

Whispers

CGI OF PROPOSED DEVELOPMENT

FOR SALE ON BEHALF
OF PRIVATE CLIENT

FOR SALE
FREEHOLD

TOTE LANE, TOTE HILL, MIDHURST,
WEST SUSSEX GU29 0QL

RESIDENTIAL DEVELOPMENT
OPPORTUNITY

VANDERMOLLEN
REAL ESTATE

Wispers is a residential development comprising the conversion of a Grade II Listed house and new-build enabling development of houses in the expansive grounds totalling 21 magnificent dwellings.

The Wispers Estate offers an incredible chance to add positively to the South Downs National Park and to create a place homeowners can be proud of for decades to come.

Executive Summary

- Wispers has, most recently, been used as a residential school complex, but is now vacant with some of the more modern school buildings in extreme dilapidation. Within the wider site, is an area of Ancient Woodland known as The Leith to the west and north with sports facilities including a swimming pool, grass pitches and hard surfaced fenced MUGA in the south.
- Planning permission (ref 23/02187/FUL) was granted along with Listed Buildings Consent at Committee on 12th September 2024, subject to signing a S.106 Agreement. The planning is for change of use, extension and alterations to facilitate conversion of former school building, Wispers (Class F1.a) and ancillary outbuildings to residential use (Class C3) to provide: (1) Ten dwellings in the main house, (2) Re-use of former school grounds to provide nine new-build dwellings, (3) Extension of two existing cottages with landscaping enhancements, (4) Re-instatement of former access and parking provision, (5) Demolition of existing dilapidated school buildings and creation of a woodland area, (6) Refurbishment of swimming pool and construction of pool house, (7) Refurbishment of the walled garden, (8) Refurbishment of the two tennis courts and (9) Refurbishment of the lawn area.
- The scheme provides 21 dwellings, all of which are for private sale, comprising four apartments and 17 houses and offering a total net saleable area of **4,546.4 sqm (48,939 sqft)**. This will offer 1 x 1 bedroom, 6 x 2 bedroom, 5 x 3 bedroom, 6 x 4 bedroom and 3 x 5 bedroom homes. There will be 58 parking spaces, an outdoor swimming pool with pool house and two tennis courts.
- The overall site is circa **7.86 hectares (19.45 acres)**. This will further provide extensive communal grounds both formal and informal and an historic walled garden.

[CLICK HERE FOR DATAROOM ACCESS](#)

