

COURTLANDS

Worthing • West Sussex • BN12 4NG



Investment opportunity / Potential residential development /
May suit other commercial uses eg hotel, education, training, residential care etc (STPC)

11,800 sq ft • 4.5 acres • Freehold for Sale • Guide price £2 million



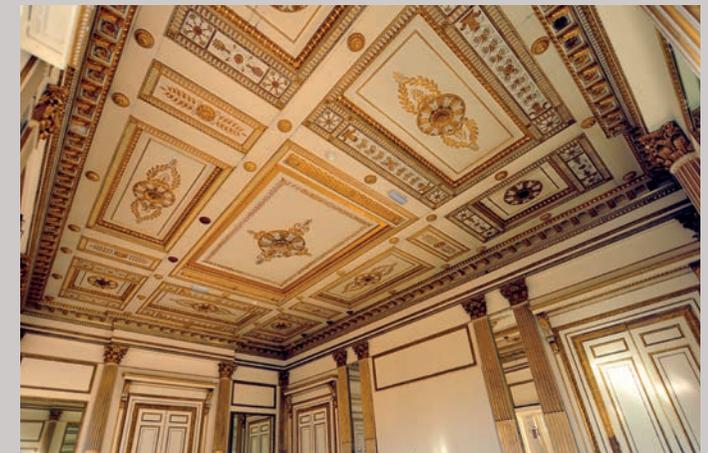




Summary

An exciting and extremely rare opportunity to purchase the freehold of a splendid former mansion house, set within extensive landscaped grounds.

- Freehold interest
- 2 year lease back to current occupiers (Bond International Software) with rolling 6 months notice at rent of £135,000 per annum exclusive
- Approximately 11,800 sq ft office building with 55 car parking spaces, extensive gardens and lake
- Set in Goring-By-Sea, a beautiful part of Worthing on the south coast of England, only five minutes from the beach
- Historic building with original features including the listed 'Gold Room' (see below)
- Approximately 4.5 acre site
- May suit future alternative uses, subject to planning consents
- **Guide price £2 million freehold**



Location

Worthing lies beneath the beautiful South Downs on the coast and is the largest town in West Sussex, with a population of approximately 104,500 and a catchment area of 250,000. The town is boosted each year by an additional 3.2 million tourists who spend approximately £160 million in the Worthing & Adur District.

A quintessentially elegant seaside resort, Worthing offers award-winning beaches and a stunning Victorian pier, together with a lively shopping centre, flourishing sports scene - with everything from golf to kite-surfing - and a wide selection of dining establishments and cultural activities. The architectural diversity of the town describes its rich past and hints to a buoyant future. Its Edwardian cinema, The Dome, is one of the oldest working varieties in England, while a number of contemporary structures, such as the new Sailing Club and £18 million state-of-the-art Splash Point leisure complex, ensure the town is thriving.

Courtlands is situated in the beautiful, tree-lined, Parklands Avenue, within the Goring-By-Sea area of Worthing, a predominantly suburban residential area, characterised by detached and semi-detached homes. The beach and Goring seafront are less than 10 minutes walk to the south and there are excellent transport links nearby. Bus routes at Goring Road travel through Worthing town centre towards Brighton to the east, and to Littlehampton and Arundel to the west. Additionally, Durrington railway station is located half a mile to the north, which provides regular train services to Brighton, Portsmouth, Chichester and London.

DISTANCES

Goring seafront	0.7 miles
Central Worthing	2 miles
Arundel	9 miles
Brighton	11 miles
Portsmouth	16 miles
Chichester	18 miles
London	60 miles



- 1 Courtlands**
- 2 West Park School
- 2 The Mulberry shopping parade
- 3 Goring seafront
- 4 Worthing Sailing Club
- 5 Goring Road shopping parade
- 6 Worthing Leisure Centre
- 7 Durrington railway station







History

The name Courtlands derives from the 13th Century when the land was owned by William de la Court. The original building to be constructed on the site was a farmhouse built in 1820, by the then owner, William Olliver, as part of the larger Sea Place Farm Estate. William Olliver was an important figure in local affairs and was a member of the Worthing Board of Commissions. His family lived in the house until 1899 when Paul Ernest Schweder moved in, growing the Estate and organising elaborate shooting parties.

