



**FOR SALE**

**Hollybrook House**  
4 East Pallant, Chichester, West Sussex. PO19 1TR



## Key Features

- Chichester is a busy and attractive Cathedral city
- Central position close to public car parks, bus and rail stations
- The property comprises 2,442 sq ft (227 sq m) NIA and 2,784 sq ft (259 sq m) GIA
- Consent granted for change of Use from Class E to C3, single residential dwelling. Demolition and replacement of single-storey rear extension (CC/25/02425/FUL)
- Attractive Grade II listed building
- The Pallant area of Chichester is formed in the majority by historic buildings both commercial and residential in form
- Located near the North Pallant Gallery
- Price on Application

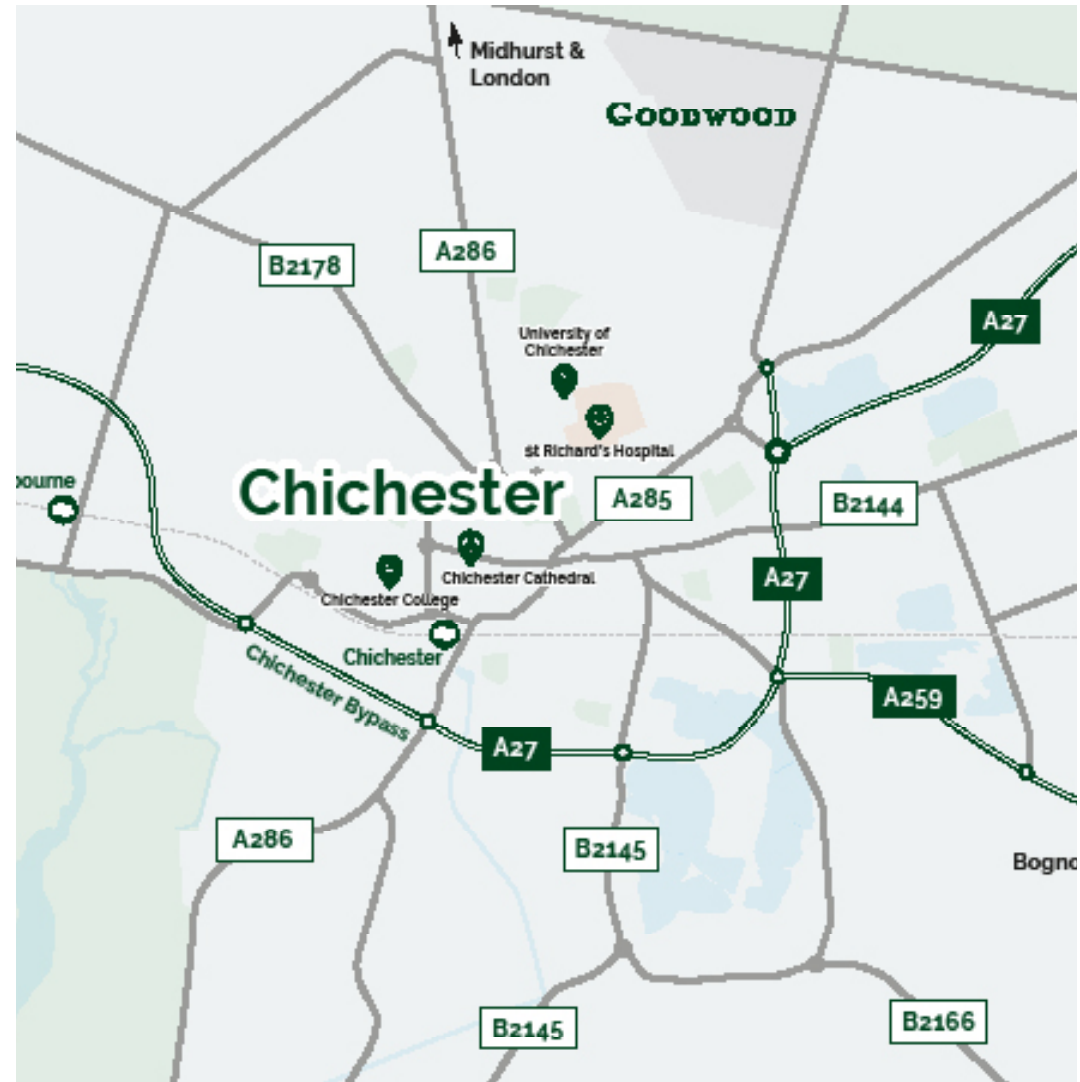




## Location & Situation

Chichester is a Cathedral city, and the county town of West Sussex. It lies approximately 21 miles east of Portsmouth, 30 miles west of Brighton and 65 miles south of London.

The property has an excellent city centre location within walking distance of railway links. The road is a one-way street with a number of car parks nearby. Chichester city centre has close access to the A27, a major South Coast arterial route which links Brighton, Worthing, Portsmouth and Southampton. The A27 connects to the A3 which in turn provides access to the M25 and London.





## Description & Accommodation

The subject property comprises a Grade II three storey terraced property with basement. The walls are rendered brick elevations and a mix of single and double glazed windows under a pitched tiled roof. The building is currently being used as office accommodation but has planning consent for change of use to a residential dwelling. The Pallant area of Chichester is formed in the majority by historic buildings originally built and occupied as houses. Over time a significant amount have been converted to office use.

Internally, the main accommodation is laid out over three floors with eleven rooms, each being utilised as office space. The building also benefits from a shared kitchen area, WC facilities and a basement used for storage.

Externally, there is a small courtyard enclosure to the rear of the property.

