



Niall Tutton BSc(Hons) MA
Robert Tutton Town Planning Consultants Ltd
293 Havant Road,
Farlington,
Portsmouth,
PO6 1DD

30th June 2023

Dear Mr Tutton

Re: Former Doctors Surgery, North Street House, 6 North Street, Emsworth, PO10 7DD

You have asked me to provide a Statement recording the Marketing of the former doctor's surgery known as North Street House, 6 North Street Emsworth for the purpose of your client's planning application.

I confirm that Medhursts Commercial Surveyors were instructed by four of the doctors who operated the practice at the property and who owned the freehold. My instructions were confirmed in January 2020. They were to market the property for sale with vacant possession to coincide with their relocation to the new medical centre that was being constructed by the NHS across Havant Road in North Street.

Our marketing campaign consisted of:

Marketing particulars with professionally taken photographs and floor plans. Copy attached. These were the main promotional vehicle and used to email to potentially interested parties, registered applicants and to respond to enquiries.

Sign boards were erected on the North Street and Havant Road elevations with a slip to read 'FOR SALE- Due to relocation'. Photos attached.

Newspaper advertising is no longer effective. Internet adverts were posted on commercial property listing sites and these including:
www.medhursts.com, <https://propertylink.estatesgazette.com> ,
<https://www.zoopla.co.uk/for-sale/commercial/> , <https://www.primelocation.com/for-sale/commercial/property/emsworth/> , <https://www.costar.com/>

T: 01243 520949 | E. info@medhursts.com
4 Northgate | Chichester | West Sussex | PO19 1BA
Directors | Alex Medhurst BSc(Hons), MRICS | Maggie Me
www.medhursts.com

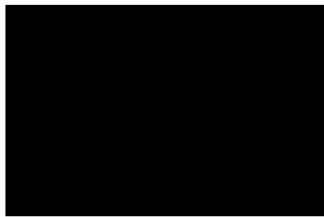
Medhursts Commercial Surveyors Ltd.

Registered in England Number: 0891192 | Registered Office: 4 Northgate, Chiches
PO19 1BA | VAT Number: 120 1318 81 | Regulated by RICS

- The results of this marketing campaign produced 22 enquires. Internal viewings were carried out with 5 different parties.
- 5 offers were received. These included from an accountant, two residential developers, a pub operator and a commercial property developer.
- Other enquiries included an undertaker, a beautician, a firm of architects, a domiciliary care provider amongst others. For these, generally the size, layout, the problems associated with the Listing and the cost of conversion works proved prohibitive
- A sale was negotiated and agreed unconditional on planning permission. The sale completed in September 2021.

I trust that this is a satisfactory summary for your purposes.

Yours sincerely,



Alex Medhurst, BSc(Hons), MRICS
Director
M: 07854 513590
E: alex@medhursts.com

Enc. Copy of marketing particulars & photos of For Sale boards



Figure 1-Sign facing Havant Road



Figure 2- Sign facing North Street

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



Former doctors' surgery

Of interest to owner occupiers, developers and investors

For Sale with vacant possession

Approximately 4,157 sqft [386.1 sqm]



Location

Emsworth is a small town in Hampshire near the border of West Sussex. It lies mid-way between Chichester to the east and Portsmouth to the west. It is at the north end of an arm of Chichester Harbour which is designated an Area of Outstanding Natural Beauty. Emsworth has a population of approximately 10,000. The property is very prominently positioned overlooking the roundabout connecting the A259 with the North Street. Once relocated, the new doctor's surgery will be to the north side of the A259. The town centre amenities are all within walking distance as is the railway station which is about a 5-minute walk to the north.

Commercial Property Consultants

4 Northgate | Chichester | West Sussex | PO19 1BA
01243 520949 | www.medhursts.com



Description

The property is an attractive Grade II Listed former town house situated in a very prominent position in the heart of Emsworth.

The building has been extended and adapted to become a doctor's surgery. The accommodation is over 2 floors with attic storage.

There is a good-sized car park to the rear.

It is suitable for a variety of alternative uses subject to planning permission.

