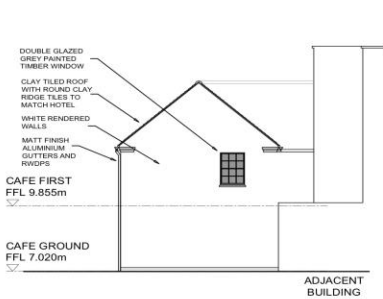
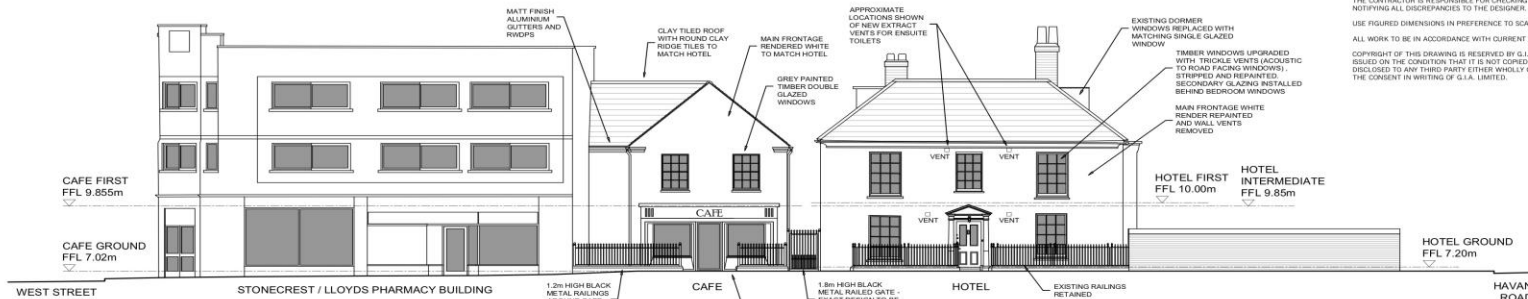


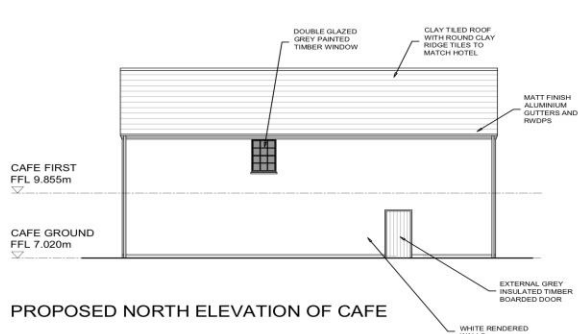
NOTES
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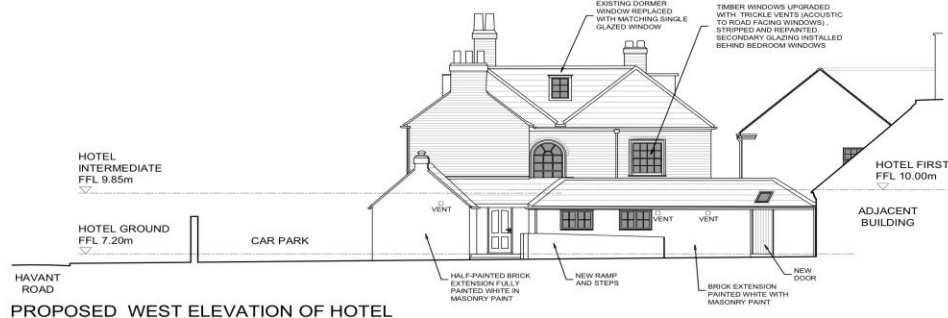
PROPOSED WEST ELEVATION OF CAFE