In 1906 the house was completely rebuilt in the form that exists today. The Rococo style ceiling panels in the French Drawing Room (also known as the Gold Room) came from Place Vendome in Paris during the period when the Ritz Hotel was extended; the glass dome of the entrance hall is from the Cordwainers Hall in London and the pilasters, balconies, staircase and marble mantelpieces come from Lebanon House in Twickenham. The Library panelling, mantelpiece and most of the floor were reclaimed from a house in Queen Square, Bloomsbury. Indeed nearly every feature of the building boasts an interesting provenance.

During the war, Courtlands was the HQ of the Canadian 1st Army and in 1945 it was acquired by Worthing Hospital for post-operative recovery. Following conversion work, it was first used in 1948 by the NHS and was formally opened in 1951 by Queen Elizabeth II (then Princess). It remained a hospital until 1973, when its use was adjusted to become an administrative headquarters for the Area Health Authority.

Bond International Software purchased the building in 1998, spending £1.4 million on its refurbishment. They were subsequently awarded the 1999 Building Award by Worthing Borough Council.

The beautiful grounds at Courtlands have also seen much activity over the years, hosting open-air concerts, antique valuation days and various charity events.

Description

Built in 1906, Courtlands is an impressive three storey Grade II Listed office building, situated in approximately 4.5 acres of magnificent mature gardens, which extend to the south of the property and include small woodland and a lake.

A car park is located to the front of the building, close to the main entrance door, offering parking for up to 55 cars.

The construction is brick with stone dressings and a slate roof and the property is entered via a spectacular entrance hall with a domed glass ceiling, large wrap-around wooden staircase and restored Wedgwood pattern plaster wall mouldings.

The building is steeped in history and many of its original features have been protected and listed, particularly in the 'Gold Room' where an original Queen Ann mantelpiece exists. The architect, Robert Adam, specialised in Roman and Italian styles and his favourite designs were wreaths and patrae, many of which can be seen on the walls and staircases at Courtlands, alongside honeysuckle, cherubs and fan ornaments.

Courtlands is currently the UK office for Bond International Software and features large and attractive meeting and training rooms, together with a multitude of smaller individual rooms. There is a passenger lift (not in operation), basement storage, staff kitchen and several male and female WC facilities throughout the building.





Size

The building has a total net internal area of approximately 11,800 sq ft. The site and grounds extend to a total of approximately 4.5 acres.

Tenure

For sale freehold

Sale Price

Guide price £2 million

Lease Back

We are aware that the current occupiers, Bond International Software, are relocating to offices locally. However in order to allow a timely and smooth move they would take a short lease back for a term of 2 years, with a rolling 6 months break clause, at a rent of £135,000 per annum exclusive. Further details upon request.

Planning Brief

A planning feasibility report for this site has been produced, outlining the sites potential for redevelopment alongside relevant policies and guidance for any prospective purchaser. Please see the online data room for more details.

Heritage Assets

There are five Grade II Listed structures recorded on the site to include the office themselves (listed under Courtlands Hospital). The building also sits within an "Environmental Area of Special Character". Enquiries will need to be made with Worthing Council 01903 239999.

Tree Preservation Orders

There are several mature trees situated on site and interested parties are advised to make their own enquiries with regards to any TPOs.

Data Room

The following web link provides further floor plans, title documents, planning brief, rateable value, asbestos surveys, fire risk assessments, maintenance costs and so on.

