



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

FOR SALE



THE MANOR & GROVE HOUSE

Lutyens Close Chineham Court Basingstoke RG24 8AG

TYPE

**TWO OFFICE BUILDINGS
WITH CONVERSION /
REDEVELOPMENT
POTENTIAL**

TENURE

FREEHOLD

SIZE (GIA)

**40,853 sq ft (3795.35 SQ M)
on 5 ACRES (approx.)**

KEY POINTS

- > Offers invited on an unconditional basis
- > Suitable for office use or alternative uses inc. residential conversion via permitted developed, residential care home or other uses STP
- > 140 car parking spaces
- > Opposite Chineham Shopping Centre/Tesco
- > Available freehold with vacant possession

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



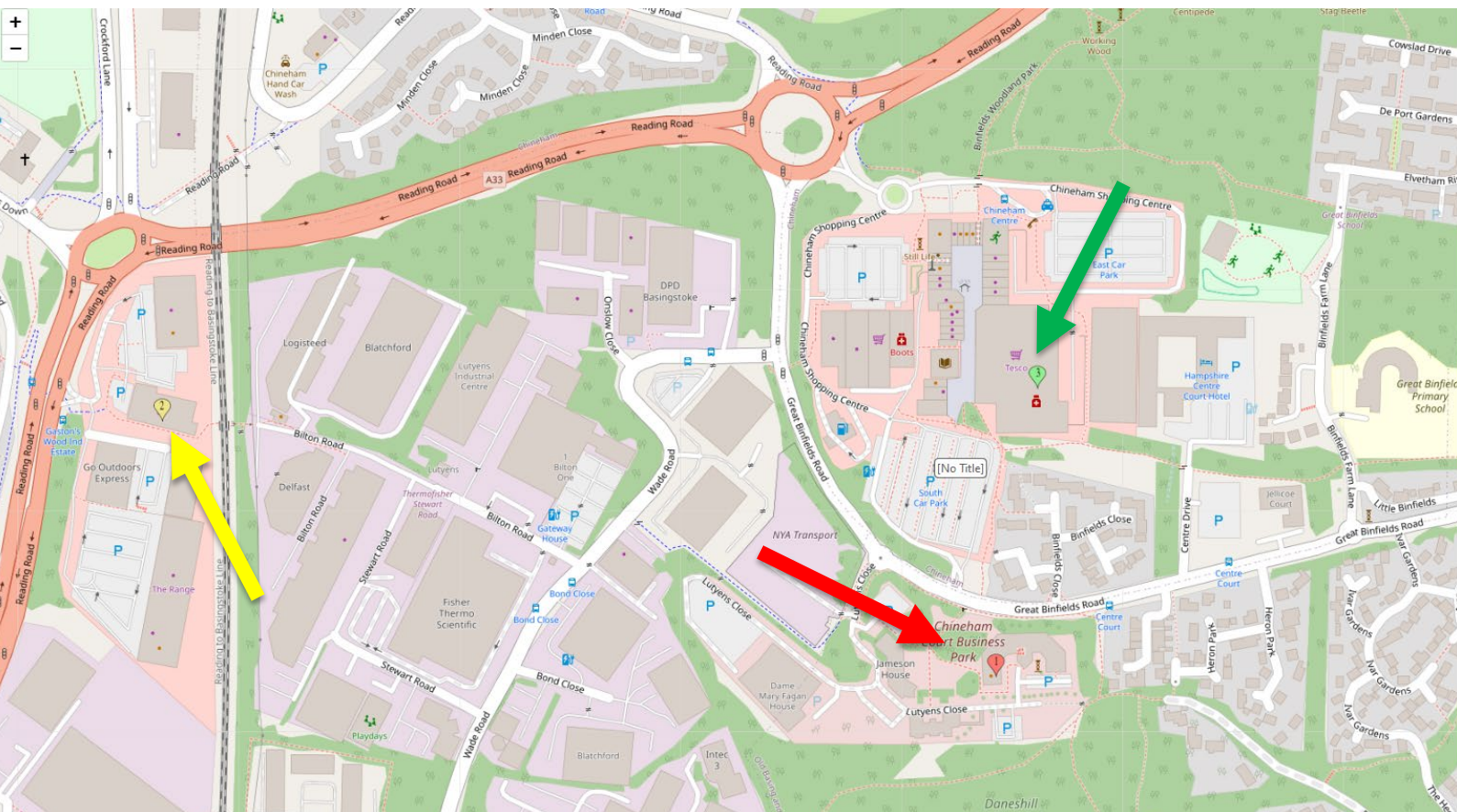
Location


The property is situated in Chineham which lies to the North East of Basingstoke, 5 minutes drive from Junction 6 of the M3 motorway or 20 minutes from Junction 11 of the M4 motorway at Reading.

