



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 hotel, 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



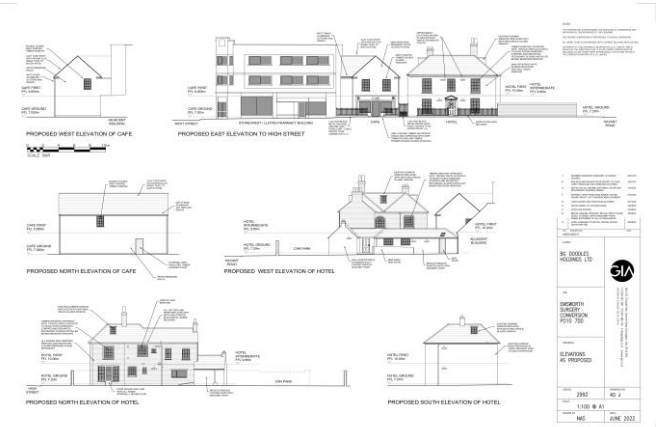


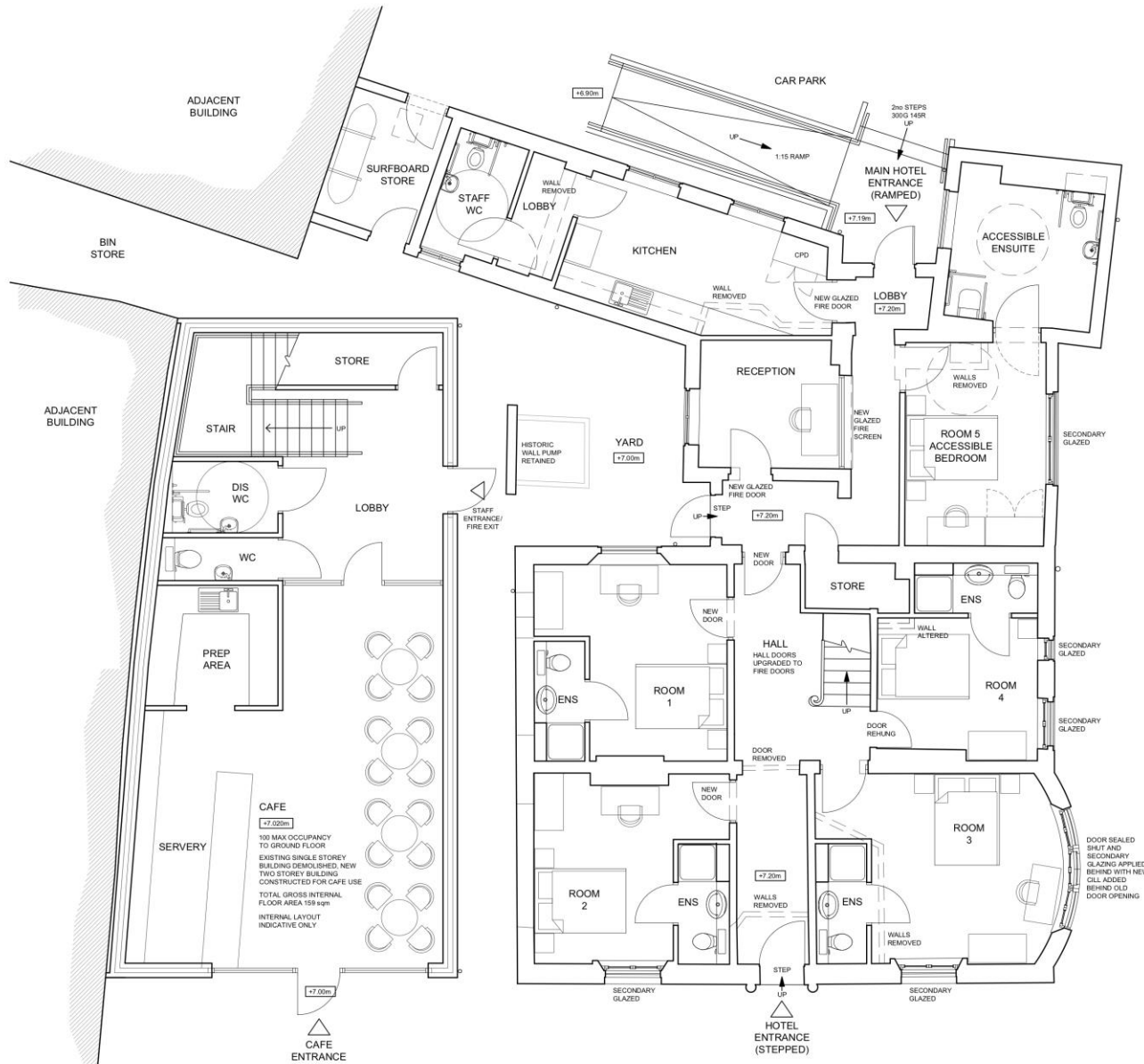
PLANNING

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.





CAFE AND HOTEL PROPOSED GROUND FLOOR PLANS



NOTES
 THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND NOTIFYING ALL DISCREPANCIES TO THE DESIGNER.
 USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.
 ALL WORK TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.
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R	CAFE FRONTAGE AMENDED	03/07/23
Q	CAFE LAYOUT AMENDED	12/06/23
P	CAFE LAYOUT ADDED: RAMP RELOCATED	11/06/23
N	NOTE ADDED FOR CALL BEHIND DOOR	14/03/23
M	SECONDARY GLAZING ADDED	13/03/23
L	SECONDARY GLAZING ADDED	03/03/23
K	NEW / EXISTING WINDOWS INDICATED	27/02/23
J	CAFE DOOR ALTERED	24/10/22