<http://informationpack.michaeljones.co.uk/property/24/courtlands>





Floorplans

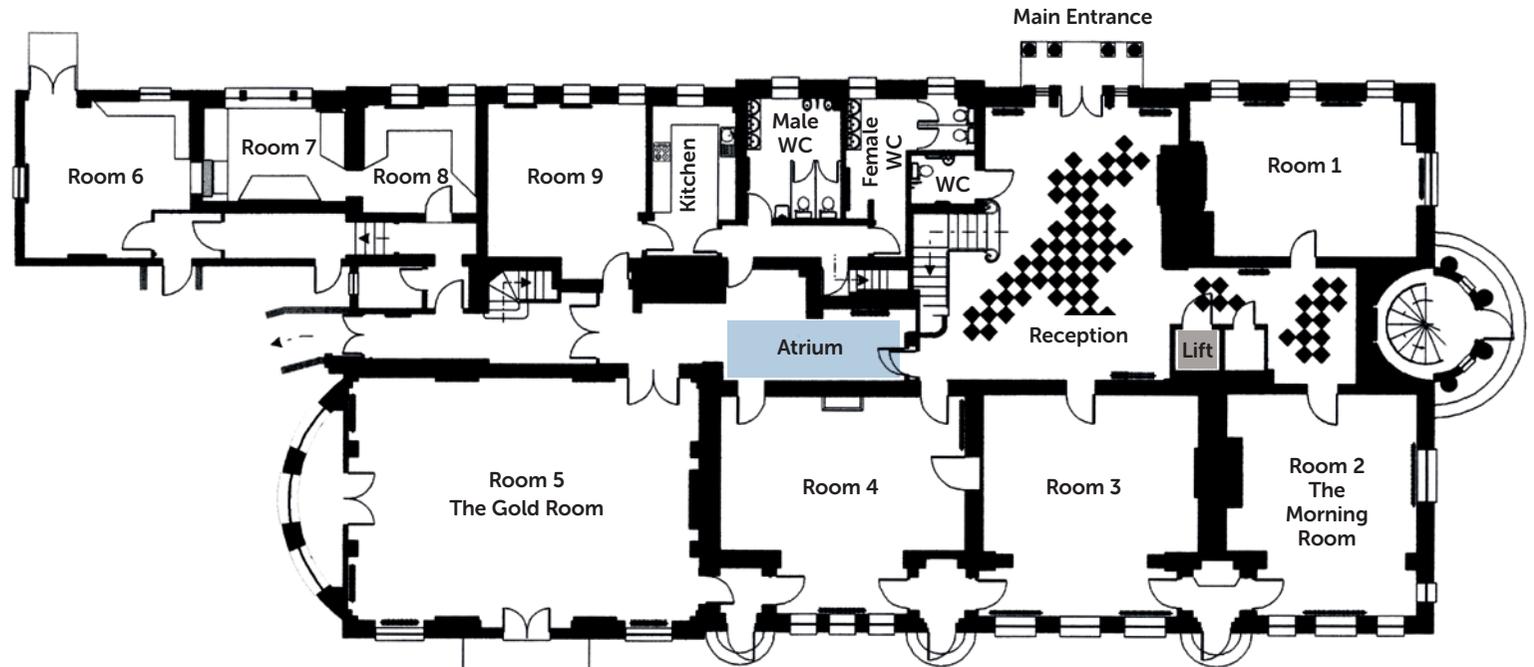
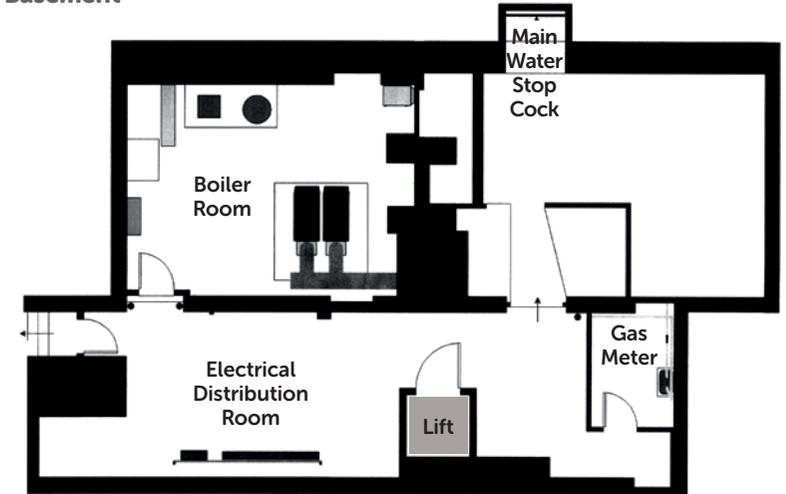
The floorplans shown here are by floor and are indicative only. Further floorplans with more details can be found in the data room at the web link below. Potential purchasers are advised to check floor layouts and dimensions themselves prior to proceeding.