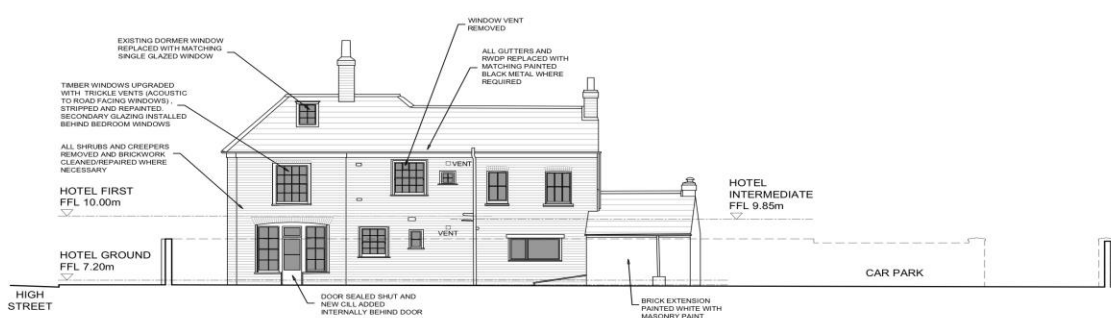
PROPOSED EAST ELEVATION TO HIGH STREET



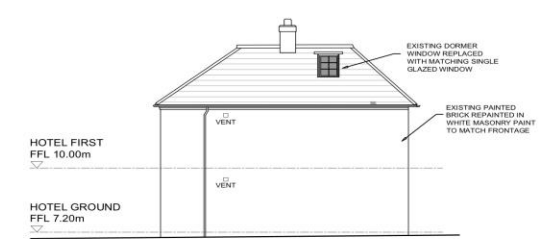
PROPOSED NORTH ELEVATION OF CAFE



PROPOSED WEST ELEVATION OF HOTEL



PROPOSED NORTH ELEVATION OF HOTEL



PROPOSED SOUTH ELEVATION OF HOTEL

REV	DESCRIPTION	DATE
J	DORMER WINDOWS CHANGED TO SINGLE GLAZED	06/07/23
H	RAILINGS AND RAILED GATE ADDED TO CAFE, CAFE FRONTAGE AND WINDOWS ALTERED.	03/07/23
G	NOTES ON CILL BEING EXTERNAL DOOR AND SECONDARY GLAZING ADDED	14/03/23
F	EXTRACT VENT POSITIONS ADDED, NOTES ADDED ABOUT LOFT WINDOW REPLACEMENT	27/02/23
E	CAFE DOORS AND FRONTAGE ALTERED	24/10/22
D	DOOR ADDED TO OUTBUILDINGS	02/09/22
C	CAFE USE SHOWN	01/09/22
B	RETAL DESIGN UPDATED, RETAL FIRST FLOOR LEVEL ALTERED, WHITE MASONRY PAINT FINISH EXTENDED TO ALL OUTBUILDINGS, CAFE CHANGED TO RETAL, RETAL FRONT DOOR SHIFTED	30/08/22
A		25/08/22

REV	DESCRIPTION	DATE
AMENDMENTS		
CLIENT		
BG DOODLES HOLDINGS LTD		
JOB		
EMSWORTH SURGERY CONVERSION PO10 7DD		
DRAWING		
ELEVATIONS AS PROPOSED		
JOB NO.	2992	DRAWING NO.
SCALE	1:100 @ A1	40 J
DRAWN BY	NAS	DATE
		JUNE 2022

North Street House, 6, North Street, Emsworth PO10 7DD



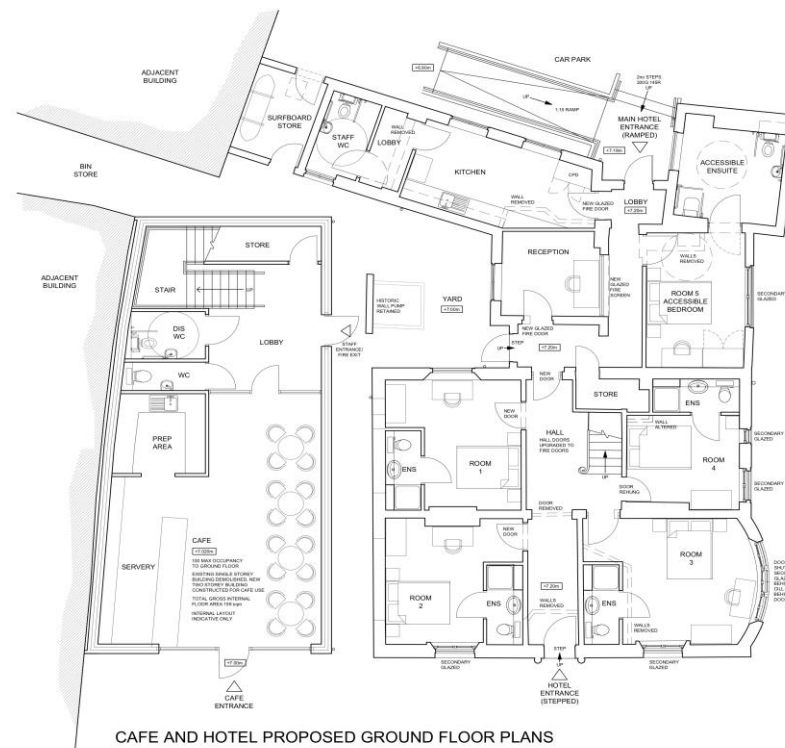
A prominent Emsworth landmark, North Street House is an attractive Grade II Listed Georgian property with later additions, which has been extended, adapted and repurposed. The property is offered with permission to convert the main building to a 10 bedroom htoel, and the side addition to be demolished and rebuilt as two storey café. Planning application number APP/23/00249.

