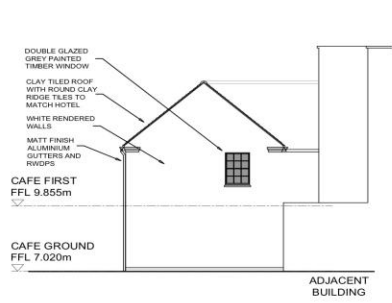
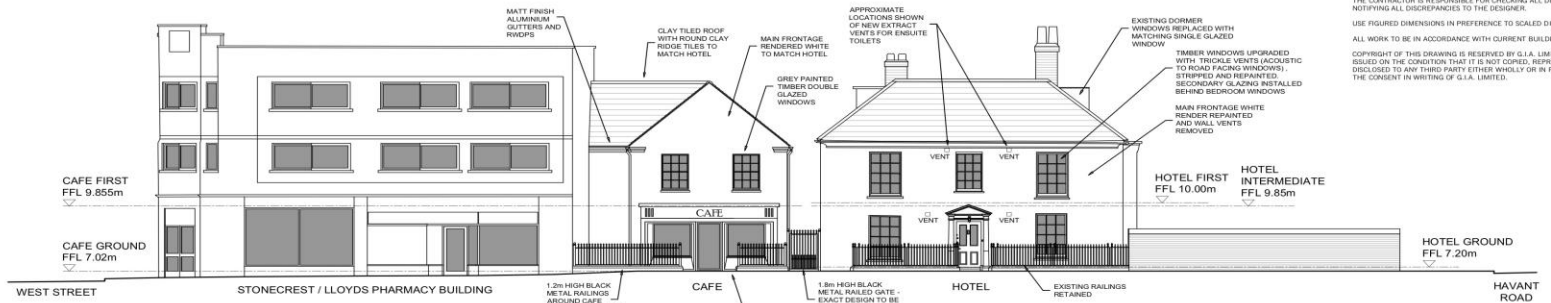


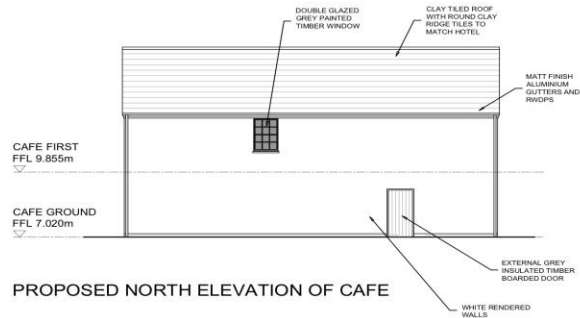
NOTES
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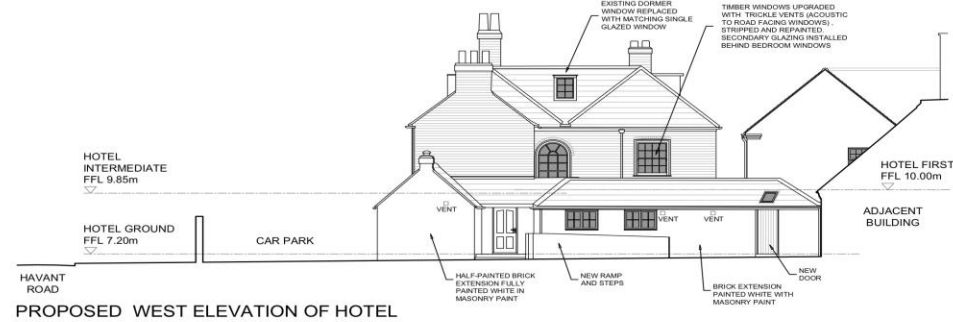
PROPOSED WEST ELEVATION OF CAFE



