

Regent House

REGENT HOUSE, WARD STREET, GUILDFORD, SURREY, GU1 4LH

Attractive building in the heart of Guildford with planning consent to convert to 8 x apartments

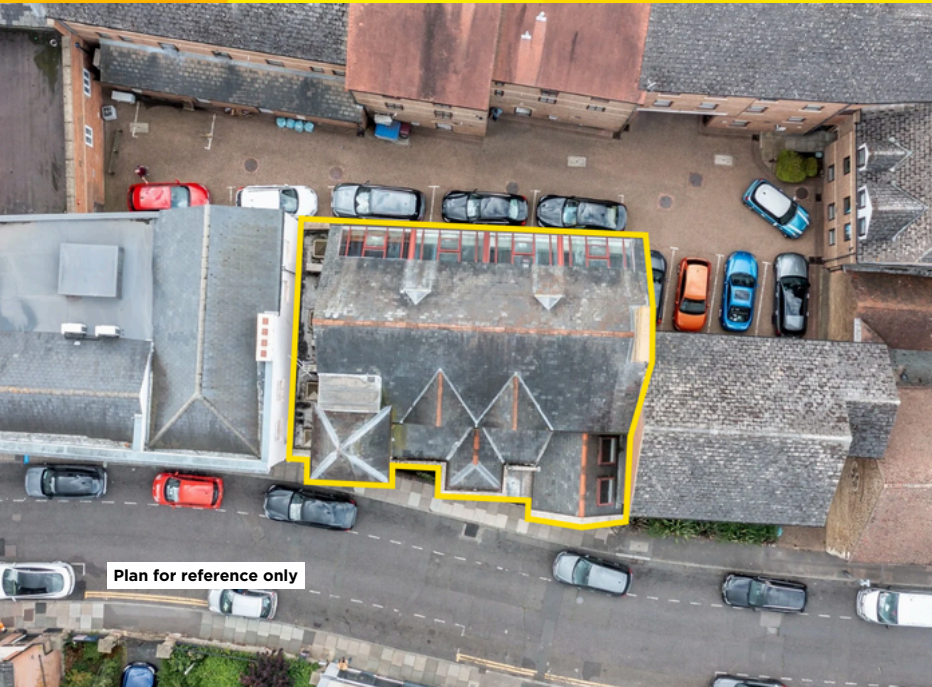


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KEY HIGHLIGHTS

- Excellent consented opportunity to convert an attractive building to 8 x residential apartments
- Existing three storey Grade II Listed building with its last use being for educational purposes (Use Class F1)
- Planning permission was granted on 11.07.25 for the conversion of the building to form 8 flats (Ref: 23/P/01840)
- Listed Building Consent was also granted on 11.07.25 (Ref: 23/P/01841)
- Proposed accommodation comprises 3 x studio, 2 x 1 bed and 3 x 2 bed units with a NSA of 5,328 sq ft (495 sq m)
- Approx. site area of 0.05 acres (0.02 ha)
- In a prime location approx. 0.1 mile north of Guildford High Street
- Freehold for sale with vacant possession
- We are seeking unconditional offers in excess of £925,000



DESCRIPTION

Regent House is an attractive Grade II Listed three storey mid-terrace property. The original building dates from 1876 and is described as a 'Former Temperance Hall'.

There are two existing entrances to the front elevation and one entrance to the rear elevation via a shared courtyard. Accommodation is provided over lower ground, ground and two upper floors. There are some areas of limited headroom.

The proposed accommodation comprises 8 x residential apartments over lower ground, ground and two upper floors. The proposed scheme provides 3 x studio, 2 x 1 bed and 3 x 2 bed units with a NSA of 5,328 sq ft (495 sq m).

The proposed accommodation provides a separate bin store and cycle parking within the building. The S106 Unilateral Undertaking requires the developer to pay a SANG contribution of £45,080.38, SAMM contribution of £5,289.15 and Monitoring Fee of £895.

Although Regent House is Grade II Listed, the interior was comprehensively stripped out approximately 25 - 30 years ago. As a result, the only remaining listed feature internally is the original roof trusses. This makes a significant difference when it comes to adapting or converting the space, offering far greater flexibility than typically found in listed buildings.

Unconditional offers are sought for the freehold interest subject to vacant possession.

DESCRIPTION

Unit Number	Floor	No. Beds	NSA (Sq Ft)	NSA (Sq M)
1	LG	1	700	65
2	LG & G	2	872	81
3	LG & G	2	872	81
4	G	1	452	42
5	1st	Studio	398	37
6	1st	2	667	62
7	2nd	Studio	667	62
8	2nd	Studio	700	65
Total			5,328	495

The floor areas have been provided in good faith by the Vendor and are not to be relied upon. Prospective purchasers are advised to carry out their own due diligence in this regard.

We understand that our client submitted a Section 73 application (Ref: 25/P/01277) on 17.09.25 to vary the internal layout of the proposed scheme. The changes are minor and intended to fine-tune the design and improve the marketability of the units. Further details are available in the data room.

LOCATION

Regent House is centrally located in Guildford town centre and is situated 0.1 mile from Guildford High Street. The property sits on the western side of Ward Street, which leads off North Street to link Martyr Road. Regent House is in a convenient location for shopping, restaurants and public transport.

The property is situated in a highly accessible and central location on Ward Street, just 0.5 miles from Guildford railway station. The property benefits from immediate proximity to a wide range of amenities including Waitrose (0.2 miles), Sainsbury's (0.1 miles), and several independent retailers and restaurants. The area is well-served by public transport, with bus stops and railway stations within walking distance.

Guildford is a historic and affluent market town located in the county of Surrey, in South East England. It is known for its cobbled High Street, medieval architecture, and scenic views of the River Wey and surrounding countryside. Guildford is a popular destination for both residents and visitors, offering a blend of cultural attractions, shopping, and leisure facilities. Notable landmarks include Guildford Castle, The Guildford Institute, and the Yvonne Arnaud Theatre.

In terms of education, Guildford is home to several highly regarded institutions. These include the University of Surrey, Guildford College, and a number of independent and state schools such as the Royal Grammar School, Guildford High School and Pewley Down Infant School.

Guildford is located 30 miles southwest of central London. The A3 provides direct road access to London and Portsmouth, while the nearby M25 connects the town to the wider motorway network. Rail services from Guildford station offer frequent and fast connections to London Waterloo, with journey times from 33 minutes and up to 6 trains per hour during peak times.

London Heathrow Airport is located 19 miles to the north and Gatwick Airport is 25 miles to the south east, both easily accessible via road and rail.

*all journey times and distances stated are approximate



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South (Front) Elevation

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DATA ROOM

Further information relating to the property is available for download from our online data room: [Regent House - Data Room](#)

TITLE AND TENURE

Freehold for sale with vacant possession. The property is registered at the Land Registry under Title Number SY445218.

The property is to be sold subject to, and/or with the benefit of, any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

SERVICES

The property is serviced by mains water, electricity, gas and drainage. None of the services have been surveyed or tested.

VIEWINGS

Strictly by appointment only. Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

VAT

The Vendor has elected to charge VAT. VAT will be payable on the purchase price.

EPC

Regent House is EPC exempt because the property is Grade II Listed.

AML

Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

CONTACT

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