

HENRYADAMS

London | Surrey | Sussex | Hampshire

Vendor Report

**High Towers
14 Portsdown Hill Road
Havant
Hants PO9 3JY**



31 July 2014

Henry Adams LLP
15 North Street, Emsworth, Hampshire PO10 7BY
Tel: 01243 377773 Fax: 01243 372266

Our Marketing to-date

The marketing on High Towers to-date has involved:

- Production of a brochure
- Advertising on www.henryadams.co.uk
- Advertising on property portals:
 - Rightmove
 - Primelocation
 - Zoopla
 - Findaproperty
 - Globrix.com
- Mailshots from our extensive database
- Featured twice within our advertisements in the Observer Group of newspapers

The above marketing has resulted in:

- Email notifications to 94 registered parties matching the criteria for the property
- SMS text notifications to 47 registered parties matching the criteria for the property
- 1269 viewings of property details for High Towers on website to-date coupled with the property appearing 2005 times in internet search results
- 217 separate parties downloaded the brochure from our website
- 13 brochures mailed out after 'independent' enquiries received
- 28 viewings
- 7 offers received

Print Advertising



Advertisement placed in Chichester Observer on the following dates:

23 May 2013

27 February 2014

Email Marketing

The screenshot displays a web browser window with multiple tabs. The active tab is titled "Helen Wilkins - Applicant List - Windows Internet Explorer provided by HAP - Aspsia pre-configured". The browser address bar shows "http://haweb.aspsia.net/pls/henry". The page content is a property search results page for "High Towers, 14, Portsdown Hill Road, Bedhampton, Havant, Hampshire". The page features a large image of the property, a detailed description, and key features like 8 Bedrooms, 4 Receptions, and 8 Bathrooms. The browser window also shows a sidebar with filters and a top navigation bar with links like "Sales (R)", "Applicants", "Valuations", "Properties", "Sales", "Marketing", and "Misc".

Applicant: Mr J Adams, 178 Portsmouth Road, Hordean, Waterlooville PO8 9HP. adamsjen@sky.com(e), 02392 570 723(h), 07791 860 599(m)
There are 29 properties matching your criteria.
Havant Guide Price £699,950 Freehold **For Sale**

High Towers, 14, Portsdown Hill Road, Bedhampton, Havant, Hampshire
 A totally unique residence situated on the desirable Portsdown Hill Road with far reaching views towards the Solent to the south and the South Downs National Park to the north. High Towers is a superior domestic residence also offering significant commercial potential as an established guest house with full planning permission. The business has been run successfully with trading records and accounts available evidencing £75,000 annual turnover, since 1986. For sale due to the owners wish to retire there is considerable scope to increase the business. The existing grounds offer unique potential for extension and or annexe development, subject to the usual permissions. Entrance to the main house is via a spacious hallway with solid oak flooring leading to a very impressive and spacious drawing room with a feature vaulted wood panelled ceiling, and attractive brick fireplace. There is a study/bedroom with en suite shower room and a stately dining room. The kitchen/breakfast room has attractive stone flooring with access to a utility room and a spacious conservatory. A shower room makes up the downstairs accommodation and from the hall via the galleried staircase and landing there are four bedrooms all with en suite facilities. From the utility room there is access to further living areas with extensive storage plus a large sitting room and via a spiral staircase a large bedroom with en suite shower and bath and window views towards the Solent and National Park. In addition there are three self contained studio flats all with en suite facilities. Outside the grounds are extensive and varied with elevated views across the local countryside. The area approaches three quarters of an acre with two stables and a tackroom. There is a double garage and extensive off road parking. Main House EPC - B, Studio 1 - EPC - D, Studio 2 - EPC - D, Studio 3 - EPC - C.