PROPOSED EAST ELEVATION TO HIGH STREET



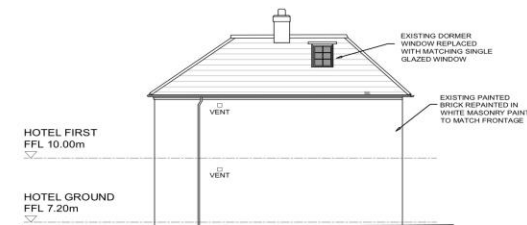
PROPOSED NORTH ELEVATION OF CAFE



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



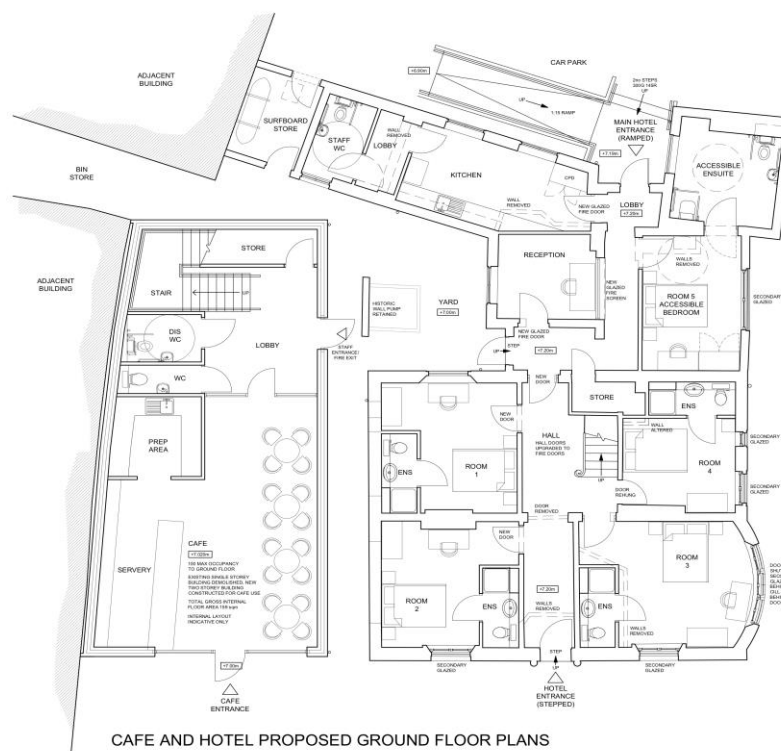
A prominent Emsworth landmark, North Street House is an attractive Grade II Listed Georgian property with later additions, which has been extended, adapted and repurposed. The property is offered with permission to convert the main building to a 10 bedroom htoel, and the side addition to be demolished 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

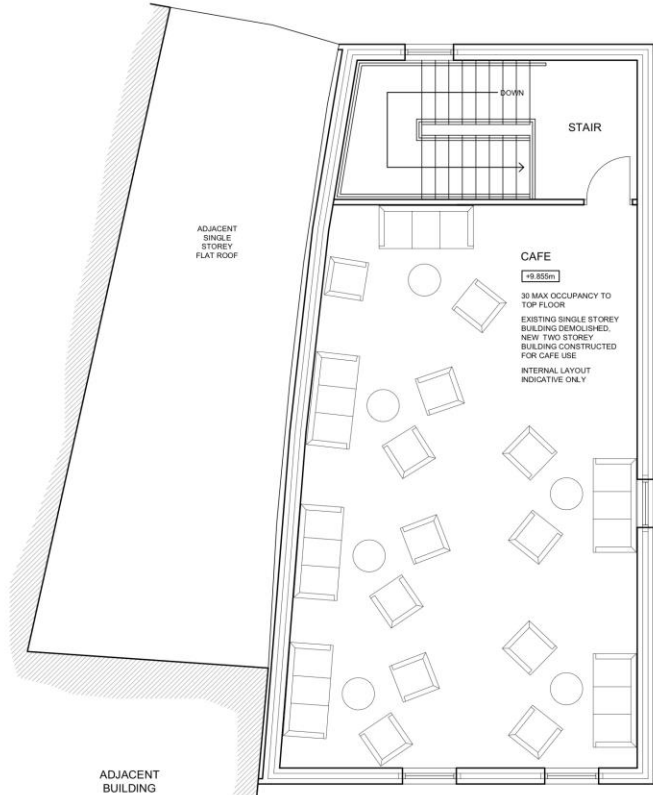
Guide Price
£895,000
Freehold



NOTES
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R	CAFE PRINCIPLE AGREED	03/02/23
Q	CAFE LAYOUT AGREED	13/03/23
P	CAFE LAYOUT FLOOR PLAN 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	08/03/23
K	NEW COATED WINDOWS INDICATED	27/03/23
J	CAFE DOOR LAYOUT	28/03/22
H	RESTRUCTURE CAFE LAYOUT PLAN AGREED	08/03/22
G	RELOCATE CAFE LAYOUT RELOCATED DOOR RELOCATED TO RECEPTION	08/03/22
F	CAFE USE BRUSH	07/03/22
E	TOTAL AREA ADDED TO RETAIL	07/03/22
D	REAR BRUSHING LANE CHANGED TO METAL REINFORCED LAYOUT RELOCATED FROM EXTERIOR	28/03/22
C	TO CAFE - WINDOW REMOVED FROM EXTERIOR, HALL ADDED TO WORK WITH WINDOW RELOCATED TO EXTERIOR. TANKS RELOCATED TO EXTERIOR.	15/03/22
B	PLAN ADDED TO CAFE - HOTEL LAYOUT RELOCATED FROM EXTERIOR TO EXTERIOR LAYOUT ADDED TO WORK WITH EXTERIOR LAYOUT. EXTERIOR LAYOUT RELOCATED TO EXTERIOR.	15/03/22

