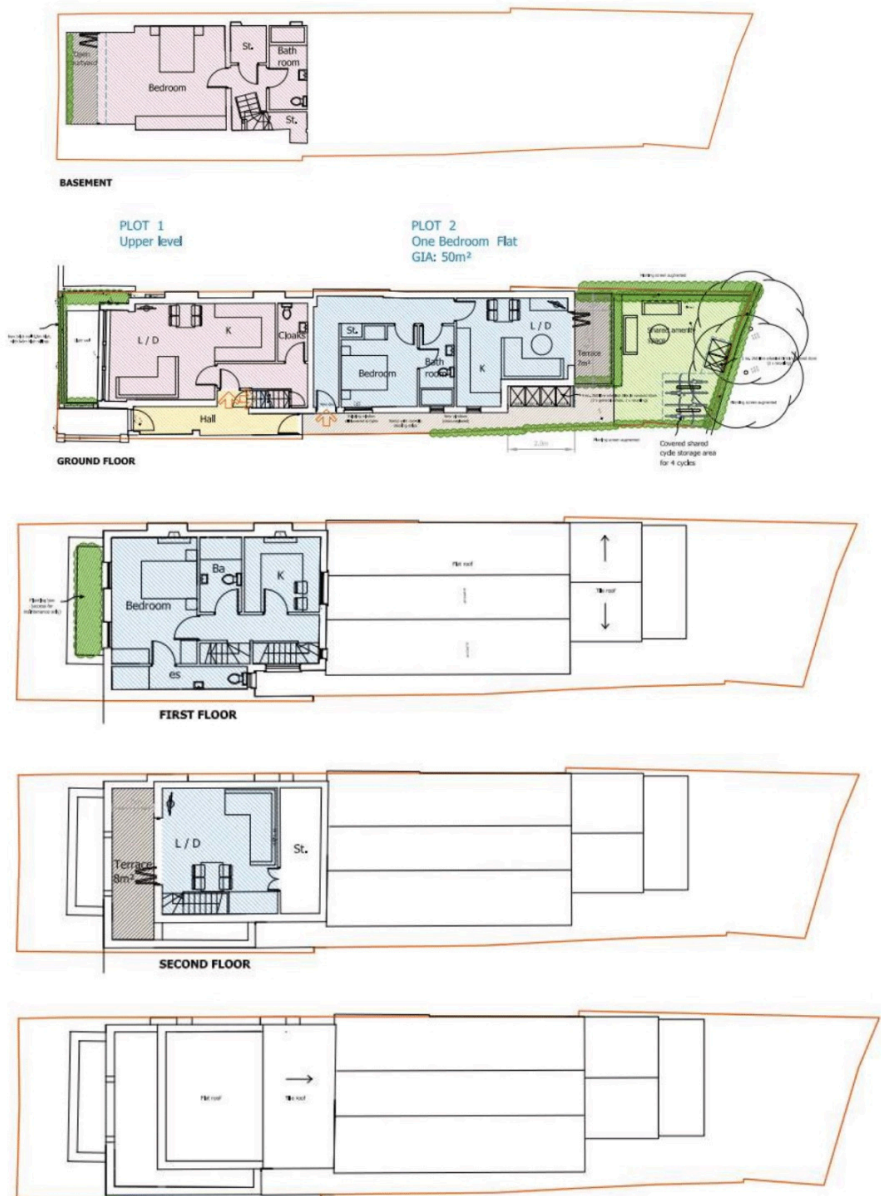




Proposed Sections



Proposed Plans



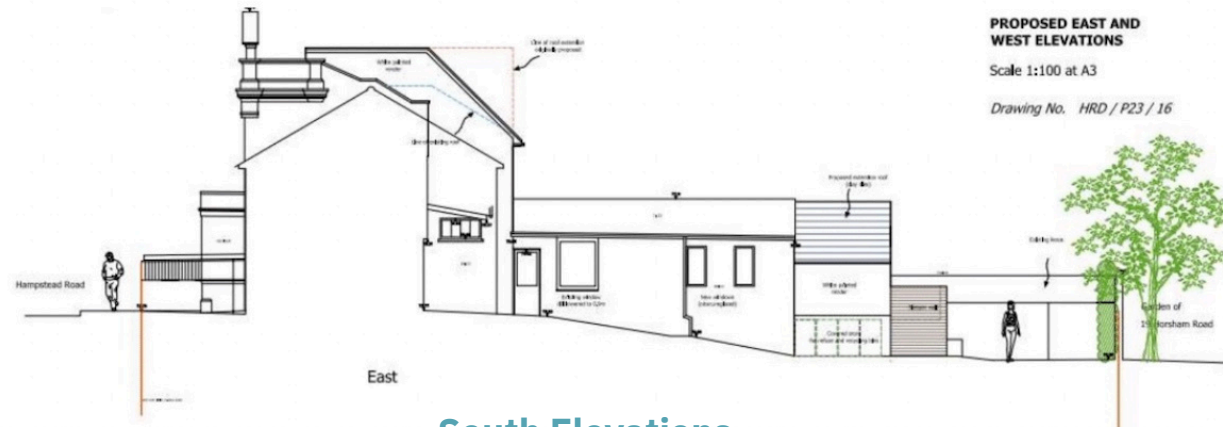


## Transport

The site is located on the southern end of Hampstead Road, Dorking and was formerly occupied by a traditional public house. Hampstead Road reflects a typical Surrey suburban setting, lined with a mix of detached and semi-detached houses, many featuring mature front gardens and driveways, with greenery and low-rise development contributing to a quiet residential character.

The site is a short walk away from Dorking town centre, providing access to a wide range of local amenities including shops, cafes, and services. It is approximately 0.4 miles from Dorking West railway station, offering direct connections to Guildford and London.

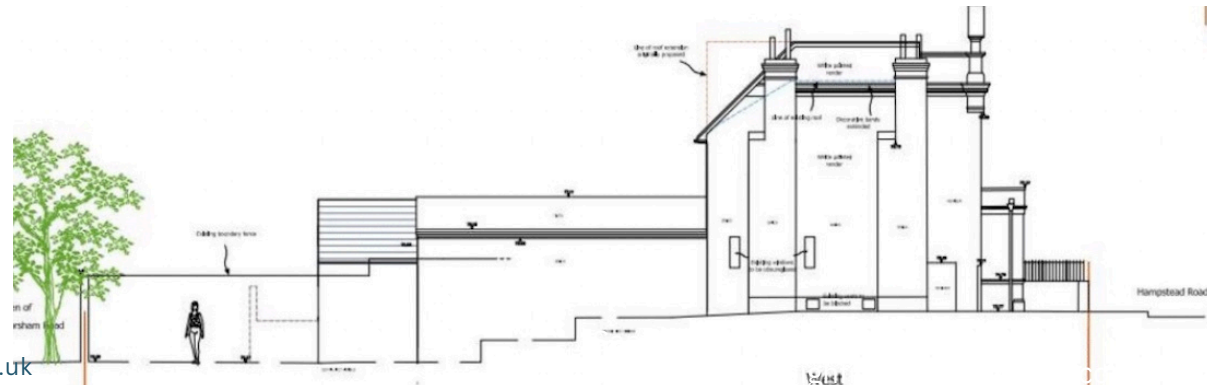
## East Elevations



## South Elevations



## West Elevations



### Terms

Offers in excess of £350,000  
Available freehold subject to VAT or by way of company purchase

### VAT

The property is subject to VAT and will be charged on the sale.

### Financial Contributions

We are advised that Mole Valley District Council CIL calculator, this should be £4,196.33 based on the date of the planning permission but buyers are to undertake their own due diligence.

### Access

Access to the site is available by prior appointment, interested parties are encouraged to contact the agents to arrange inspections.

### Planning Permission

Located in a residential area close to the Town Centre, is this former pub with planning to convert into 3 flats. Planning Permission has been granted by Mole Valley Council under reference MO/2023/1765 for proposed extensions, improvements and conversion of redundant building to create 3 residential units. For any planning enquiries, Mole Valley District Council planning department can be reached by phone at 01306 885001.

### Further Information

Please contact a member of the Highfield team for further information to include the decision notice, proposed plans, structural engineers report and more documents.

### Contact for more information

#### Alexander Fiorentino

020 8194 0844

Alexander@highfield-investments.co.uk

#### Sam Murphy

020 8194 0844

Sam.murphy@highfield-investments.co.uk

#### Robert Fiorentino

020 8194 0844

robert@highfield-investments.co.uk

#### Kevin Hunt

020 8194 0844

kevin@highfield-investments.co.uk

#### Ben Runciman

020 8194 0844

ben@highfield-investments.co.uk

[highfield-investments.co.uk](https://highfield-investments.co.uk)

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.