



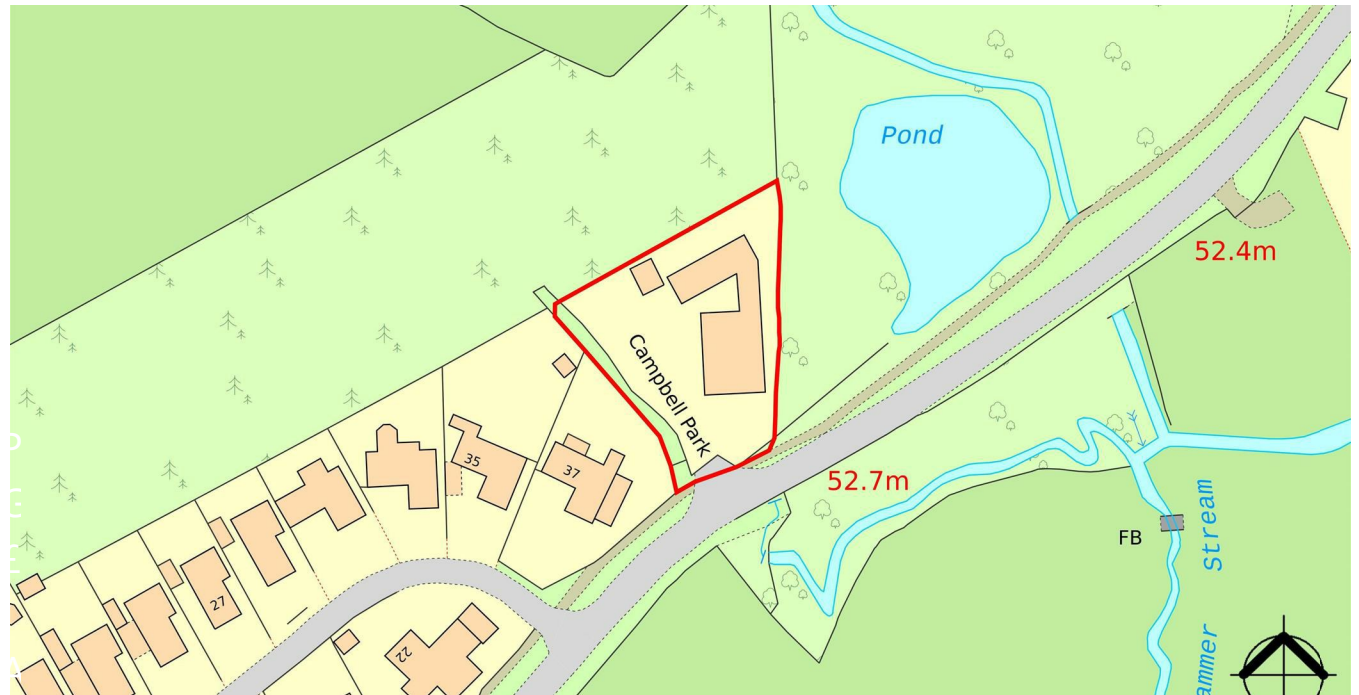
**Fernhurst Road, Liphook,  
Price Guide £700,000**

CLARKE  GAMMON

CAMPBELL PARK FERNHURST ROAD  
LIPHOOK GU30 7LU

PRICE GUIDE £700,000

A very interesting and unique redevelopment opportunity in one of Sussex's premier villages. Currently a mixed-use timber farm building of around 4587 sq ft gross, currently being used as two residential units and an unlet commercial ground and first floor.



## THE PROPERTY

Campbell Park lies on the outskirts of the village set in 0.34 acres as identified on the plan, a planning assessment has been carried out by Bell Cornwell (please see attached). The views contained on the sales particulars are those of the agent. The history of Campbell Park is quite interesting, and it has developed over the years into something which is a bit unique. Whoever purchases the site does need to regularise all the planning and create an attractive new build, either a mix used or residential scheme. Our assessment as agents is that possibly 3 to 4 residential units would suit the site, subject to agreement with the local authority.

The property has been on and off the market either officially or unofficially for a little while and so subject to agreements with the successful purchase, marketing reports could be provided. There is also an application for a certificate of lawful use on the residential element for the smaller unit, which is currently registered with south Downs National Park (SDNP). The site itself has been used predominantly as a mixed scheme, both residential and commercial but the commercial element has been vacant for a considerable amount of time, there is no current income from the site in any shape or form. We believe that some negotiation with the local authority on an enablement basis would be successful, we would therefore recommend seriously interested parties discuss the matter with Bell Cornwell who has better working knowledge and history of the site.

The building is of timber frame construction and whilst useable and habitable currently, it is probably nearing the end of its useable life. There are two residential elements as identified on the enclosed plans. One larger wing to the North of the property and one smaller self-contained annex within the main part of the building. There is one ground floor office suite, and a large first floor suite covering the whole of the main part of the building, specific layouts of which are on the plans.

Mr M. Steward  
Clarke Gammon  
72 High Street  
Haslemere  
Surrey  
GU27 2LA

25 September 2024

Dear Mark,

**Campbell Park, Fernhurst Road, Milland, West Sussex, GU30 7LU**

Further to our telephone conversation, I am writing to set out my initial planning advice in relation to developing the above-named property.