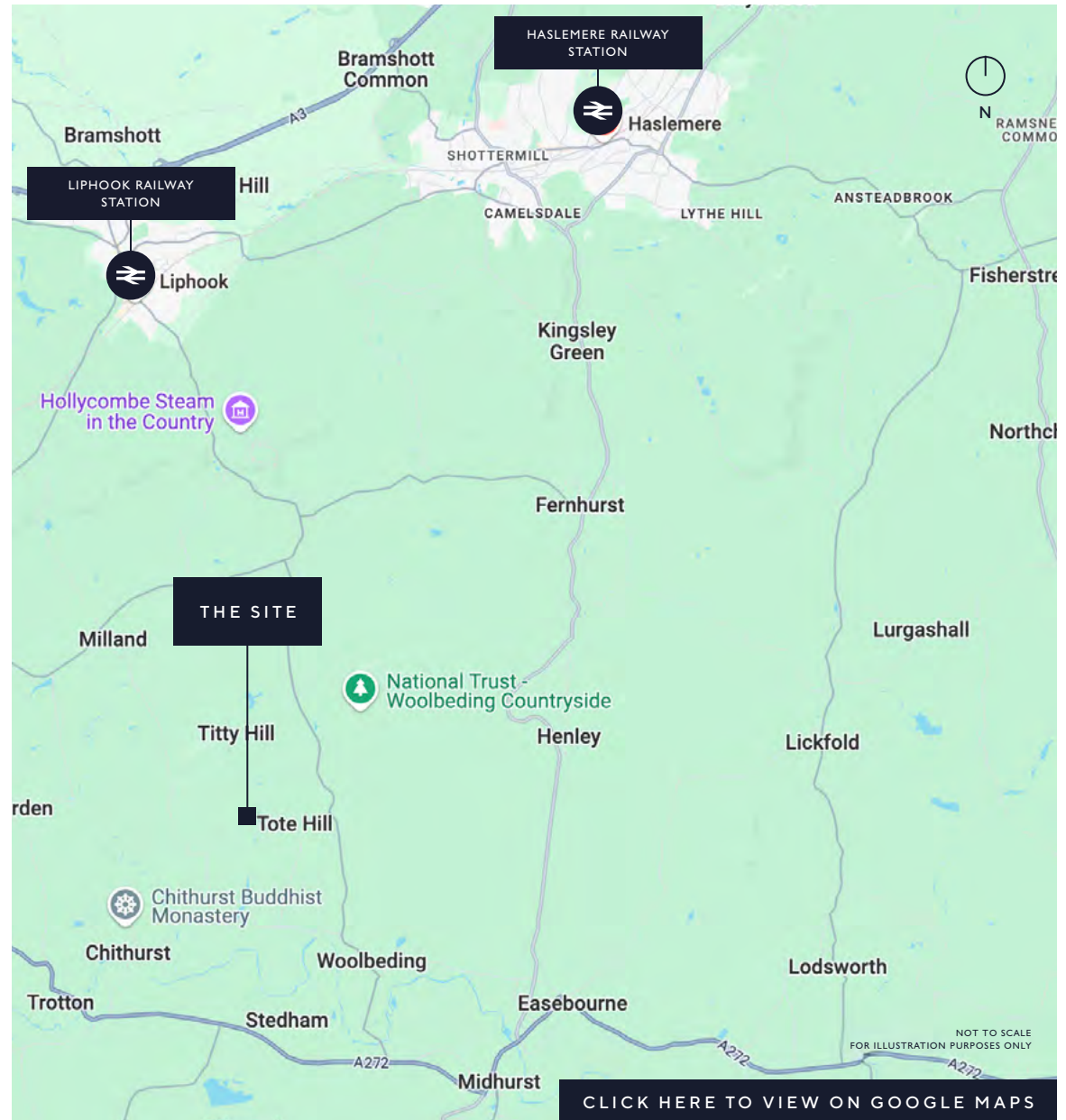


Location

The site lies in the Civil Parish of **Stedham** and **Iping**, within the **South Downs National Park, West Sussex**. The village of Stedham is located within the county of West Sussex and was mentioned within the Domesday Book of 1086 within the hundred of Easebourne. It is bounded to the east by Tote Lane, to the west by the Lipchis Trail which follows a nameless tributary of the river Rother and the Stedham camp site to the south.

Wispers is located approximately 2km (1.25 miles) north of Stedham, 3.9km (2.4 miles) northwest of Midhurst, 8 km (5 miles) from Liphook and 13.7 km (8.5 miles) from Haslemere.

Haslemere and **Liphook** provide speedy mainline train services to **London Waterloo** in **55 minutes** and **1 hour** respectively. Liphook also sits on the main A3 route between London and Portsmouth on the South Coast. Both towns offer an excellent array of national and local shops and other services, including schools, libraries and doctors' surgeries. Haslemere also offers a Community Hospital.



Current Site / History

The proposed development site covers a total of **7.86 hectares (19.45 acres)** and encloses the grounds and buildings of Wispers; a late 19th-century Grade II Listed country house. Within the grounds is also a walled garden, former garage block, cottages, workshop and former classroom blocks.

The buildings have most recently been used as a residential school complex, but are now vacant with some of the more modern school buildings in extreme dilapidation. Within the wider site, is an area of Ancient Woodland known as The Leith to the west and north with sports facilities including a swimming pool, grass pitches and hard surfaced fenced MUGA in the south.

The original house only dates to the mid-1870s, prior to which there was a farmstead on the site, part of Wool House Farm. In 1874 the Stedham Hall estate, which included the site of Wool House Farm, was acquired by Alexander Scrimgeour, a stockbroker, to allow him to build a house and country estate.