8 Bedrooms **4 Receptions** **8 Bathrooms**
0 Garage **Conservatory**

Web Listings

[home](#) [sales](#) [lettings](#) [services](#) [offices](#) [news](#) [about us](#) [links](#) [contact](#) [register](#)

HENRY ADAMS
London | Surrey | Sussex | Hampshire

simply **different**

Property Type - Any
Price Max

SEARCH

Portsmouth Hill Road, Bedhampton, Havant, PO9
8 bedrooms
£699,950 Guide Price

Emsworth: 01243 377773
[email branch](#)

[return to search results](#)
[see all properties from this office](#)
[arrange viewing](#)

A totally unique residence situated on the desirable Portsmouth Hill Road with far reaching views towards the Solent to the south and the South Downs National Park to the north. High Towers is a superior domestic residence also offering significant commercial potential as an established quiet house with full planning permission. The business has been run successfully with trading records and accounts available evidencing £75,000 annual turnover, since 1995. For sale due to the owners wish to retire there is considerable scope to increase the business. The existing grounds offer unique potential for extension and or annexe development, subject to the usual permissions. Entrance to the main house is via a spacious hallway with solid oak flooring leading to a very impressive and spacious drawing room with a feature vaulted wood panelled ceiling, and attractive brick fireplace. There is a study bedroom with an en suite shower room and a study dining room. The kitchen breakfast room has attractive stone flooring with access to a utility room and a spacious conservatory. A shower room makes up the downstairs accommodation and from the hall via the galleryed staircase and landing there are four bedrooms all with en suite facilities. From the utility room there is access to further living areas with extensive storage plus a large sitting room and via a spiral staircase a large bedroom with en suite shower and bath and window views towards the Solent and National Park. In addition there are three self contained studio flats all with en suite facilities. Outside the grounds are extensive and varied with elevated views across the local countryside. The area approaches three quarters of an acre with two stables and a backroom. There is a double garage and extensive off road parking. Main House EPC - B, Studio 1 - EPC - D, Studio 2 - EPC - D, Studio 3 - EPC - C.

henryadams.co.uk

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Find property for sale in Havant, Hampshire

[Draw a Search](#)
 Focus your search on exactly where you want to live with [Draw-a-Search](#)

141-150 of 1000+ properties for sale found
[View as:](#) [List](#) [Grid](#) [Map](#)

[RSS](#) [Print](#) [Property to rent in Havant](#)

Change location and criteria

Location:
Radius:
Property:
Beds: to
Price (£): to
Added:
☒ Include Sold STC

Update Results

Create an alert for Havant
or [save this search](#)

sign up to instant alerts to find new properties first

£699,950 Guide Price
8 bedroom detached house for sale
Portsmouth Hill Road, Bedhampton, Havant, PO9

HENRY ADAMS

Unique detached family home offering extensive accommodation with scope for extension and annexe development. Six bedrooms, stables, tack room, three self contained flatlets. Views of South Downs National Park. Area 3.870 square feet Main House:EPC-B, Studio 1 - EPC-D, Studio 2 - EPC-D, St... [More details](#)

[Save property](#)
[Contact agent](#)
[Upgrade listing](#)

Listed on 20/06/2014 by Henry Adams, Emsworth. Call: 03301 011462 Local call rate

Rightmove.co.uk

Vendor Report – High Towers, 14 Portsmouth Hill Road

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Web Listings continued

PrimeLocation
Find the home you deserve

For sale | To rent | Sold prices | New homes | International | Find agents | Advice

Property for sale | Commercial property for sale | New homes for sale | Commute time | Bungalows for sale | International property for sale

Find estate agents | Help to buy scheme

For sale | Havant, Hampshire

Check your credit score

Properties for sale near Havant

Create email alert | Save this search

9 OUT OF 10 CUSTOMERS WOULD RECOMMEND BT INFINITY

Commute time search | Map search

Refine your search

Location: Havant, Hampshire

Radius: Within 5 miles

Beds: No min | No max

Price: £600,000 | £700,000

Added: Anytime

Keywords: e.g. 'conservatory' or 'annexe'

