

**BEST OFFERS
REQUESTED
BY 6TH JUNE
2024**



FOR SALE

**St Juliana's Convent
Marian Way, Bognor Regis, West Sussex, PO21 1PA**



Key Features

- Freehold for sale with vacant possession
- St Juliana's Convent constructed in late 1980's comprising 25 bedrooms and many ancillary spaces
- Central position close to sea, Hotham Park, central retail area, public car parks, bus and rail stations
- Large student population within area with University of Chichester campus a short walk away
- Butlins Bognor Regis Resort campus lies just to the east of the site
- Site area of 0.68 acres (0.275 hectares) but if the roadway, which is also held freehold (Marians Way), is included this extends to 0.88 acres (0.36 hectares)
- GIA 1,019.7 sq m (10,976 sq ft)
- EPC rating of B 41
- Suit alternative uses including residential, school, senior living, care, healthcare/hospital, workers accommodation, student, other STP
- Offers in excess of £1,000,000 sought
- Best Offers Requested by 12 midday Thursday 6th June 2024





Location & Situation

St. Juliana's Convent is located in Bognor Regis, a seaside town in West Sussex, England.

St. Juliana's Convent benefits from a location with close proximity to the sea and sits immediately south of the attractive grounds of Hotham Park. A short walk away is Bognor Regis's main central retail and commercial centre. North of the adjoining Hotham Park lies the Bognor Regis campus of the University of Chichester and to the east is the Butlin's Bognor Regis Resort.

The property is accessed from High Street onto Marian Way, a private roadway owned by the subject property, and which also gives access to the adjoining development of Arran Gate (apartments restricted to Persons of 55 years age and over).





Description & Accommodation

We understand that St Juliana's Convent was constructed in the late 1980's with some later extensions and sits on a core site of approximately 0.68 acres (0.275 hectares) but if the roadway, which is also held freehold (Marians Way), is included this extends to 0.88 acres (0.36 hectares).

The complex comprises a main two storey building orientated around an attractive two storey height atrium with various rooms off including the attractive two storey high Chapel. Off the two storey core is a single storey ribbon of buildings around an attractive open courtyard. The construction is of traditional brick with pitched roofs in the main. To the south elevation of the property is a conservatory style extension looking out over the attractive gardens mainly laid to lawn with shrubs and trees as borders. There is also a detached double garage.

In summary the property consists of a total of 25 bedrooms, a dining room, kitchen, laundry, offices, sitting room, chapel, various stores, bathrooms, and WC's.

We are advised that the total Gross Internal Floor Area (GIA) is 1,019.7 sq m (10,976 sq ft). Double Garage extends to 50 sq m (538 sq ft).





Rateable Value

The Valuation Office Agency (VOA) records show the property to have a Council Tax band of F.

EPC

The property benefits from an EPC rating of B 41 valid until 8 April 2034.

Planning

The original planning consent BR/245/86 permitted a new convent and garages.

This consent could sit equally within a sui generis classification or within Class C2 Residential Institutions, which is a use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwellinghouses)).

This use class also includes use as a hospital or nursing home, residential school, college or training centre. Additionally, there is Permitted Development change to state-funded school or nursery.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Government guidance indicates the majority of the site including the buildings is located within flood zone 1, an area with a low probability of flooding. The south east corner of the garden is Flood Zone 2.





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Maps and plans are for indicative purposes only





Terms

We have been instructed to market the property with vacant possession and look for offers in excess of £1,000,000 for the freehold interest subject to contract.

Whilst unconditional offers in terms of planning are requested, offers conditional on planning will be considered on their merits.

Offers are requested by 12 midday on Thursday 6th June 2024.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the agents Flude Property Consultants

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April 2024