The new house was named Wispers, after the nearby Wispers Copse though it was actually built in a cleared area of a large wood called The Leith. The architect chosen for the new build was Richard Norman Shaw 1831-1912, already a well-established and respected architect. Although Shaw did design a few churches and restored others, he is noted mainly for his domestic and commercial work and is also considered to be one of the most influential architects of his generation and a pioneer of what has sometimes been called the Vernacular Revival.

In 2010, the house and land were bought by Durand Primary School who renamed the school as Durand Academy. The classroom buildings to the south are now in a ruined condition with missing roofs and almost covered over by vegetation. The grounds and swimming pool have also been left in an unkempt state.



PHOTO OF EXISTING MAIN HOUSE



EXISTING PHOTOGRAPH - LIVING ROOM UNIT 2

Proposed Site Plan

KEY

- B1

 Code denotes unit number; colour denotes character area (see right)
- CP

 Bin/bike store (refer to drawings P20076-RFT-00-XX-DR-A-0210 to 0212 for details)
- St

 Bin collection point

CHARACTER AREAS

- A

 Main House
- B

 The Laundry, Cottages & Long Barn
- C

 The Paddock
- D

 The Potting Shed

NOTES

The above plan is illustrative only. Refer to GA plans for further information on proposed buildings and immediate context.

For details of landscape design, refer to separate Landscape Architect's drawings.





CGI OF THE PROPOSED DEVELOPMENT

Planning

On 12th September 2024 the planning committee of the South Downs National Park resolved to grant planning consent, subject to a Section 106 agreement. The permission (ref 23/02187/FUL) was passed along with Listed Buildings Consent and is for ‘change of use, extension and alterations to facilitate conversion of former school building, Wispers (Class F1.a) and ancillary outbuildings to residential use (Class C3) to provide ten dwellings. Re-use of former school grounds to provide nine newbuild dwellings and extension of two existing cottages with landscaping enhancements, re-instatement of former access and parking provision. Demolition of existing dilapidated school buildings and refurbishment of swimming pool and construction of pool house.’

As the application is seen as an enabling development, there is no affordable housing and only requires a bond to be set against the potential requirement for passing places in the existing road, although Highways have accepted the current highway is sufficient.

The scheme is for the conversion of the existing Grade II house to be converted to provide two flats, 2 duplex apartments and 6 townhouses, offering a range of 1, 2, 3, and 5 bedroom dwellings. In the grounds there are two x 2 bedroom cottages to be refurbished and a further 9 new build houses which offer 3 bedroom, 4 bedroom and 5 bedroom accommodation.

The overall scheme will offer a total net saleable area of **4,546.4 sqm (48,939 sqft)**. In addition there will also be a refurbished swimming pool with a new pool house and also two tennis courts, along with formal and informal gardens including an historic walled garden, for the benefit of all residents.

S.106 costs:
Circa **£100,000** (including the bond for the potential passing bays) maximum to be confirmed

CIL costs:
TBC

Accomodation Schedule

Flat No.	Floor	Beds	Sq m	Sq ft
Main House 1	Garden	2	177.5	1911
Main House 2	Raised Ground	1	153.2	1649
Main House 3	Ground, 1 & 2	5	414.6	4463
Main House 4	Ground & 1	2	95.4	1027
Main House 5	Ground & 1	2	100.1	1077
Main House 6	Ground, 1 & 2	3	118.9	1280
Main House 7	LG, Ground, 1 & 2	3	236.1	2541
Main House 8	Ground, 1 & 2	5	314.7	3387
Main House 9	1 & 2	2	161	1733
Main House 10	1 & 2	3	198.7	2139
Laundry House	Ground & 1	3	186.4	2006
Cottage 1	Ground & 1	2	101	1087
Cottage 2	Ground & 1	2	101	1087
Long Barn 1	Ground, 1 & 2	4	233.8	2517
Long Barn 2	Ground, 1 & 2	4	233.8	2517
Paddock 1	LG & Ground	4	324.7	3495
Paddock 2	LG, Ground & 1	4	235.2	2532
Paddock 3	LG, Ground & 1	4	235.2	2532
Paddock 4	Ground, 1 & 2	5	282.9	3045
Potting Shed 1	Ground & 1	4	436.3	4696
Potting Shed 2	Ground & 1	3	206.1	2218
Total			4546.6	48940