<http://informationpack.michaeljones.co.uk/property/24/courtlands>

Indicative Room Measurements:

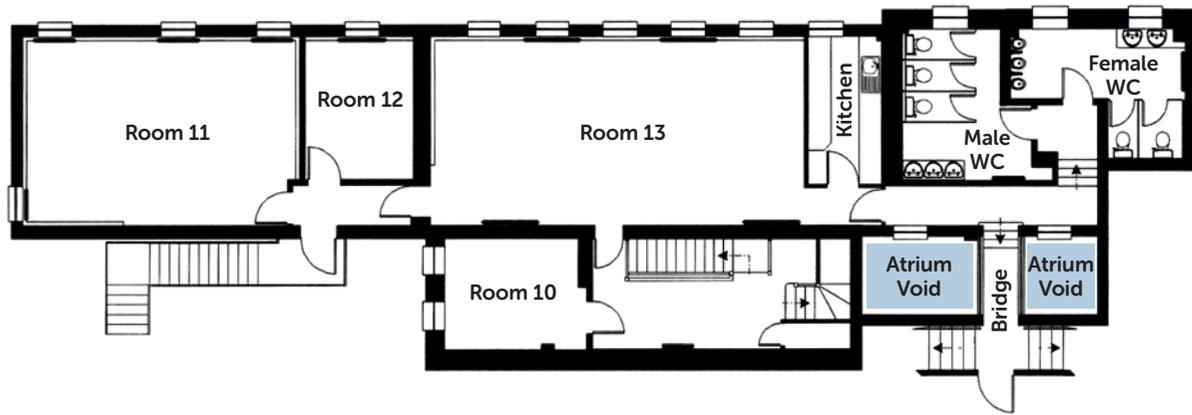
Ground Floor, Room 5, The Gold Room:	25'9" x 36'7"	7.8m x 12.0m
First Floor, Room 16, Office:	23'0" x 27'0"	7.0m x 8.2m
First Floor, Room 20, Chairman's Office:	15'3" x 25'5"	4.6m x 7.7m