Include: ☐ Under offer or sold STC

Refine search

Home > Property for sale > Hampshire > Havant property for sale

Properties for sale near Havant

List view | Grid view | Map view

1 - 20 of 50 results

Sort by: Highest price | Results per page: 20

Guide price £700,000
Mill Lane, Bedhampton, Havant PO9
Detached house for sale 4

An excellent opportunity to purchase a 1570's built detached family home which has been individually designed and built on a rare plot within the Conservation area Hamlet of Old Bedhampton. ... see full details and 19 photos

Bedhampton (0.3 miles) | Havant (0.9 miles)
Note: Distances are straight line measurements

Request details | 023 9229 0571 | Save to favourites | Hide

Marketed by Fine & Country - Drayton, PO8.

Guide price £699,950
Portdown Hill Road, Bedhampton, Havant PO9
Detached house for sale 8

Unique detached family home offering extensive accommodation with scope for extension and annexe development. Six bedrooms, stables, tack room, three self contained flats. Views of South Downs ... see full details and 7 photos

Bedhampton (0.9 miles) | Havant (1.5 miles)
Note: Distances are straight line measurements

Request details | 01243 684063 | Save to favourites | Hide

Marketed by Henry Adams - Emsworth, PO10.

Primelocation.com

Price: £650,000 | £700,000

Added: Anytime

Keywords: e.g. 'conservatory' or 'annexe'

Include: ☐ Under offer or sold STC

Refine search

Filter your results

PROPERTY TYPE

Houses 5

PROPERTY FEATURES

☐ Garden 5

☐ Parking / garage 5

☐ Fireplace 4

☐ Wood floors 2

[More options](#)

PROPERTY STATUS

☐ Price-reduced 1

NEW HOMES

Pre-owned 5

OWNERSHIP

Sole 5

RETIREMENT

Non-retirement 5

MARKETED BY

Show results from specific agents

Avg. asking prices in Havant

1 bed 200k

2 bed 250k

3 bed 350k

4 bed 450k

Source: Zoopla Property Group

Guide price £655,000
6 bed detached house for sale 6
Bedhampton Hill, Havant PO9
Added on 7th Jul 2014

Hugely versatile family home perfect for entertaining offering over 3,500 of accommodation including six bedrooms plus six receptions, set well back from the road and offering ample parking for a number of vehicles the house occupies a plot of over ... More details

Bedhampton (0.8 miles) | Havant (1.4 miles)
Note: Distances are straight line measurements

Full details | Contact agent | Save to favourites | Hide property

Marketed by Fine & Country - Drayton, PO8. Call 023 9229 0571

Guide price £699,950
8 bed detached house for sale 8
Portdown Hill Road, Bedhampton, Havant PO9
Added on 19th Jun 2014

Unique detached family home offering extensive accommodation with scope for extension and annexe development. Six bedrooms, stables, tack room, three self contained flats. Views of South Downs National Park. Area 3,870 square feet Main ... More details

Bedhampton (0.9 miles) | Havant (1.5 miles)
Note: Distances are straight line measurements

Full details | Contact agent | Save to favourites | Hide property

Marketed by Henry Adams - Emsworth, PO10. Call 01243 684063

Offers over £650,000
5 bed detached house for sale 5
Third Avenue, Denvilles, Hampshire PO9
Added on 23rd May 2014

Hatherleigh is a substantial and imposing Edwardian detached home which has been carefully maintained over the years by the current owners and provides spacious and elegant family accommodation with a wealth of original period features. The property ... More details

Warblington (0.2 miles) | Havant (0.5 miles)
Note: Distances are straight line measurements