Basingstoke Station is 5 minutes by taxi and benefits from frequent rail services to London Waterloo (45 mins), London Paddington (approx. 1hr) Southampton (30mins).

London's Heathrow airport is approximately 50 minutes travel by car, Bournemouth airport is approximately 45 minutes drive and Southampton airport is approximately 35 minutes away by car. The airports also have rail and bus links to Basingstoke.

We would refer you to the location plan below for further information.



-  Grove House & Manor House
-  Retail Park
-  Chineham Shopping Centre

Description

A copy of an Ordnance Survey Extract Plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red.

The properties offer 40,853 sq ft of office accommodation, on a site of 2.009 hectares (4.964 acres). The two buildings are set within their own landscaped grounds, with access via Lutyens Close. Extensive car parking is offered with both buildings.

Grove House

The larger of the two buildings, Grove House provides circa 2,860.76 sq m (30,793 sq ft). The two-storey property is constructed of mainly brick, under a tiled roof. The accommodation provides a number of modern self-contained office suites across ground and first floors, with reception area, gym, café facilities.

The Manor House

The Manor House is the smaller of the two buildings, providing 934.59 sq m (10,060 sq ft). Designed by Edwin Lutyens, one of the foremost Arts & Crafts architects, and built in 1903. The two-storey property is constructed of mainly brick, under a tiled roof and has Grade II Listed status.

The accommodation has been tastefully restored and converted to provide highly attractive office accommodation, with many of the rooms providing splendid views to the south. The property boasts a number of original period features. The property also includes 1 small 1 bedroom flat.

Schedule of Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas on a GIA basis.

The buildings have a combined GIA area of **40,853 sq ft** (3,795.35 sq m).

The Manor House

| Description | sq m | sq ft |
|-----------------------------------|---------------|---------------|
| Ground Floor Offices | 505.48 | 5,441 |
| First Floor Offices | 429.11 | 4,619 |
| Total Gross Internal Area: | 934.59 | 10,060 |

Grove House

| Description | sq m | sq ft |
|-----------------------------------|-----------------|---------------|
| Ground Floor Offices | 1,454.58 | 15,657 |
| First Floor Offices | 1,406.18 | 15,136 |
| Total Gross Internal Area: | 2,860.76 | 30,793 |

Tenure

The property will be sold freehold either with vacant possession or as a serviced office (More details can be provided on requested).

Rating

The property lies within the administrative authority of Basingstoke & Deane (the Rating Authority) and is shown in the Valuation List as a number of separately assessed small hereditaments as is usual with a serviced office. Further details available in the Technical Information Pack.

Services

We are advised that mains electricity, gas, water and drainage services are available in the vicinity for connection to the site. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Redevelopment Opportunity

The site boasts a significant opportunity to be converted to alternative uses subject to obtaining the necessary planning consents.

Planning

Please see Planning Note in the Technical Information Pack.



At present, no recent planning applications have been submitted for the development of the site.

Any planning related queries should be directed to the Local Planning Authority:

Basingstoke & Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire RG21 4AH

Telephone: 01256 844844
Web: www.basingstoke.gov.uk

Anti-Money Laundering Regulations

To comply with Anti-Money Laundering regulations, Haslams Surveyors LLP undertakes ID checks for all successful purchasers and tenants where legislation requires us to do so.

VAT

The site is elected for VAT and VAT will therefore be payable on the purchase price.

Energy Performance Certificate (EPC)

Grove House - C63
The Manor House - D87

Copies of the EPCs are available in the Technical Information Pack.

Method of Sale

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

Offers are sought for the freehold interest on an unconditional (Subject to Contract only) basis.

If an unconditional offer is accepted a 10% deposit will be payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

All offers should be marked "The Manor & Grove House, Basingstoke - Offer to Purchase" and addressed to:

Mr Neil Seager, Haslams Surveyors LLP,
Apex, Forbury Road, Reading, Berkshire, RG1 1AX

Technical Information Pack

A link to the Technical Information Pack is available to interested parties upon request.