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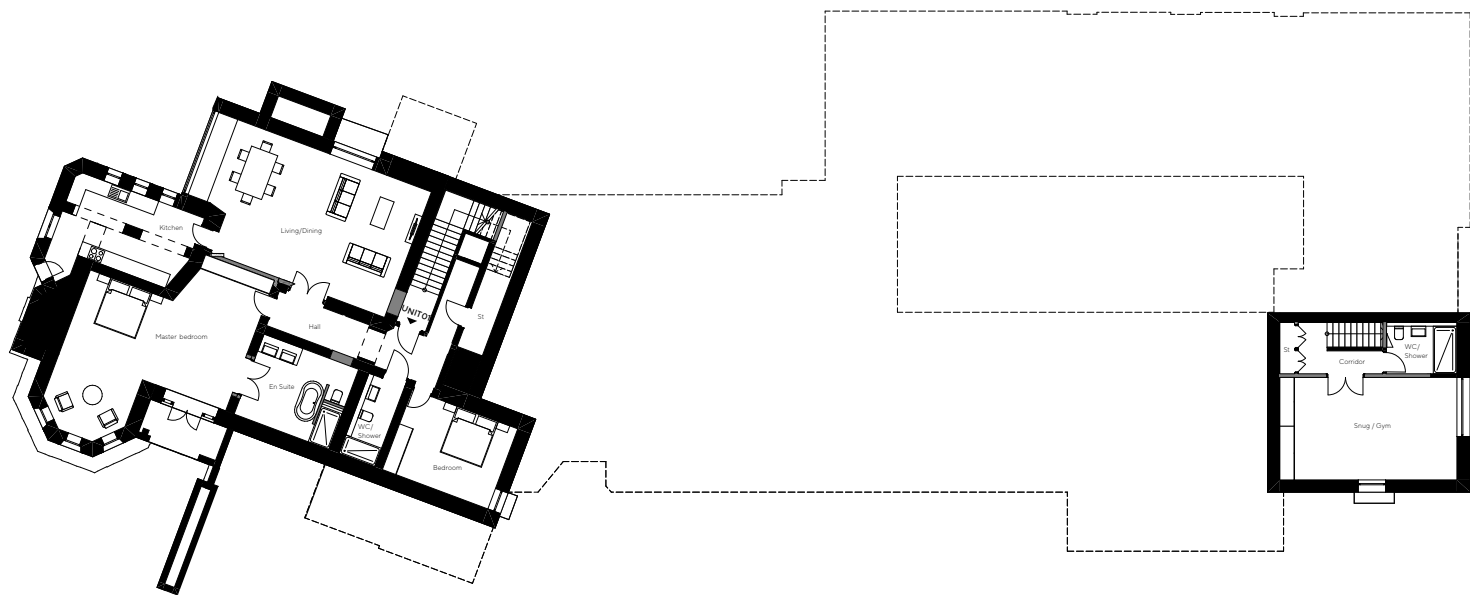
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Floorplans: Main House