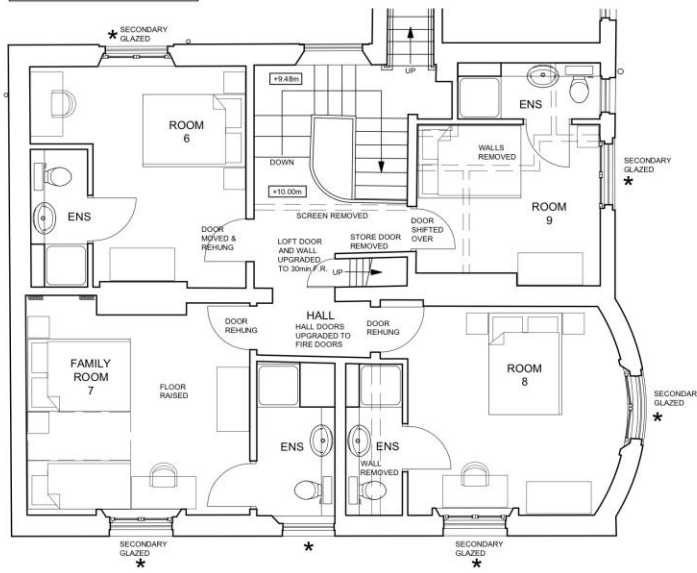
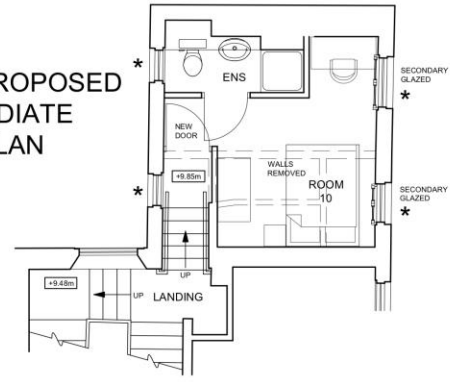
A	ACCESSIBLE BEDROOM ADDED AND THE RECEPTION RELOCATED TO EXTERIOR	15/03/22
REV	REVISIONS	DATE
CLIENT BG DOODLES HOLDINGS LTD		
JOB EMSWORTH SURGERY CONVERSION PO10 7DD		
DRAWING NO. 2992		
DRAWING NO. 20 R		
SCALE 1:50 @ A1		
DRAWN BY NAS		
DATE JUNE 2022		



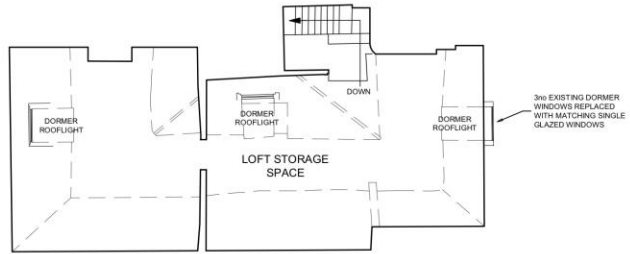
CAFE PROPOSED FIRST FLOOR PLAN



HOTEL PROPOSED INTERMEDIATE FLOOR PLAN



HOTEL PROPOSED FIRST FLOOR PLAN



HOTEL PROPOSED SECOND FLOOR LOFT PLAN

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REV	DESCRIPTION	DATE
R	DORMER WINDOWS CHANGE TO SINGLE GLAZED	06/07/23
Q	CAFE WINDOWS ALTERED	03/07/23
P	CAFE LAYOUT ADDED	11/05/23
N	SECONDARY GLAZING ADDED	13/03/23
M	SECONDARY GLAZING ADDED	03/03/23
L	LOFT STAIR REINTRODUCED. LOFT PLAN ADDED. NEW EXISTING WINDOWS INDICATED. WINDOWS REDUCED TO UPPER FLOOR WALL OF CAFE. NOTE ON LOFT WINDOW REPLACEMENT ADDED.	27/02/23
K	CAFE STAIRS ALTERED AND BEDROOM 9 ALTERED	24/10/22
J	INDICATIVE CAFE LAYOUT ADDED	02/09/22
H	PRELIMINARY CAFE LAYOUT REMOVED. STORES TO HOTEL HALLWAY REMOVED. EXISTING WALL TO ROOM 7 REINSTATED.	02/09/22
G	CAFE USE SHOWN	01/09/22
F	AREA REMOVED FROM RETAIL	31/08/22
E	RETAIL FIRST FLOOR LEVEL ALTERED.	30/08/22
D	CAFE CHANGED TO RETAIL. INTERNAL LAYOUT REMOVED.	25/08/22
C	OCCUPANCY REDUCED TO CAFE FIRST FLOOR. CAFE STAIR ALTERED. CAFE TABLES REVISED.	10/08/22
B	ADJACENT FLAT ROOF SHOWN. PIERS ADDED TO CAFE. HOTEL PLAN AMENDED AS PER CLIENT'S EMAILED COMMENTS. ENSUITE LAYOUTS STANDARDISED. LOFT ACCESS ADDED.	17/08/22
A	BEDROOM NUMBERS ADJUSTED	15/06/22

