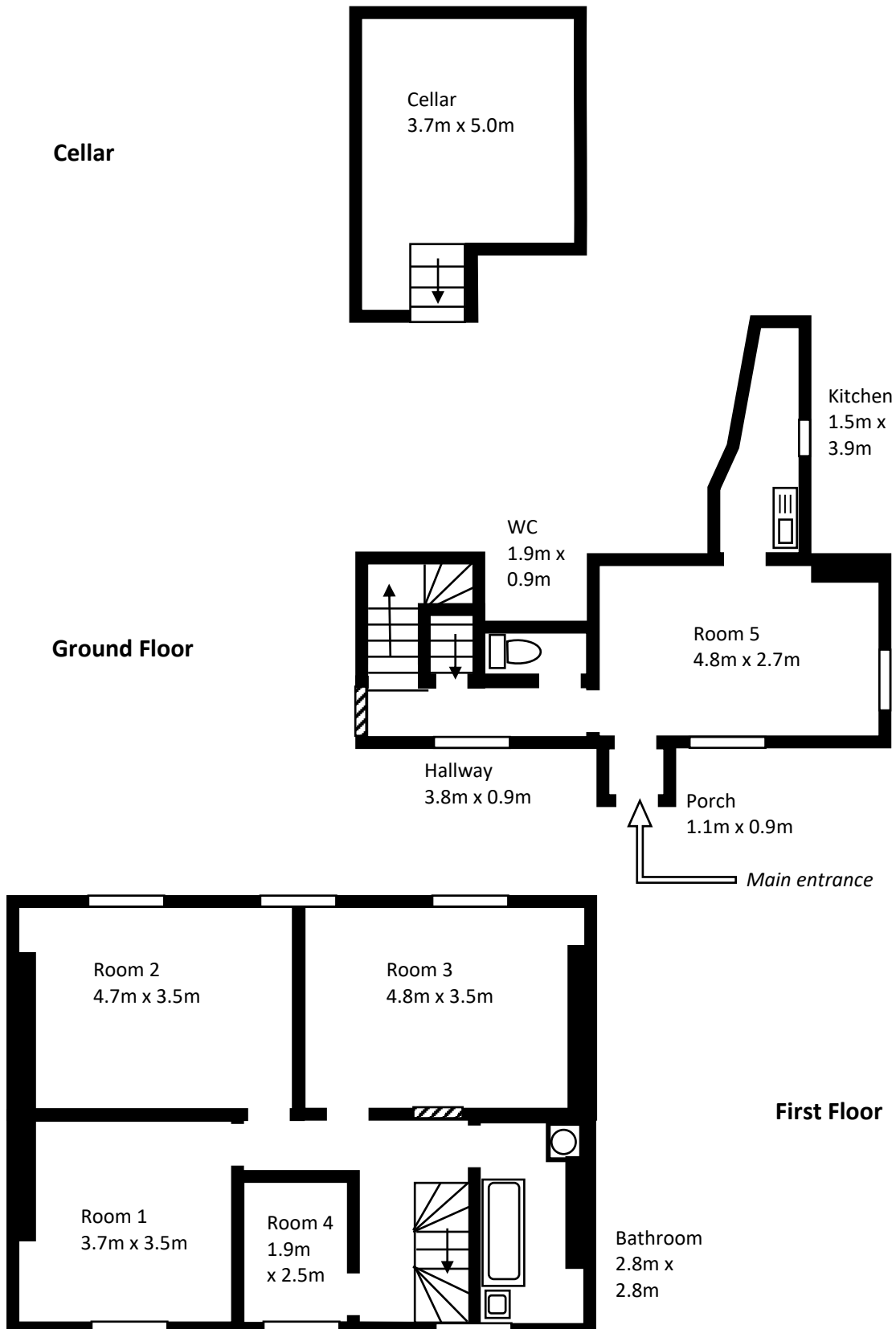


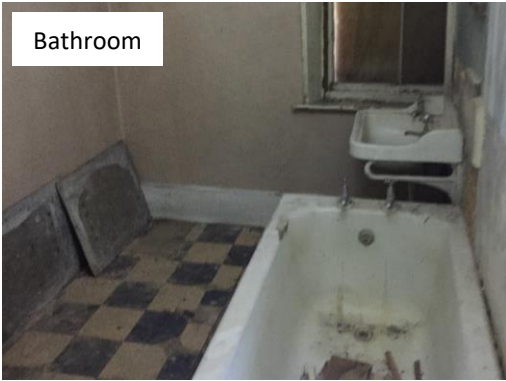
South Western Railway

Floorplan (NB sizes are approx.)



