

DW/VB

19th September 2016

Mr J Elms
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By email only: james.elms@bellway.co.uk

Dear James

Re: Assessment of Demand, Doctors Surgery Site, Hampshire Farm, Emsworth, Hampshire

I write following your instructions at the start of July 2016 in order to carry out some research and advise in relation to potential demand for the new Doctors Surgery at the above address where planning permission has been granted for a self-contained site as part of the overall redevelopment.

Primmer Olds B.A.S

This letter has been prepared by Primmer Olds UK Limited, trading as Primmer Olds B.A.S, an established Commercial Property Agency and Chartered Surveyors based in Hampshire with a track record of dealing with commercial property including Doctors Surgeries since 1987.

This letter has been compiled by Duane Walker, BA (Hons) MRICS, Director within the firm, who is also a member of The Royal Institution of Chartered Surveyors and a Registered Valuer.

Duane Walker has specialised in regional commercial property agency and valuation matters and has been involved in a number of transactions across south Hampshire in the last 20 years.

The Site

The site is understood to extend to approximately 0.7 acres forming part of the larger mixed use site with approximately 280 homes. The site is subject to separate reserved matters relating to the planning permission already granted.

The site is accessed via the new entrance from Redlands Lane and has frontage to Welbourne Road together with New Brighton Road and Southleigh Road via the roundabout.

By way of initial background my former colleague, Mr David Olds, made approaches back in 2013 on behalf of Bellway Homes to a number of local Doctors practices in order to identify demand at the time following grant of planning permission in 2011. At that time we received limited replies detailing any ongoing interest in the site.

Recent Enquiries

Following instructions in July of this year we identified the following practices within the immediate catchment area.

- Emsworth Surgery, 6 North Street, Emsworth
- Emsworth Surgery, The George & Dragon Surgery, The Square, Westbourne
- Southbourne Surgery, 337 Main Road, Emsworth
- The Staunton Surgery, Suite C Havant Health Centre, Civic Centre Road, Havant
- Homewell Curlew Practice, Havant Health Centre, Civic Centre Road, Havant
- The Bosmere Medical Practice, Solent Road, Havant
- Park Lane Medical Centre, Park Lane, Bedhampton
- Rowlands Castle Surgery, 12 The Green, Rowlands Castle
- The Bosham Surgery, Delling Lane, Bosham
- Crookhorn Surgery, Crookhorn Lane, Waterloo

Following the identification of these surgeries direct approach was made to all Practice Managers with further details regarding the site inviting interest.

As a result of this we have received no enquiries or expressions of interest in developing the site for Doctors Surgery premises by way of either relocation or expansion.

We also made direct enquiries of the local NHS Trust to which we also received no formal reply expressing any interest in the site.

According to "NHS Choices" all of the above GP Surgeries are also accepting new patients, which would indicate they are not currently at capacity.

In conclusion from the enquiries that we have undertaken to date we believe that there is little evidence to support demand for such use in this location in the current marketplace.

We are of course happy to continue to carry out further investigation and enquiries on your behalf subject to further instructions being received.

Please do not hesitate to contact me to discuss the contents of this letter at your earliest convenience.

Yours sincerely



**Duane M Walker BA (Hons) MRICS
PRIMMER OLDS B.A.S**

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