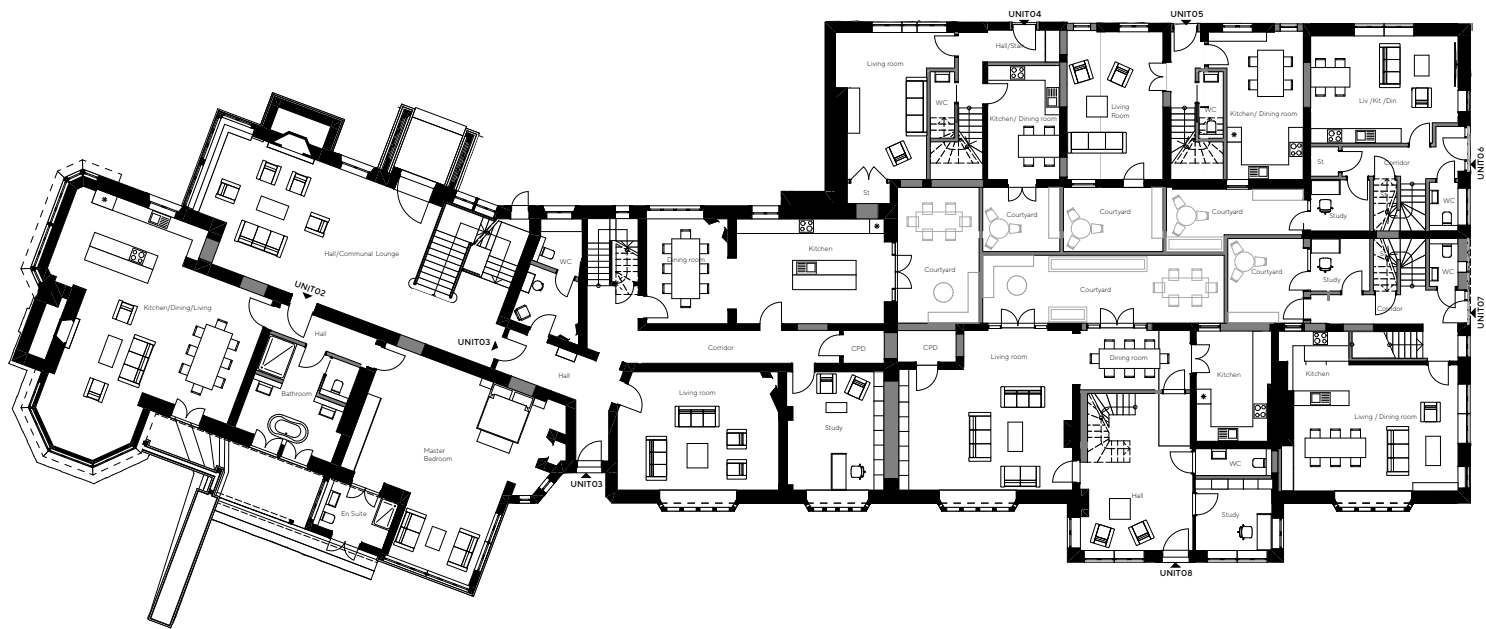
Proposed Garden/Lower Ground Floor



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplans: Main House

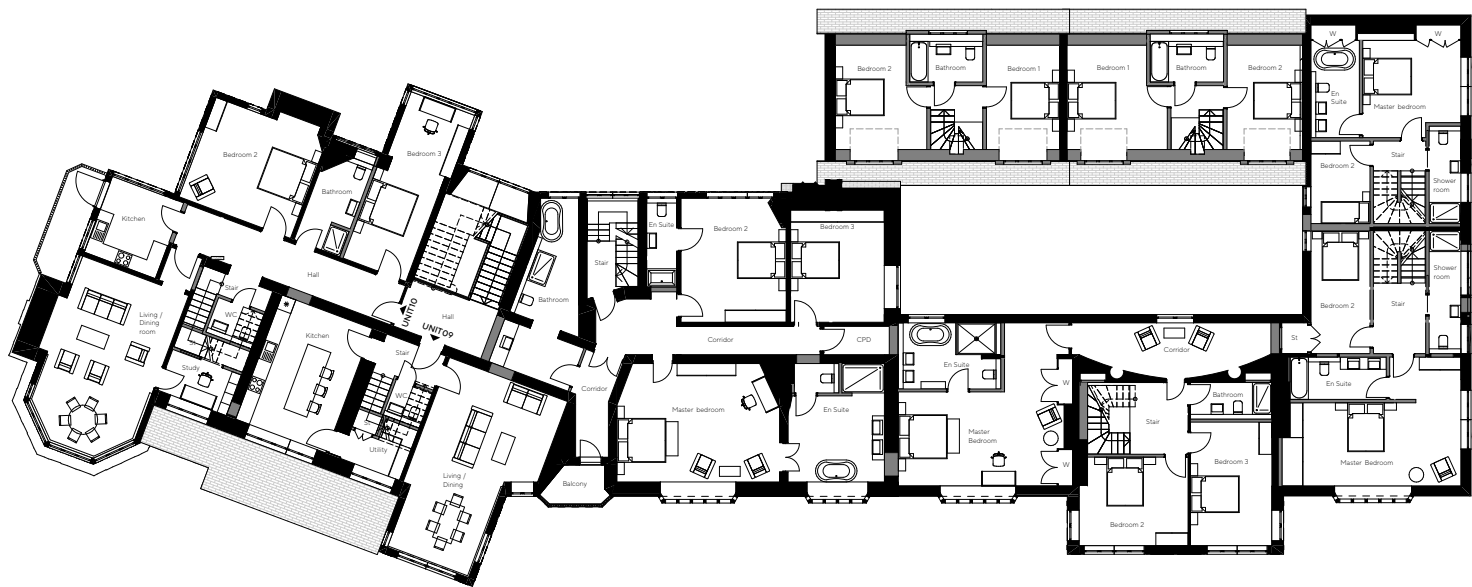
Proposed Ground Floor