South Western Railway

Whitchurch station: Redundant Space for Community Use



South Western Railway

Whitchurch station: Redundant Space for Community Use

South Western Railway (SWR) and the Community Rail Network are working together to identify redundant space at railway stations and make them available to community groups and organisations or non-profit/not-for-dividend companies delivering community benefit.

This information sheet details one of the spaces available, at Whitchurch station in Hampshire. If this space is of interest to you, another booklet is available detailing the process for leasing redundant spaces at stations.

Description of space available

This redundant space at Whitchurch station is the old station-master's house adjacent to platform 2 (for trains towards Salisbury). Upstairs it has three good sized rooms, one small room plus a bathroom. Downstairs most of the house is in use for ticket office and station purposes, and the redundant space at ground level is mostly in a side extension containing a reception room and a small kitchen. There is a WC on the ground floor too. The property also benefits from a useful dry cellar. Considerable redecoration and repair will be required throughout the property with ceiling repairs required in some rooms upstairs. Most of the windows are smashed and will need replacing (they are boarded over at present). Electricity and water supplies are present but some are disconnected and the appearance of the accommodation would be improved with new sanitary ware and kitchen fittings.

Potential uses

Properly refurbished, this building could make an ideal office for a small community business or as a shared facility for more than one community business. Craft workshops are another possibility. SWR and the Community Rail Network are, however, open to any reasonable suggestion for community use and this list is not exhaustive. Please note that the building is not currently fire-rated for residential use.

Access

Access is off the station forecourt, through a wooden porch (which will require repair to make it weathertight). Stairs between floors mean the space is not accessible to all.

Facilities/services

Electricity: Yes (but not all lights are working and sockets have not been tested)

Gas: None observed

Water: Yes

Heating: None. Electric heaters would be the most practical solution

Windows: Single-glazed with wooden frames, broken and boarded over

South Western Railway

General advice about redundant space at stations for community use

If you decide to take on this space, following 'in principle' agreement from SWR you will need to liaise with the company's appointed property advisors AmeyTPT. AmeyTPT will issue 'heads of terms' setting out the key details for a new lease. Once heads of terms are agreed, AmeyTPT will obtain approval from SWR, make a formal application to the freeholder, Network Rail Infrastructure Limited (NRIL) and once consents have been received will instruct SWR's solicitors, Hill Dickinson. The lease will have an expiry date no later than the end of the SWR franchise, which is 18 August 2024. Rents will be negotiable but set at a level commensurate with the use of the space as a community asset.

You will be responsible for paying for services (water, gas, electricity) and legal costs for the new lease. SWR will clear the space of its contents but you will be responsible for decorating the space. Should you wish to undertake any building works, you will need to provide SWR with your fit out plans.

Safety is of the utmost importance. All works proposed to the premises, including redecoration will need to be detailed in Method Statements and Risk Assessments that must be approved by SWR's Safety Review team. If structural works are proposed then approval must be obtained from the freehold owner, NRIL .

As a tenant you will be responsible for internal repairs including repairs and redecoration of windows and doors. NRIL is responsible for any repairs to the exterior of the station.

More details about acceptable uses for such spaces, the process for leasing them, and who is responsible for what, are available in another booklet which can be requested via the contact details below.

Contact

For more information or to express an interest in this space, please contact Daniel Wright, Community Rail Support Officer (Community Rail Network), at daniel@communityrail.org.uk / 07398 984784 or Paula Aldridge, Community Rail Manager (SWR) at paula.aldridge@swrailway.com / 07971 799651