The Property is arranged over Two Floors with Attic Rooms, and may also be of interest to Owner-Occupiers, Developers and Investors. There are Multiple Rooms, a Garden to the side and a good-sized Car Park to the rear. The adopted local plan (under review) shows that the property lies within the Chichester Harbour designated a national landscape (formally an area of outstanding natural beauty) and the Emsworth District Centre.

VIEWING BY APPOINTMENT - for information or to arrange a viewing please contact us.

- PLANNING PERMISSION TO CONVERT TO 10 BEDROOM HOTEL & TWO STOREY CAFE
- CENTRAL LOCATION
- DEVELOPMENT OPPORTUNITY
- IN NEED OF RENOVATION
- GARDEN
- LARGE CAR PARK TO THE REAR
- NO FORWARD CHAIN
- VIEWING BY APPOINTMENT

Asking Price
£1,100,000
Freehold



CAFE AND HOTEL PROPOSED GROUND FLOOR PLANS
SCALE BAR: 0 1 2 3 4 5m

NOTES
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OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF G.A. DODDLES.

R	CAFE PRINCIPLE AGREED	03/02/23
Q	CAFE LAYOUT AGREED	13/03/23
P	CAFE LAYOUT AGREE DRAW RELOCATED	14/03/23
N	NOTE ADDED FOR CALL BEHIND DOOR	14/03/23
M	RECEPTION GLAZING ADDED	13/03/23
L	RECEPTION GLAZING ADDED	09/03/23
K	NEW COATING WINDOWS INDICATED	27/03/23
J	CAFE DOOR ALIGNED	26/03/23
H	RENOVATIVE CAFE LAYOUT PLAN AGREED	09/03/23
G	RELOCATED CAFE LAYOUT REMOVED DOOR RELOCATED TO REAR CORRIDOR	07/03/23
F	CAFE USE BRUSH	07/03/23
E	TOTAL AREA ADDED TO RETAIL	07/03/23
D	REAR BRUSHING LIFE CHANGED TO METAL, REAR BRUSHING REMOVED FROM EXTERIOR	07/03/23
C	TO CAFE: WINDOW REMOVED FROM EXTERIOR, WALL ADDED TO FORM WITH BRUSHING DOORWAY ADDED. TASKS REVERSED	10/03/23
B	REAR BRUSHING TO CAFE: WETTED LAYOUT REMOVED FROM EXTERIOR EXTERIOR DOOR ADDED TO FORM WITH BRUSHING DOORWAY ADDED. TASKS REVERSED	10/03/23

A	ACCESSIBLE BEDROOM ADDED AND THE RECEPTION PROVIDED FOR RE-ADDED TO EXISTING LAYOUT	10/03/23
REV	REVISION AMENDMENTS	DATE
CLIENT BG DODDLES HOLDINGS LTD		
JOB EMSWORTH SURGERY CONVERSION PO10 7DD		
DRAWING GROUND FLOOR PLAN AS PROPOSED		
JOB NO.	2992	DRAWING NO.
SCALE	1:50 @ A1	DATE
DRAWN BY	NAS	DATE
		JUNE 2022

PLANNING

PLANNING PERMISSION GRANTED FOR; conversion of 2.5-storey surgery [Class E(e)] building to hotel (Class C1); replacement of single-storey surgery [Class E(e)] building with two-storey café [Class E(b)].

For further planning information, Havant Borough Council are the local planning authority.

Interested parties are requested to make their own enquiries for alternative uses.