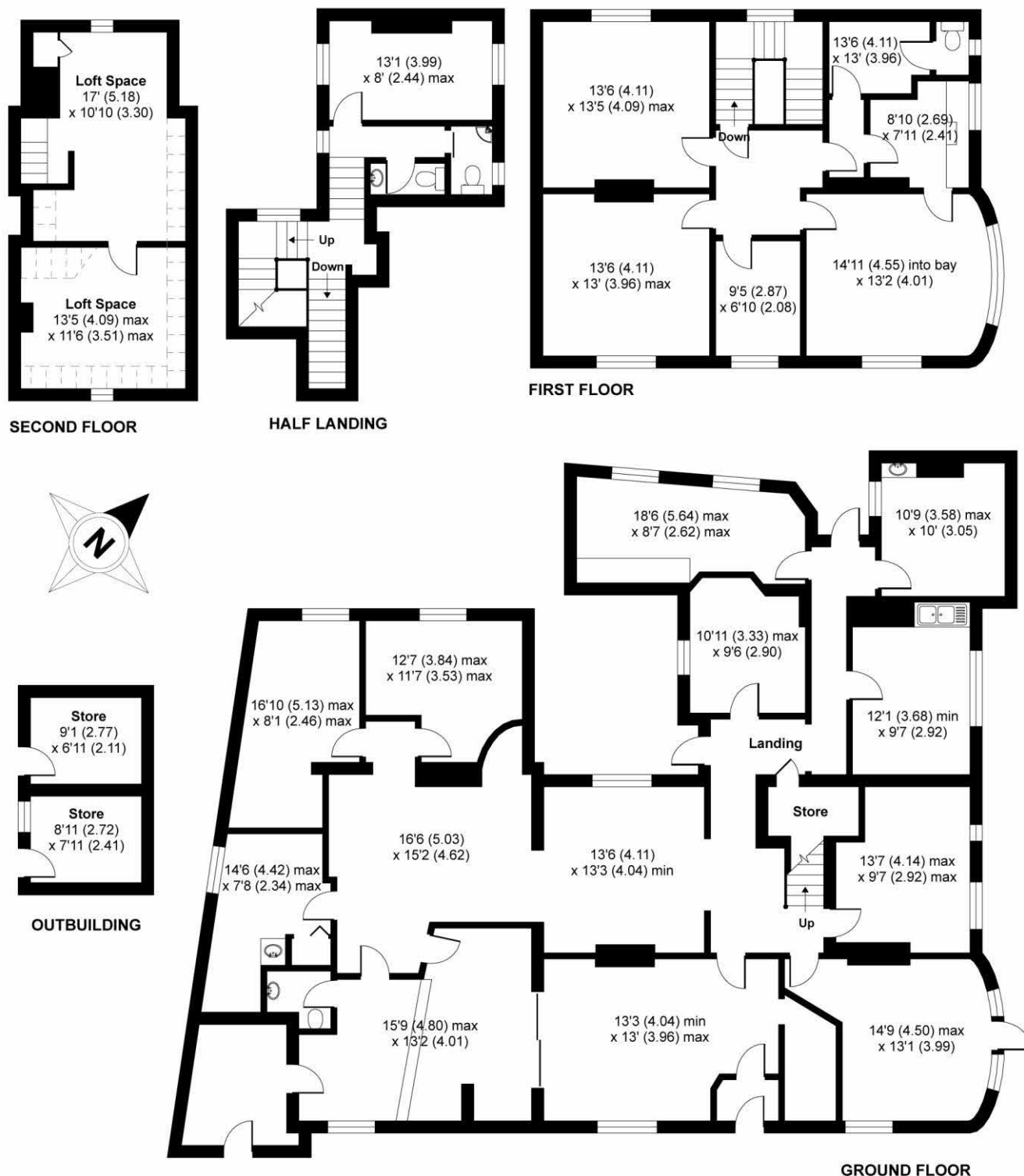


Agents notice- We endeavour to make our particulars as accurate and reliable as possible. They are a general outline for guidance only for intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. No statement in these particulars should be relied upon as a statement or representation of fact. Neither Medhursts Chartered Surveyors nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. No undertaking is given that the property is in good condition or repair or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated all prices and rents are quoted exclusive of VAT if applicable. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

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

APPROX. GROSS INTERNAL FLOOR AREA 4157 SQ FT 386.1 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)

Denotes restricted
head height



Agents intend to
intend upon as
authority or other
the time
otherwise
reference
consent

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Planning

Havant Borough Council are the local planning authority. The planning portal shows that the last permission was in 1999 for the single storey rear extension.

The adopted local plan (under review) shows that the property lies within the Chichester Harbour AONB and the Emsworth District Centre and area of secondary shop frontages. Interested parties are requested to make their own enquiries for alternative uses.

Terms

Offers are invited for the freehold interest with vacant possession from approximately March 2021.

Subject to planning offers will be considered.

VAT will not be applicable to the sale price.

EPC

D-90

Business Rates

The current rating assessment is as follows:

