



## D1 Use/ Development Opportunity

Bedhampton Arts Centre  
29 Bedhampton Road  
Havant  
Hampshire PO9 3ET

[hughesellard.com](http://hughesellard.com)

## For Sale

### Location

Bedhampton Arts Centre is located on the corner of Kingscroft Lane and Bedhampton Road, a busy road providing quick links into Havant and Waterlooville town centres. The property is also located close to the A27 providing convenient travel to both Chichester and Portsmouth. The surrounding area opens up the possibility for a variety of uses including scope for commercial, community and residential, the site lying on the edge of Old Bedhampton close to the Kingscroft Lane playing fields.

### Description

The building comprises a Grade II Listed former school and school house dating back to 1867 with additional extensions having been added in the years since. The premises are of traditional brick construction under mainly pitched roofs. The space lends itself to a community user in terms of layout but the existing buildings and surrounding land are prime for residential development. Alternatively, the existing premises could be suitable for commercial uses.

- Prominent main road frontage
- Four large halls providing potential to utilise for community, commercial or residential purposes
- Surrounding land with potential for further development beyond the existing footprint of the building
- Total site area approximately 0.20 hectares/0.50 acres

### Price:

Offers Invited

### Size:

313.16 sq m (3,371 sq ft)

### Site:

0.20ha (0.50 acres approx.)

### Tenure:

Part Freehold/Part Long  
Leasehold

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### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net internal areas.

| Accommodation                              | Sq M          | Sq Ft       |
|--------------------------------------------|---------------|-------------|
| Main Halls                                 | 227.93        | 2453        |
| School House                               | 85.23         | 917         |
| <b>Total Approximate Net Internal Area</b> | <b>313.16</b> | <b>3371</b> |

### Tenure

The existing school building is available by way of a long leasehold (500 years from December 1872) but the surrounding land is freehold.

### Price

Offers are invited on a conditional or unconditional basis.

### VAT

The property is not elected for VAT.

### Planning

The last use fell within Class D1 which encompasses medical & health services, creche, day nursery, day centres, museums, public halls, libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, church halls and law courts. Prospective purchasers will need to make enquiries to Havant Borough Council, the Local Planning Authority, as to the suitability of any proposed alternative use.

### Energy Performance Certificate

An Energy Performance Certificate is available on request.

## Viewing:

Strictly by appointment prior through sole agents

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