Basement

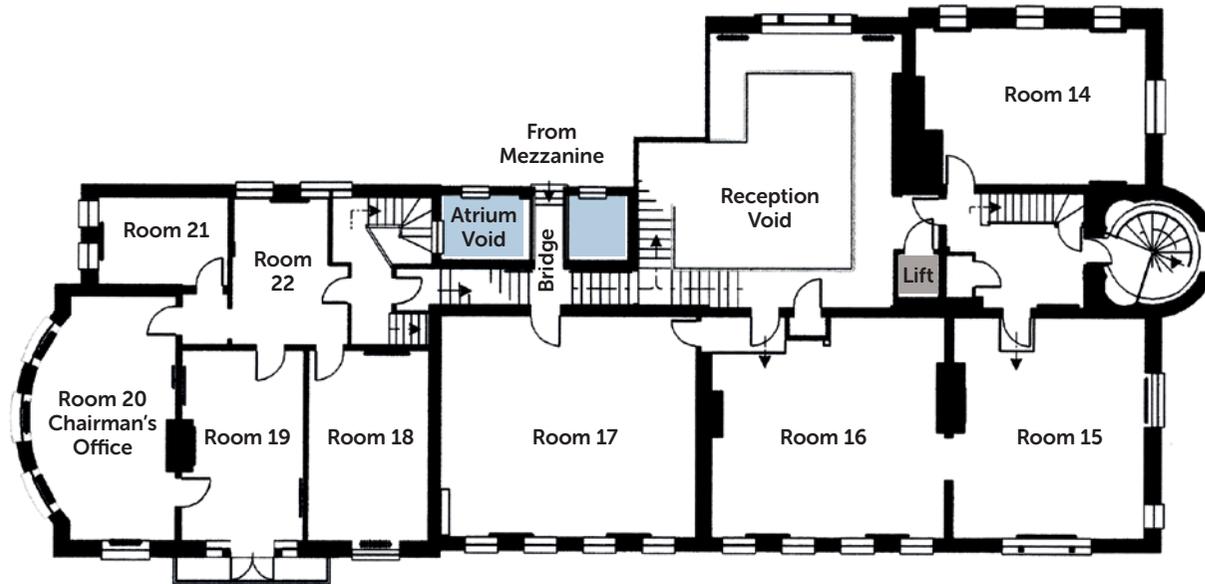


Ground Floor

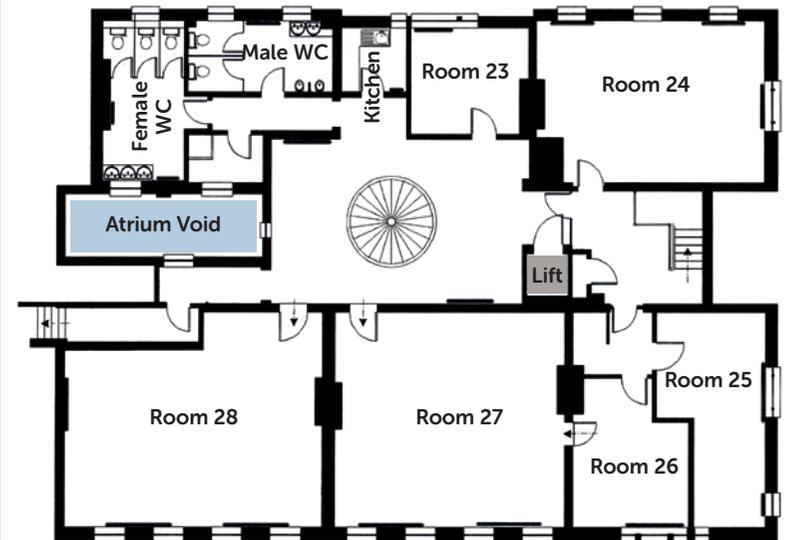
Mezzanine Level



First Floor

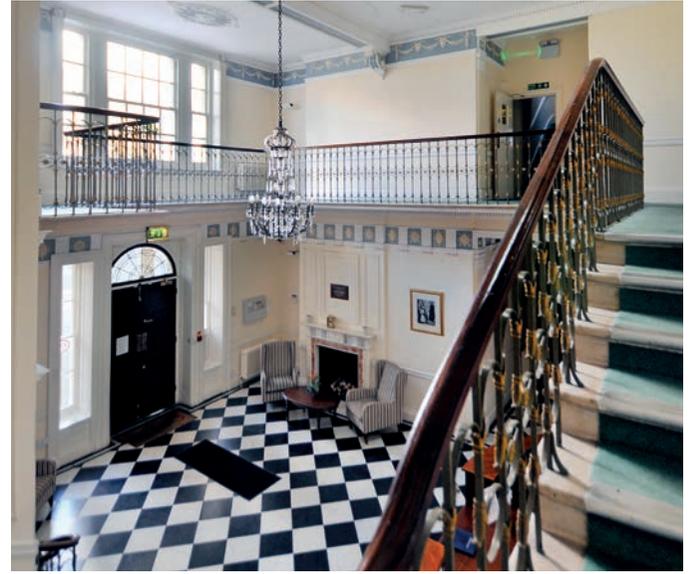


Second Floor











**For further information or
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