REV	DESCRIPTION	DATE
AMENDMENTS		
CLIENT		
BG DOODLES HOLDINGS LTD		
JOB		
EMSWORTH SURGERY CONVERSION PO10 7DD		
DRAWING		
INTERMEDIATE, FIRST, AND SECOND FLOOR PLANS AS PROPOSED		
JOB NO.	2992	DRAWING NO.
		21 R
SCALE		
1:50 @ A1		
DRAWN BY		DATE
NAS		JUNE 2022



G.I.A. LTD, 3 Forest Park, Common Road, Dunstable, Beds, MK19 2JZ
T: 01954 481489 F: 01954 486230 E: design@gia.co.uk M: 07794 681014
INCORPORATED IN ENGLAND REG. NO. 2731416

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.

EPC: D- 90
VAT will be applicable to the sale price





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.

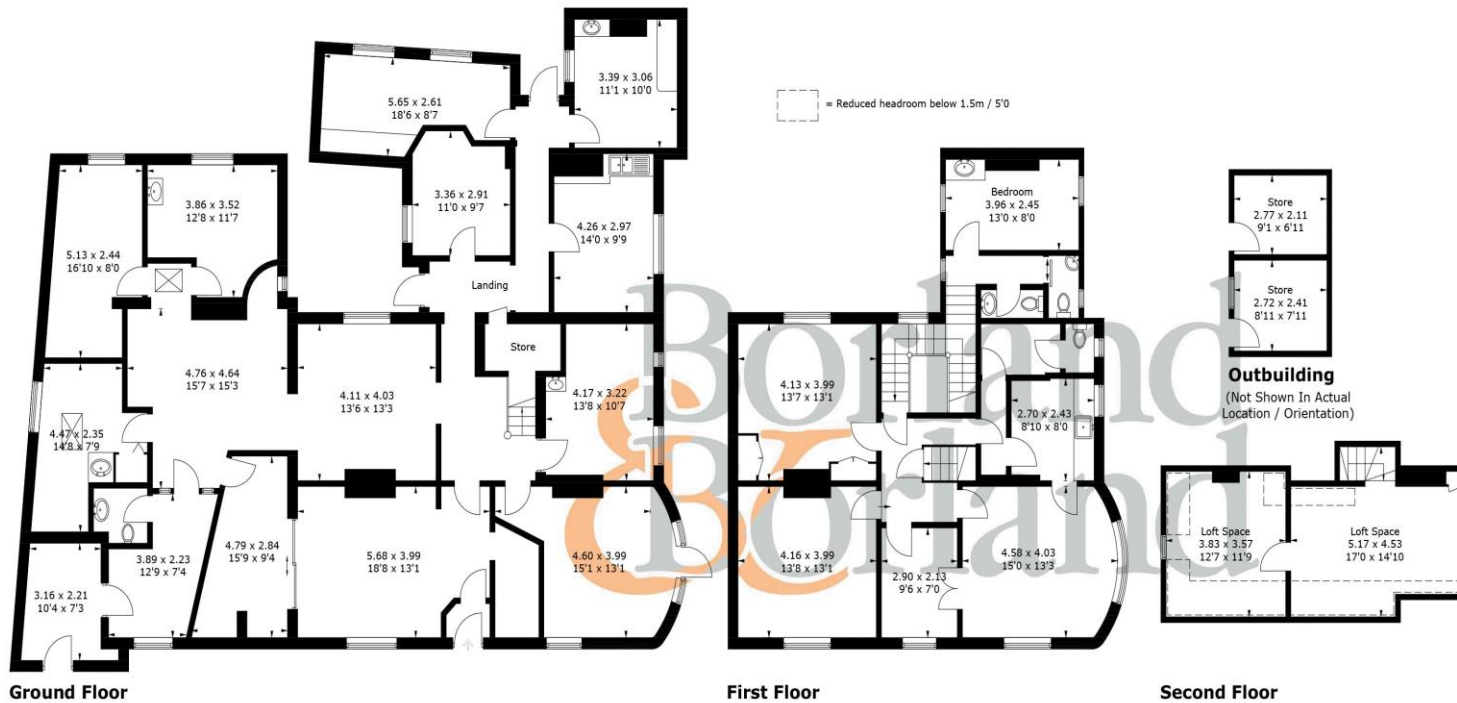




Staff only

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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