Full details | Contact agent | Save to favourites | Hide property

Marketed by Hazle & Co, PO10. Call 01243 684062

Zoopla.com/Findaproperty/Globrix.com

Viewing Log

Sales (R) Applicants Valuations Properties Sales Marketing Misc									
Search New Record New Sale Reports									
History - 162256 High Towers, 14, Portsdown Hill Road, Bedhampton, Havant, Hampshire PO9 3JY ** There are new web prospects ** Aspasia v2.8 - 05 August 2014 - Helen Wilkins									
Return	Action	Viewing							
All	Adverts	Details Sent	Viewings	Offers	Letters	Information	Other	Notes and Emails	
Date	A	Type	Description	Information			Notes	Completed	
08/07/2014 13:00	CB	Viewing	Vendor Advised (Ms Ella Pope)				Note	08/07/2014	N
01/07/2014 13:30	JT	Viewing	Vendor Advised (Ms Jane Belcher)				Note	01/07/2014	N
24/06/2014 12:30	CB	Viewing	Vendor Advised (Mr Jian Deng)				Note	24/06/2014	N
11/05/2014 12:30	CT	Viewing	(Mr Brady Drain)				Note	12/05/2014	N
11/04/2014 13:00	CT	Viewing	Vendor Advised (Mrs Beverley Cundliffe)				Note	11/04/2014	N
07/04/2014 17:00	MI	Viewing	Vendor Advised (Mrs Shirley Bramble)				Note	08/04/2014	N
05/04/2014 10:30	CT	Viewing	Vendor Advised (Mrs Beverley Hurst)				Note	07/04/2014	N
28/03/2014 17:15	CB	Viewing	(Mrs J Bramble)				Note		N
08/03/2014 10:00	JT	Viewing	Vendor Advised (Mr Philip Smith)				Note	08/03/2014	N
24/02/2014 14:00	CF	Viewing	Vendor Advised 2nd Viewing(Mrs S Sasi-Karen)				Note	24/02/2014	N
14/02/2014 11:30	CB	Viewing	Vendor Advised (Dr Sonia Wakelin)				Note	14/02/2014	N
07/02/2014 16:50	CF	Viewing	Vendor Advised (Miss Padmore)				Note	07/02/2014	N
27/01/2014 15:00	CB	Viewing	Vendor Advised (Mrs Halliday)				Note	27/01/2014	N
26/01/2014 11:00	CB	Viewing	Vendor Advised (Mrs Sally Beken)				Note	27/01/2014	N
17/01/2014 13:00	CB	Viewing	Vendor Advised (Mr Andy Timms)				Note	20/01/2014	N
11/01/2014 15:15	MI	Viewing	Vendor Advised take copy of accounts(Mrs Suzanne Thompson)				Note	11/01/2014	N
03/01/2014 16:15	CT	Viewing	Vendor Advised (Mr S Versi)				Note	03/01/2014	N
06/12/2013 10:30	JT	Viewing	Vendor Advised (Mrs S Sasi-Karen)				Note	06/12/2013	N
02/12/2013 13:10	JT	Viewing	Vendor Advised (Mrs K Kurnow)				Note	02/12/2013	N
06/11/2013 15:00	JT	Viewing	Vendor Advised (Mr and Mrs I Holt)				Note	06/11/2013	N
31/08/2013 14:00	CF	Viewing	Vendor Advised (Mr and Mrs J Polfrey)				Note	02/09/2013	N
12/08/2013 15:15	CT	Viewing	Vendor Advised (Mr Tim Brown)				Note	12/08/2013	N
08/08/2013 14:00	CB	Viewing	Vendor Advised (Mrs Sue Crump)				Note	19/08/2013	N
08/07/2013 14:30	CT	Viewing	Vendor Advised (Mr Tim Brown)				Note	08/07/2013	N
26/06/2013 10:00	JH	Viewing	Vendor Advised (Mrs H Goulding)				Note	26/06/2013	N
31/05/2013 14:00	JH	Viewing	Vendor Advised 2nd Viewing(Mrs Julie Storr)				Note	31/05/2013	N
29/05/2013 10:00	JH	Viewing	Vendor Advised (Mrs Julie Storr)				Note	29/05/2013	N
22/05/2013 13:30	CT	Viewing	Vendor Advised (Mr Francis)				Note	22/05/2013	N
Total Activities:28									
Previous Offers									
12/05/2014 16:39	cont: 184259	£660,000	Accepted						
12/05/2014 14:36	cont: 184259	£640,000	Declined						
10/02/2014 14:22	cont: 175024	£665,000	Declined						