H	INDICATIVE CAFE FLOOR PLAN ADDED	02/09/22
G	PRELIMINARY CAFE LAYOUT REMOVED: DOOR RELOCATED TO HOTEL CORRIDOR.	02/09/22
F	CAFE USE SHOWN	01/09/22
E	TOTAL AREA ADDED TO RETAIL	31/08/22
D	RAMP SHOWN: CAFE CHANGED TO RETAIL. INTERNAL LAYOUT REMOVED: FRONT DOOR SHIFTED ACROSS.	25/08/22
C	TO CAFE: WINDOW REMOVED FROM KITCHEN. WALL ADDED TO STAIR. STORE REMOVED. OCCUPANCY ADDED. TABLES REVISED. TOILETS REVISED.	10/08/22
B	PIERS ADDED TO CAFE: HOTEL LAYOUT AMENDED AS EMAILED CLIENT COMMENTS. LOBBY ADDED TO STAFF WC. STAFF WC SHIFTED TO STORE AREA AND WC WALLS UPGRADED. ENSUITE LAYOUTS STANDARDISED.	17/08/22
A	ACCESSIBLE BEDROOM ADDED AND ONE BEDROOM REMOVED. DIS WC ADDED TO STAFF ROOM.	15/06/22

REV	DESCRIPTION	DATE
AMENDMENTS		
CLIENT		
BG DOODLES HOLDINGS LTD		
JOB		
EMSWORTH SURGERY CONVERSION P010 7DD		
DRAWING		
GROUND FLOOR PLAN AS PROPOSED		
JOB NO.	2992	DRAWING NO. 20 R
SCALE		
1:50 @ A1		
DRAWN BY	NAS	DATE
JUNE 2022		