LOCATION

The Harbour side Town of Emsworth nestles comfortably on the shores of Chichester Harbour. This Area of Outstanding Natural Beauty is a water enthusiast's paradise, with beautiful walks along the shore, a lively dinghy-sailing & water sports scene, a marina and two sailing clubs close by.

The town Square is a short walk up the road, with its choice of independent shops, doctor & dentist surgeries and cafes/eateries.

Emsworth is well connected, with the A259, M27 & A3 and its own railway station with its links to London and Portsmouth. Chichester is seven miles to the east and the South Downs National Park lies behind the town. Golf, flying, motor and horse racing are available at nearby Goodwood Estate.

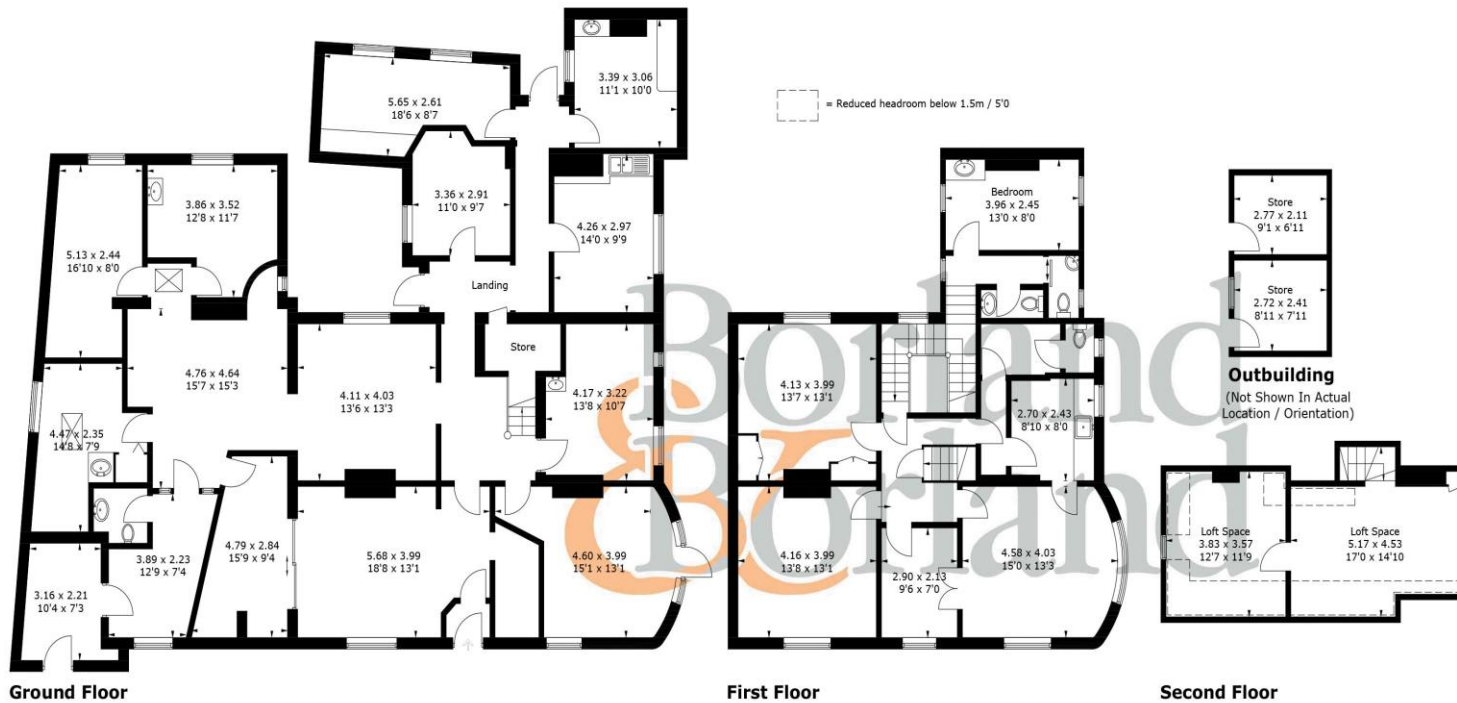




Staff only

North Street, PO10

Approximate Gross Internal Area = 382.8 sq m / 4120 sq ft
 Outbuilding = 12.8 sq m / 138 sq ft
 Total = 395.6 sq m / 4258 sq ft



Directions
 SAT NAV: PO10 7DD

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID842093)

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