28 parties arranged to view the property as follows:

Mr Francis on 22 May 2013:	loved the potential of extra land, may view again
Mrs J Storr on 29 May 2013:	interested, second viewing booked
Mrs J Storr (2 nd viewing) on 31 May 2013:	liked it initially but having thought about it, decided it was not a family home, too much to do to change it
Mrs H Goulding on 26 June 2013:	interested to purchase with her daughter who needs to sell in Leigh Park
Mr T Brown on 8 July 2013:	first viewing cancelled
Mrs S Crump on 8 August 2013:	unable to contact following viewing
Mr T Brown on 12 August 2013:	decided against
Mr & Mrs J Polfrey on 31 August 2013:	viewing did not go ahead. Unable to contact applicant and did not return calls
Mr & Mrs Holt on 6 November 2013:	verbal offer of £650,000 on 13/11 declined. Revised offer of £665,000 declined on 15/11. Further revised offer of £675,000 accepted on 16/11

Mrs S Kurnow on 2 December 2013:	interested but had to look into mortgages etc. Left messages for applicant but they did not call back
Mrs S Sasi-Karen on 6 December 2013:	likes property but has to look into how to finance it
Mr S Versi on 3 January 2014:	does not think it is right for him
Mrs S Thompson on 11 January 2014:	thought it was expensive, needs a lot of work IHO
Mr A Timns on 17 January 2014:	has not dismissed it but would need to make alterations to layout to make it work for them. May come back to us
Mrs S Berken on 26 January 2014:	has not discounted it but unlikely to get a commercial mortgage but in process of finding out
Mrs Halliday on 27 January 2014:	sees the potential but they feel too much work to do to turn it into a family home
Miss Padmore on 7 February 2014:	mortgage payments would be too high, also too much work to take on
Dr S Wakelin on 14 February 2014:	would not really work as a family home without major works
Mrs S Sasi-Karen (2 nd viewing) on 24 February '14:	viewed with her father now concerned about the A3 and bridge nearby
Mr P Smith on 8 March 2014:	is of interest, may come back for a second viewing
Mrs J Bramble on 28 March 2014:	cancelled booked viewing
Mrs B Hurst on 5 April 2014:	thought it needed lots of work
Mrs S Bramble on 7 April 2014:	loves the property but not able to proceed until early Sept as they are currently trying to get planning on their existing property
Mrs B Cundliffe on 11 April 2014:	cancelled booked viewing
Mr B Drain on 12 May 2014:	verbal offer of £640,000 declined on 12/5 with further revised offer of £660,000 accepted on the same day
Mr J Deng on 24 June 2014:	too large and did not want to consider it as a business

Viewings continued

Ms J Belcher on 1 July 2014:	not for her although could see the potential but simply does not have the energy to renovate it herself
Ms E Pope on 8 July 2014:	too close to the motorway for them

Offer Details

Mr and Mrs Holt – Offers of £650,00 and £665,00 rejected. Offer of £675,000 accepted but decided to pull out as no longer interested

Mrs Sasi-Karen – made two offers £650,00 and £655,000 both rejected, did not increase offer as could not get a residential mortgage and could not get a commercial mortgage as turnover not high enough to warrant a commercial one.

Mr Brady Drain – Currently has an accepted offer of £660,00. He cannot get commercial funding as the turnover is not high enough and cannot get a residential mortgage as currently there is no residential planning.