



## SITUATION

Located on the corner with Sheep Lane, in the heart of the Town Centre but just out from the main shopping area, being close to St Mary Magdalene and St Denys Church.

Midhurst is a long established Market Town within the South Downs National Park, located approx. 7 miles south of Haslemere and 10 miles north of Chichester.

## PROPERTY

A period corner building comprising a **Ground Floor Former Bank** with internal access to a **Staff Room** and **WCs** on part first floor and a small **Basement Vault**. In addition, there is separate side access from Sheep Hill and internal access to **Further Rooms** on the first floor (previously used for residential) and a **Loft Room** at the front of the second floor.

Historical records show that in 1632 dwellings existed on this site and then in 1841 five dwellings were on this site. Thereafter, the unit was used as a Bank in the early 1970's with a side addition built in the late 1970's on to Sheep Hill.

## ACCOMMODATION

<b>Ground Floor</b>	
Former Bank	GIA Approx. 2,636 sq ft
<b>First Floor</b>	
9 Rooms, Kitchen, Bathroom & 2WCs	GIA Approx. 2,065 sq ft
<b>Second Floor</b>	
1 Loft Room (not inspected)	GIA Approx. 376 sq ft
<b>Basement</b>	
Vault	GIA Approx. 261 sq ft
<b>Total</b>	<b>GIA Approx. 5,338 sq ft</b>

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## PLANNING

- The local planning and rating authority is Chichester District Council.
- The property is not Listed.
- The property is situated within the Midhurst Conservation Area.
- Planning Permission was granted on 21st December 2021 by South Downs National Park Authority for '**Conversion of former Lloyds bank into 4 townhouses with demolition of rear flat roofed single storey extensions constructed in second half of twentieth century**'. Ref: SDNP/20/04635/FUL. The Permission is subject to a Section 106 Agreement dated 11th October 2021 – [see Note](#).

# Vacant Building with Planning for 4 Houses

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

## Vendor's Solicitors

Prince Evans Solicitors  
Tel: 020 8567 3477 Ref: Laura Sainsbury  
Email: [laura.sainsbury@prince-evans.co.uk](mailto:laura.sainsbury@prince-evans.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



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The proposed scheme will provide 4 dwellings as follows:

- **House A (entrance on Church Hill):**  
Ground Floor – Reception, Hall to Kitchen and WC  
1st Floor – 2 Bedrooms, Bathroom/WC  
**GIA Approx. 861 sq ft**
- **House B (corner entrance):**  
Ground Floor – Reception, Dining Room, Kitchen, WC  
1st Floor – 2 Bedrooms, Bathroom/WC  
**GIA Approx. 1,187 sq ft**
- **House C (entrance on Sheep Lane):**  
Ground Floor – Hall, WC, Kitchen/Breakfast Room, Living Room  
1st Floor – 3 Bedrooms, 1 Ensuite Bathroom/WC,  
1 Sep. Bathroom/WC  
**GIA Approx. 1,216 sq ft**
- **House D (entrance on Sheep Lane):**  
Ground Floor – Living Room/Kitchen, Shower/WC  
Basement – Reception, Utility Room  
1st Floor – 2 Bedrooms, Bathroom/WC  
**GIA Approx. 896 sq ft**

Houses A & D will each have a private courtyard.  
Houses B & C will have a shared courtyard.

**Total GIA of the 4 houses is 4,160 sq ft plus 376 sq ft Loft Room.**

**Planning Documentation and Floor Plans available from the Auctioneers.**

**Note: It is a condition per Section 106 Agreement dated 11th October 2021 that the Council is prepared to grant the Permission subject to certain Planning Obligations which includes 1 dwelling to be allocated as a Low Cost Dwelling Unit (House D) which shall not be disposed of by the Owners or their Successors in Title other than:**

- **At a price which is not more than 65% of the Open Market Value; and**
- **To a person with a Local Connection to the South Downs National Park.**

**so that the Low Cost Dwelling Unit is retained as a unit of affordable housing in perpetuity except that the Owners at any given time shall be permitted to Charge the Low Cost Dwelling Unit to a value of no greater than 65% of the Open Market Value.**