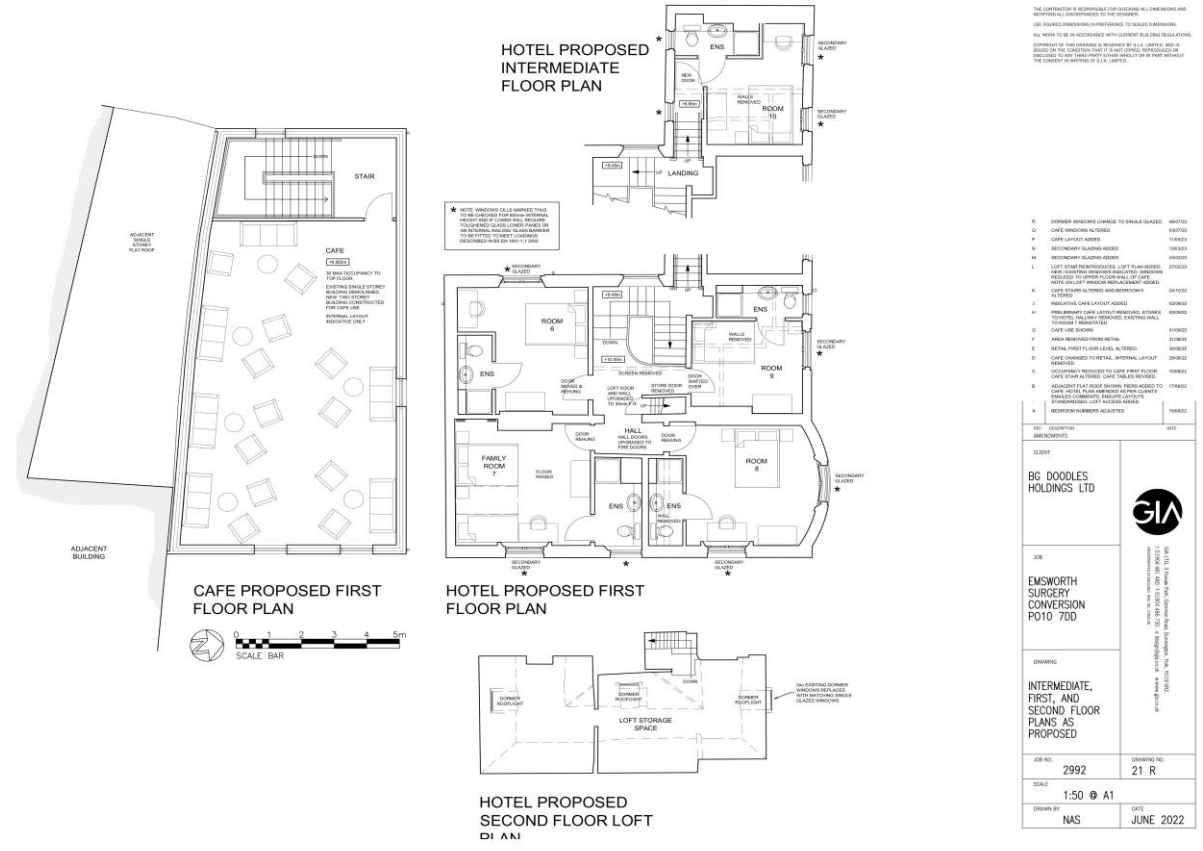
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LOCATION

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.