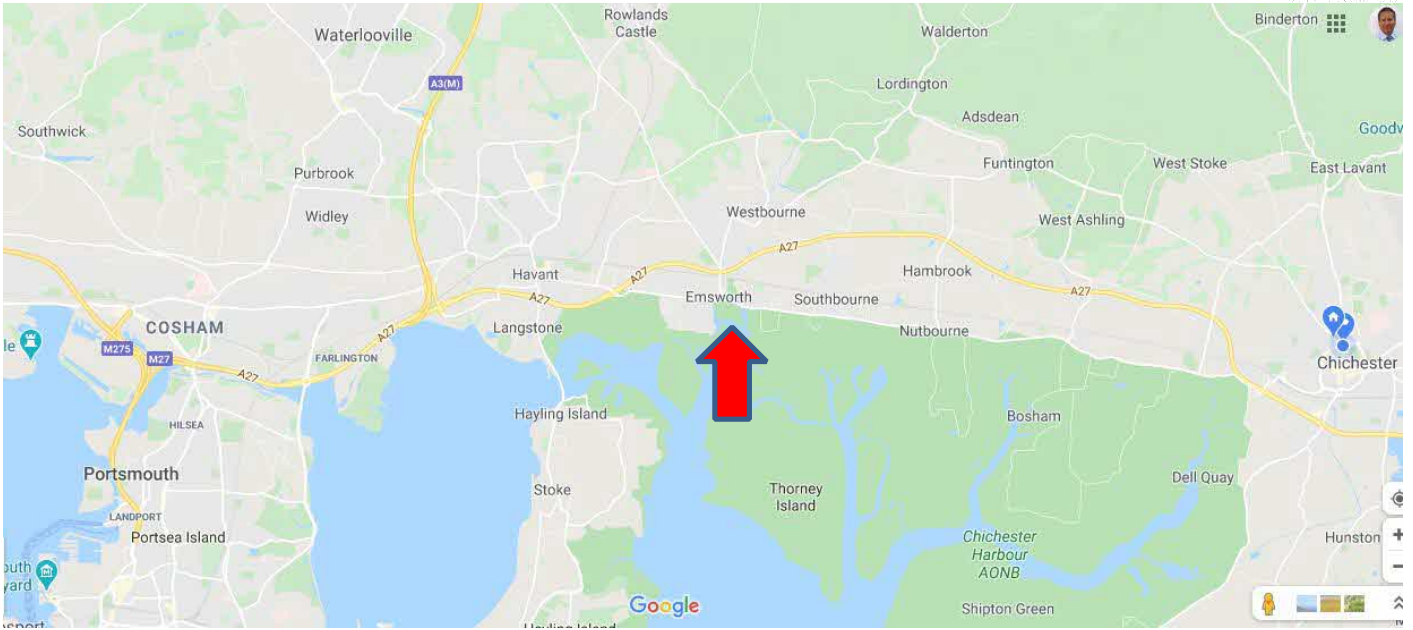
Rateable value: 'Surgery and premises' [REDACTED]

Viewing

For further information or to arrange a viewing please contact the sole selling agent.

As the surgery will continue to operate until it relocates, interested parties are requested not to attempt to make unarranged inspections of the property.

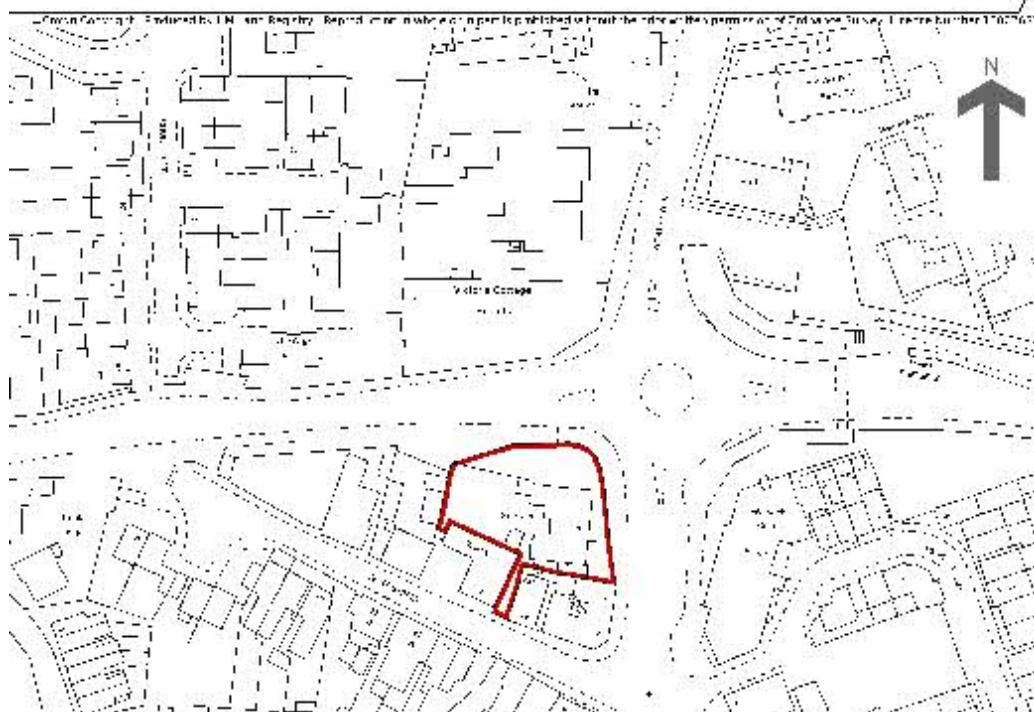
Please contact Alex Medhurst on [REDACTED]



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HM Land Registry Current title plan

Title number **SH22588**
Ordnance Survey map reference **SU7405NE**
Scale **1:1250**
Administrative area **Hampshire : Havant**



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March 2020

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