1. Land Registry Freehold Title and Title Plan
2. Floor Plans
3. Planning Documents
4. EPC
5. Rates
6. Property Brochures
7. Photographs

Viewing and All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP
Apex
Forbury Road
Reading
Berkshire
RG1 1AX

Telephone: 0118 921 1515

Or email: neilseager@haslams.co.uk or georgiafearn@haslams.co.uk

Viewings of the property are strictly by appointment only.

Please note that parties must not enter the property without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at February 2026 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed Feb 2026



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Grove House



Manor House



Grove House

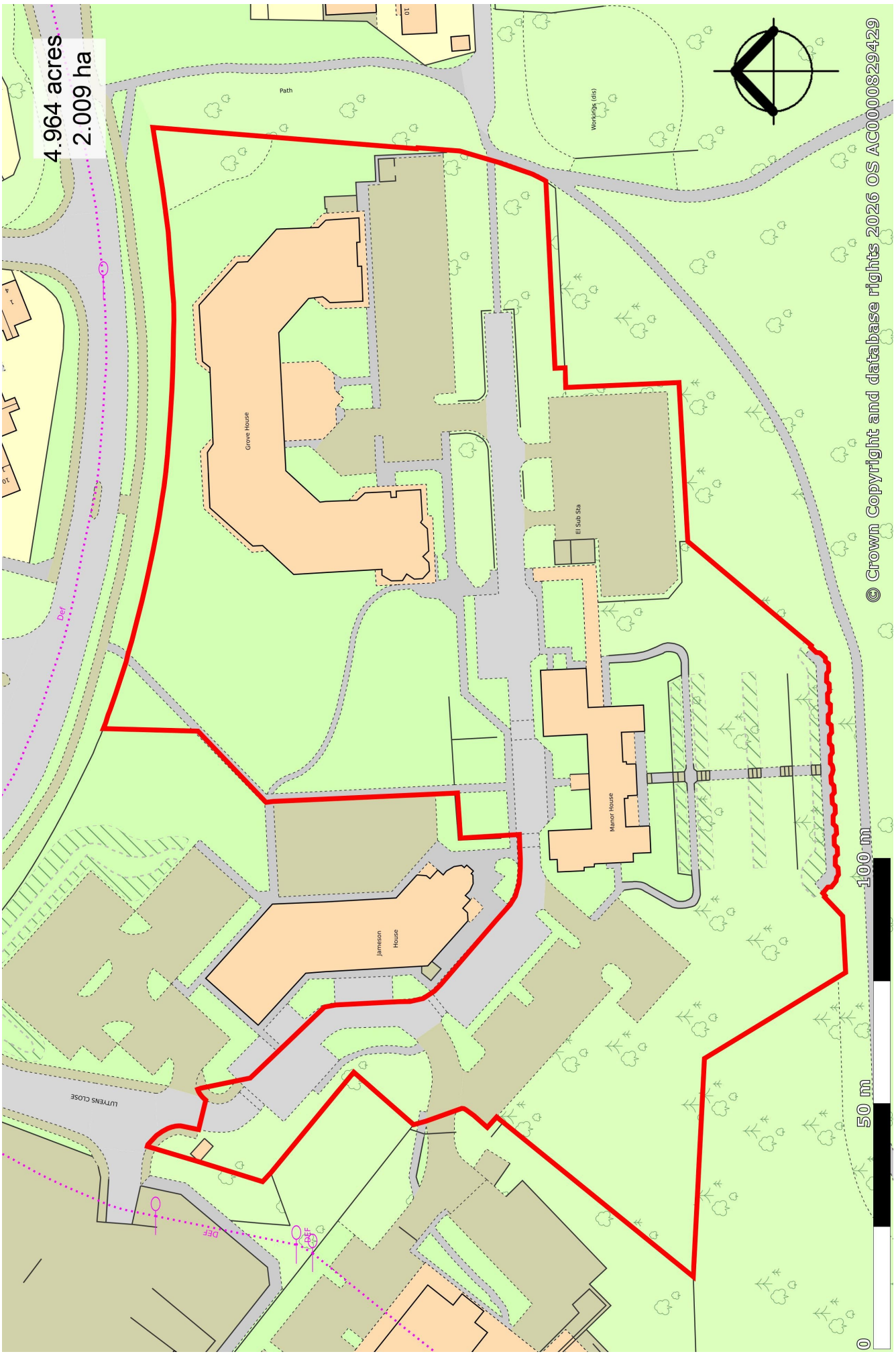


Manor House



H A S L A M S
CHARTERED SURVEYORS

Grove House & The Manor House, Lutyens Close, Lychpit, Basingstoke, RG24 8AG



4.964 acres
2.009 ha

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