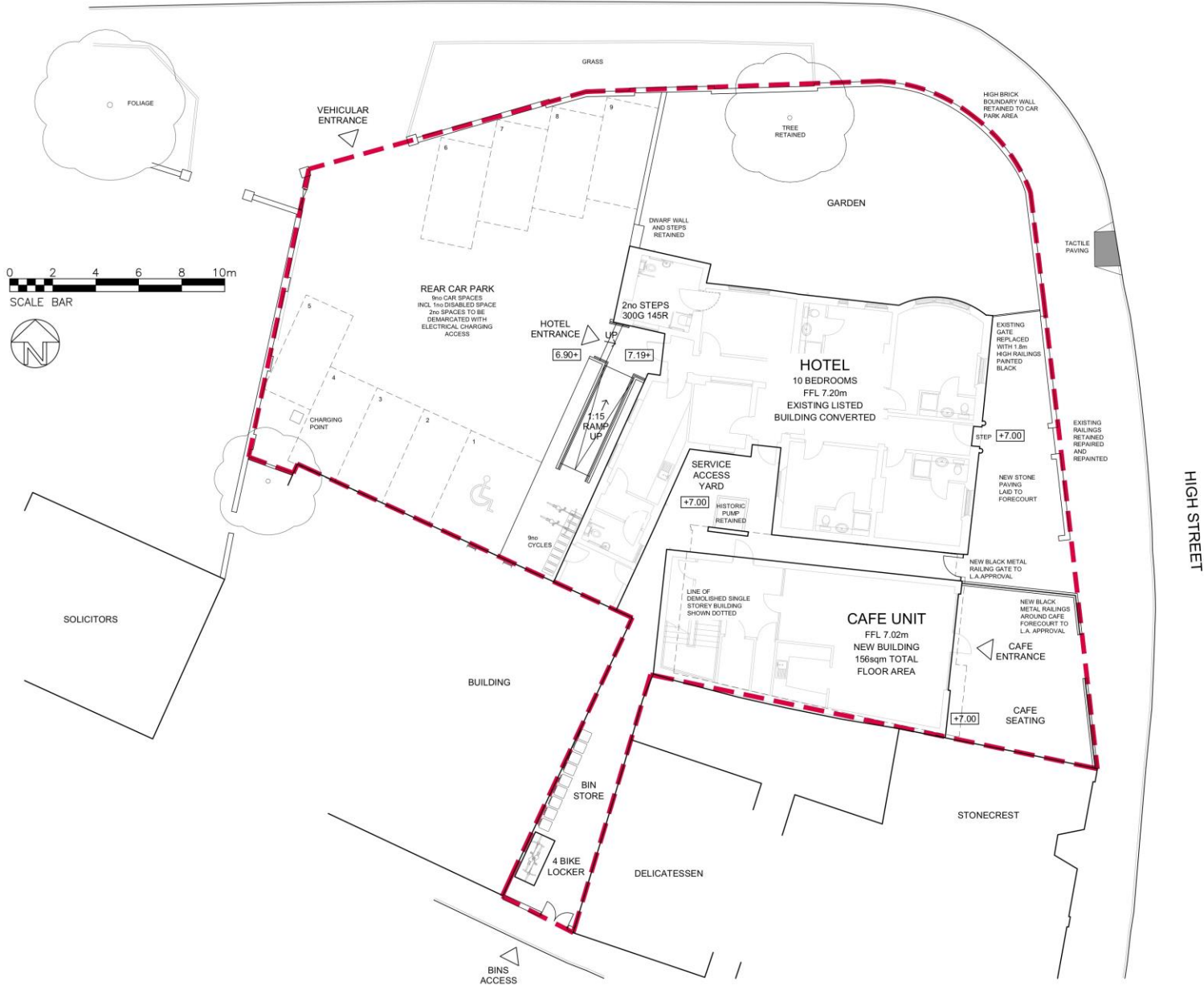
The town Square is a short walk up the road, with its choice of independent shops, doctor & dentist surgeries and cafes/eateries.

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.



CLIENT	BC DOODLES HOLDINGS LTD
JOB	EMS WORTH 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	NAS
DATE	JUNE 2022

A259 HAVANT ROAD



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M	RAILINGS SHOWN TO CAFE AND GATE NOTED	03/07/23
L	RAMP RELOCATED TO AVOID WINDOWS	11/05/23
K	PARKING REVISED, GARDEN RETAINED	24/10/22
J	FLOOR PLANS ADDED	02/09/22
H	FLOOR PLAN REMOVED	02/09/22
G	CAFE USE SHOWN	01/09/22
F	HOTEL WALLS ADDED BACK TO FRONTAGE, PLANTERS ADDED.	31/08/22
E	BUILDINGS' INTERNAL LAYOUTS ADDED, CAR PARK GATE REMOVED	25/08/22
D	PARKING SHOWN IN FORECOURT, BIKE STORE ADDED IN ALLEYWAY, CYCLE STANDS RELOCATED TO FORECOURT	23/08/22
C	TREE REMOVAL SHOWN, MOTORCYCLE SPACE ADDED, CYCLES SPACES / STANDS ADDED.	10/08/22
B	NOTES ADDED, CAR PARK GATE ADDED, CAR PARK REDESIGNED, ELECTRIC POINTS ADDED, RAMP RELOCATED, CAFE FORECOURT SEATING AREA ADDED, HISTORIC PUMP ADDED, GREEN WALL ADDED.	17/06/22
A	BN STORE RELOCATED AND PARKING SPACES INCREASED	15/06/22