## Floor Areas

We have calculated the accommodation has the following approximate net internal area (NIA). The NIA is traditionally used to measure and appraise office accommodation. It excludes communal areas such as corridors, stairwells and WC accommodation.

## Floor Areas cont.

Area (NIA)	Sq ft	Sq m
Ground Floor	1,071 sq ft	99.5 sq m
First Floor	572 sq ft	53.13 sq m
Second Floor	447 sq ft*	41.54 sq m*
Basement	352 sq ft	32.68 sq m
<b>Total</b>	<b>2,442 sq ft</b>	<b>227 sq m</b>

\*Some restricted headroom under 1.5m contained in the eaves

We have also provided the gross internal area (GIA) which is the NIA above plus those excluded areas which is typically calculated for residential use.

Area (GIA)	Sq ft	Sq m
Ground Floor	1,210sq ft	112.4 sq m
First Floor	665 sq ft	61.82 sq m
Second Floor	557 sq ft	51.75 sq m
Basement	352 sq ft	32.68 sq m
<b>Total</b>	<b>2,784 sq ft</b>	<b>259 sq m</b>



## Rateable Value

The property has been divided into a number of separate assessments for business rates. Further details on request.

## EPC

We understand the property has an EPC rating of E.

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Planning has been achieved for change of Change of Use from Class E to C3, single residential dwelling. Demolition and replacement of single-storey rear extension. Planning permission CC/25/02425/FUL.

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





# Block Plan

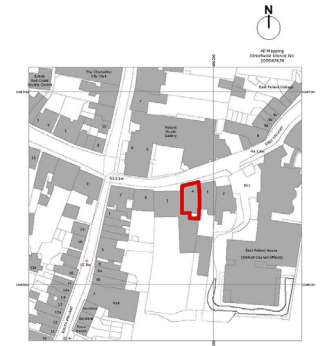
**Notes**  
Use only Figured Dimensions  
Always check dimensions on site and report any discrepancies to the Architect.  
Not for construction unless marked for this purpose.



**BLOCK PLAN EXISTING 1:500**



**BLOCK PLAN PROPOSED 1:500**



**LOCATION PLAN 1:1250**

REVISION	DISCRIPTION	DRAWN BY	DATE
B	Planning Issue	SWR	08/10/25
A	Issued For Information	SWR	01/08/25

**SWR ARCHITECT**  
Unit 3, 25 The Spin  
Peterhead,  
Haver  
GU10 2BA  
T: 07938 828853  
E: swr.architect@gmail.com

TITLE: Hollybrook, Developments 101  
Change of Use Application/ LBC  
4 East Pallant, Chichester, PO19 1TR

DRAWING NUMBER	REVISION	STATUS	DATE
2068/100	B	Planning	July 2025

DRAWN BY: SWR  
TITLE: Location/ Block Plans



# Proposed Plans and Elevations For C3 Dwelling

**Notes**  
Use only Figures Dimensions  
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01/08/2025

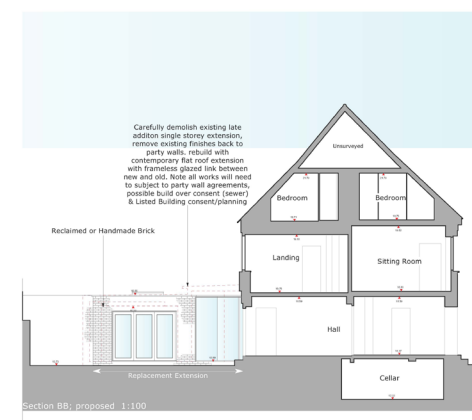


01/08/2025

Carefully demolish existing late addition single storey extension, remove existing finishes back to party walls. rebuild with contemporary flat roof extension with frameless glazed link between new and old. Note all works will need to be subject to party wall agreements, possible build over consent (sewer) & Listed Building consent/planning.  
Expose Existing rear elevation. Currently rendered. Repair and retain render at ground floor level. Suitable joinery renovation to retained existing windows and doors.



01/08/2025



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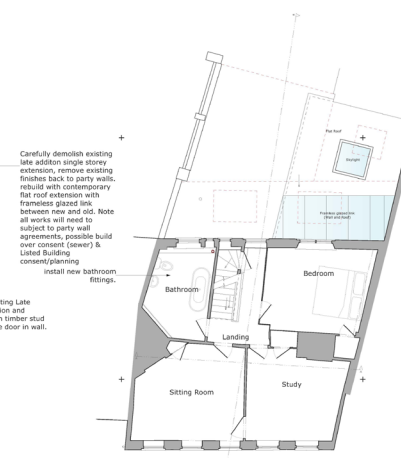
GIA 31.05m<sup>2</sup>  
unaffected by application



GIA Proposed;251.08m<sup>2</sup>



GIA 92.43m<sup>2</sup>



GIA 68.73m<sup>2</sup>



GIA 58.97m<sup>2</sup>



REVISION	DESCRIPTION	DRAWN BY	DATE
B	Planning Issue	SWR	08/10/25
A	Feasibility	SWR	01/08/25

**SWR ARCHITECT**  
Unit 3, 28 The Span  
Premises,  
Hollybrook,  
Chichester, West  
Sussex PO19 1TR  
T: 07919 232851  
E: swr.architect@gmail.com

TITLE: Hollybrook Developments Ltd  
Change of Use Application/ LBC  
4 East Pallant, Chichester, PO19 1TR



## Terms

The freehold interest of the property is available with Price on Application.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

The property is not VAT elected and therefore there is no VAT payable on the purchase price.

## 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 sole agents Flude Property Consultants:

Mark Minchell  
m.minchell@flude.com  
01243 929136

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

December 2025

