



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

# 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





## **PLANNING**

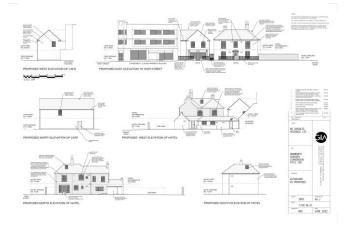
PLANNING PERMISSION GRANTED FOR; conversion of 2.5storey surgery [Class E(e)] building to hotel (Class C1); replacement of singlestorey surgery [Class E(e)] building with two-storey café [Class E(b)].

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

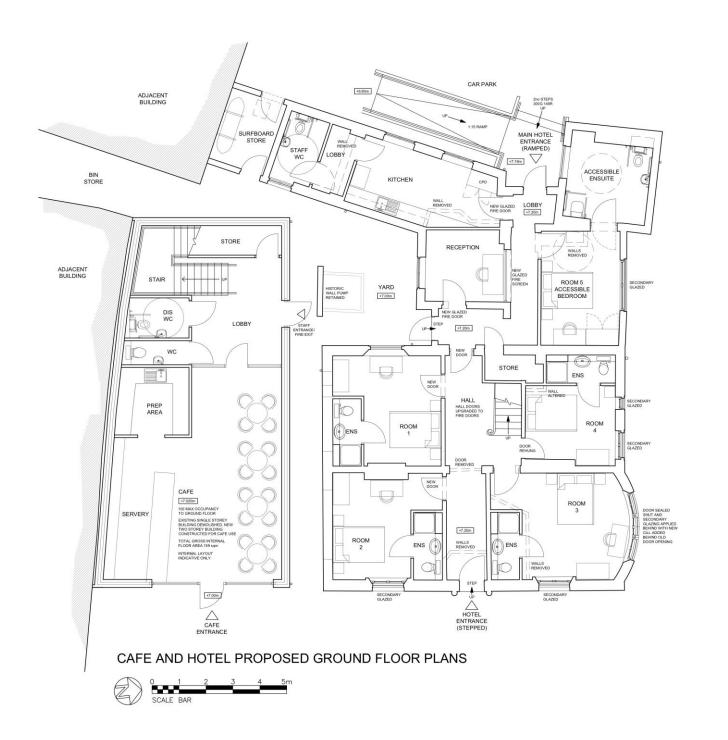
Interested parties are requested to make their own enquiries for alternative uses.

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL WORK TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

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CAFE LAYOUT AMENDED

CAFE LAYOUT ADDED. RAMP RELOCATED.

NOTE ADDED FOR CILL BEHIND DOOR

12/05/23

11/05/23

14/03/23

M SCOKRAMY CALATINA ADDED  M SECONDARY CALATINA ADDED  M NEV PESSTRAW WINCOWS ROCCATED  J CAPE DOOR ALTERED  PERLAMINARY CAPE LOVE FLOR FLOR FLOR ADDED  RECORDETE TO HOTEL CORROSO  PELAMINARY CAPE LOVE FLOR FLOR FLOR MINE DOOR  PELAMINARY CAPE LOVE FLOR FLOR FLOR MINE DOOR  PELAMINARY CAPE LOVE FLOR FLOR FLOR FLOR MINE DOOR  PELAMINARY CAPE LOVE FLOR FLOR FLOR FLOR FLOR FLOR FLOR FLOR				
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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 dinghysailing & water sports scene, a marina and two sailing clubs close by.

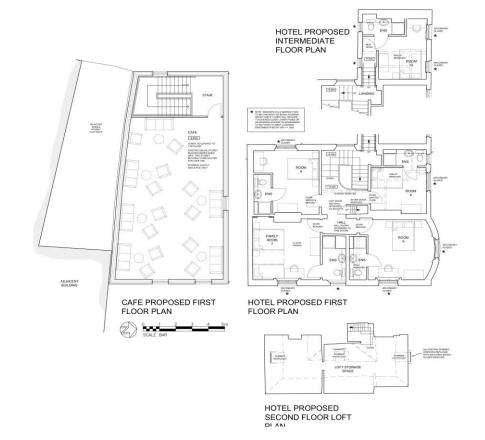
The town Square is a short walk up the road, with its choice of independent shops, doctor & dentist surgeries and cafes/eateries.

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.

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#### A259 HAVANT ROAD



NOTES

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND NOTIFYING ALL DISCREPANCIES TO THE DESIGNER.

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

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RAILINGS SHOWN TO CAFE AND GATE NOTED 03/07/23

M	RAILINGS SHOWN TO CAFE AN	D GATE NOTED	03/07/23	
L	RAMP RELOCATED TO AVOID V	VINDOWS	11/05/23	
К	PARKING REVISED, GARDEN R	ETAINED	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,			31/08/22	
Е	PLANTERS ADDED.  E BUILDINGS' INTERNAL LAYOUTS ADDED. CAR			
PARK GATE REMOVED  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	
В	NOTES ADDED, CAR PARK GAT PARK REDESIGNED, ELECTRIC RAMP RELOCATED, CAFE FOR AREA ADDED, HISTORIC PUMP WALL ADDED.	E ADDED, CAR POINTS ADDED, ECOURT SEATING ADDED, GREEN	17/06/22	
А	WALL ADDED. BIN STORE RELOCATED AND PARKING SPACES INCREASED		1506/22	
REV AME	DESCRIPTION NDMENTS		DATE	
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SCAL	E			
20000	1:100 @ A1			
DRA	WN BY	DATE		
	NAS	JUNE :	2022	

# **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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