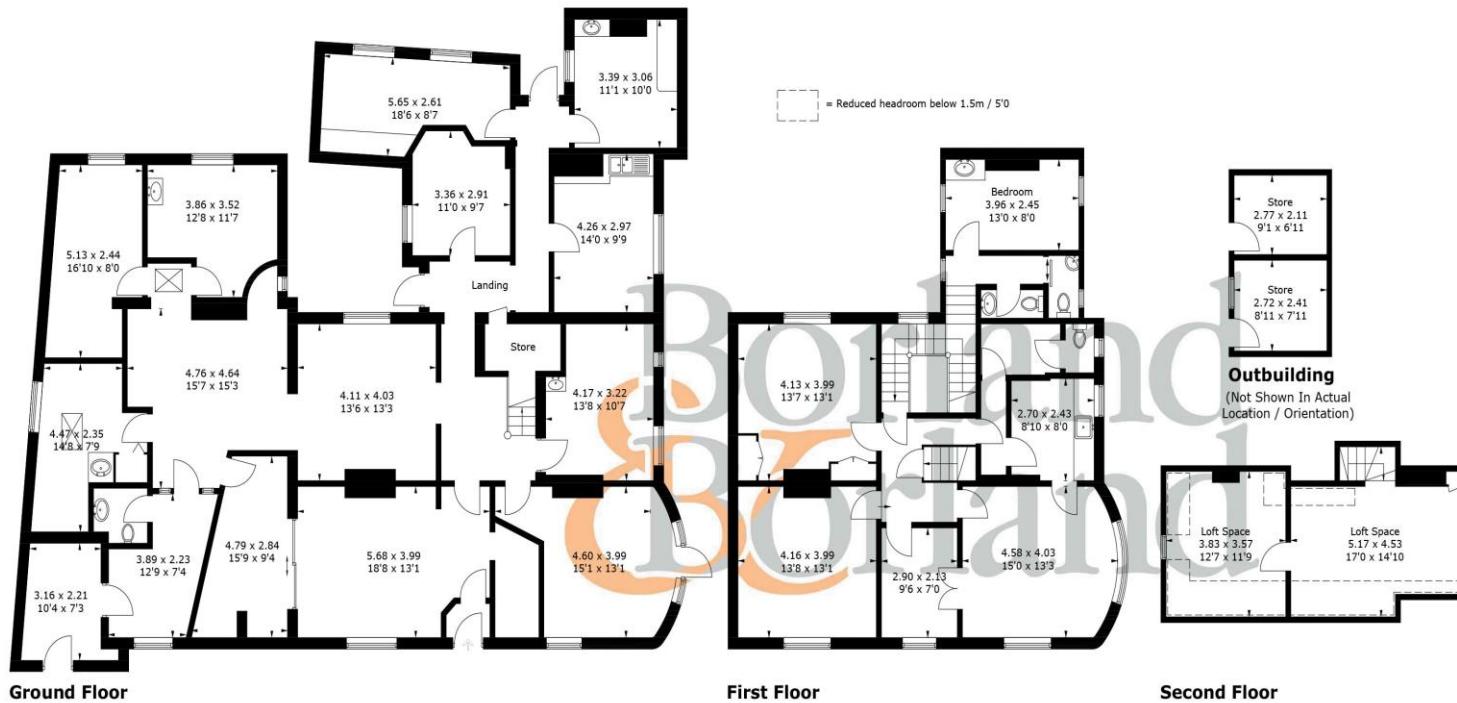
REV	DESCRIPTION	DATE
AMENDMENTS		
CLIENT		
BG DOODLES HOLDINGS LTD		
JOB		
EMSWORTH SURGERY CONVERSION PO10 7DD		
DRAWING		
SITE PLAN AS PROPOSED		
JOB NO.	2992	DRAWING NO.
		10 M
SCALE		
1:100 @ A1		
DRAWN BY	NAS	DATE
		JUNE 2022



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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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