The site is located within the settlement boundary of Milland, as defined by the South Downs Local Plan (adopted July 2019). The site comprises a relatively large main building, which appears to have been in use for both commercial and residential uses. The site also benefits from several outbuildings. The site is accessed from Fernhurst Road, has a large, gravelled parking area and is well screened with mature vegetation.

We note that there is a pending application relating to the property under ref. SDNP/23/03908/LDE. This is seeking a certificate of lawfulness to regularise the use, which it says relates to the use of Units 2, 4 and 5 for residential purposes from May 31<sup>st</sup> 2013. The supporting documents state the following within the certificate:

- Residency for part of the building only commenced after the change of use permitted development bill was passed on 30th May 2013.
- The application for office to residential change of use submitted on 30th May 2013 resulted in Chichester District Council changing the building status to mixed use and serving council tax notices in 2013.
- Lack of any former status certification Council Tax demands from 2013 attached as proof of residency. Statutory Declaration as proof of residency attached.

Should the certificate application be successful then that will regularise the residential use of the site. It will no longer be considered a mixed-use site.

However, if the applicant is not able to remove the commercial element by way of a certificate and a full planning application is required then Policy SD35 of the Local Plan will be engaged. This seeks to safeguard existing employment sites within the National Park. The policy states that proposals that would result in



the loss of employment land will only be permitted provided that evidence of a robust marketing campaign of at least 12 months clearly demonstrates that there is no market demand for the business premises.

Appendix 3 of the Local Plan provides further guidance to clarify the marketing and economic viability evidence required from applicants.

In addition to the above, it is our view that a robust case can be presented to set out that the site is not suitable for the continued use as a commercial premises.

Following the regularisation of the residential use of all parts of the building, there is policy support within the Local Plan for the replacement of the building or extensions and alterations.

If you have any further queries or require further advice, please do not hesitate to contact me.

Yours sincerely,  
**BELL CORNWELL LLP**

**RYAN SNOW**  
[rsnow@bell-cornwell.co.uk](mailto:rsnow@bell-cornwell.co.uk)

# Fernhurst Road, Milland, Liphook, GU30

Approximate Area = 3710 sq ft / 344.6 sq m

Limited Use Area(s) = 572 sq ft / 53.1 sq m

Outbuilding = 305 sq ft / 28.3 sq m

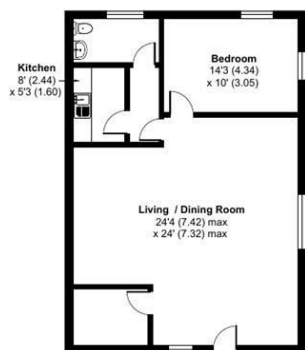
Total = 4587 sq ft / 426 sq m

For identification only - Not to scale

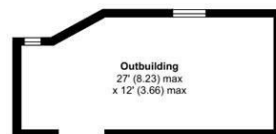
Denotes restricted head height



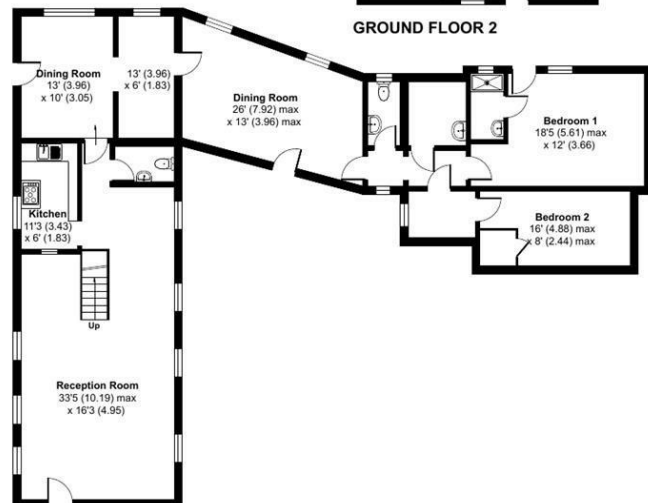
GROUND FLOOR 3



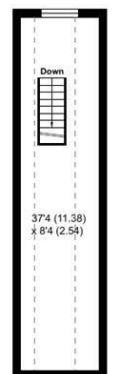
GROUND FLOOR 2



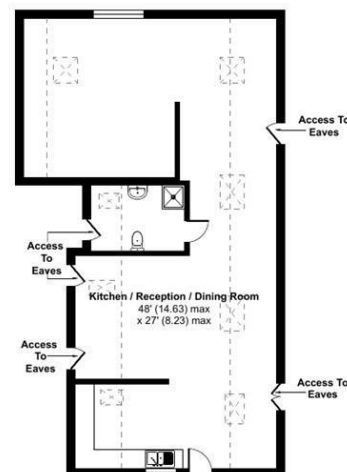
OUTBUILDING



GROUND FLOOR 1



FIRST FLOOR 1



FIRST FLOOR 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1195383

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst). Continue out of the town and after approximate three miles you will enter Fernhurst. Turn right at the crossroads in the centre of the village into Vann Road, once you reach the end of Vann Road, turn left into Fernhurst Road and travel for 1.5 miles and Campbell Park is on your left hand side.

## LOCAL AUTHORITY

Chichester

## COUNCIL TAX

Band F

## SERVICES

Mains water, electricity and mains drainage  
(No gas central heating in Milland)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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