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Floorplans: Main House

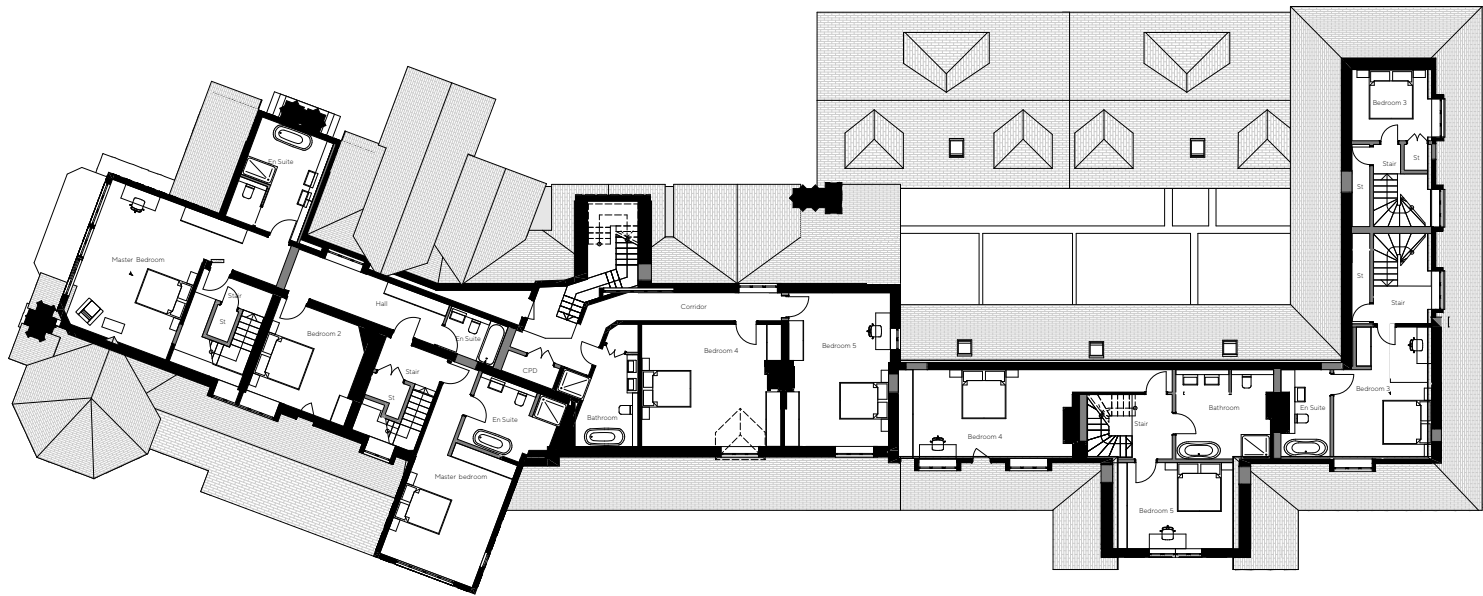
Proposed First Floor



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Floorplans: Main House

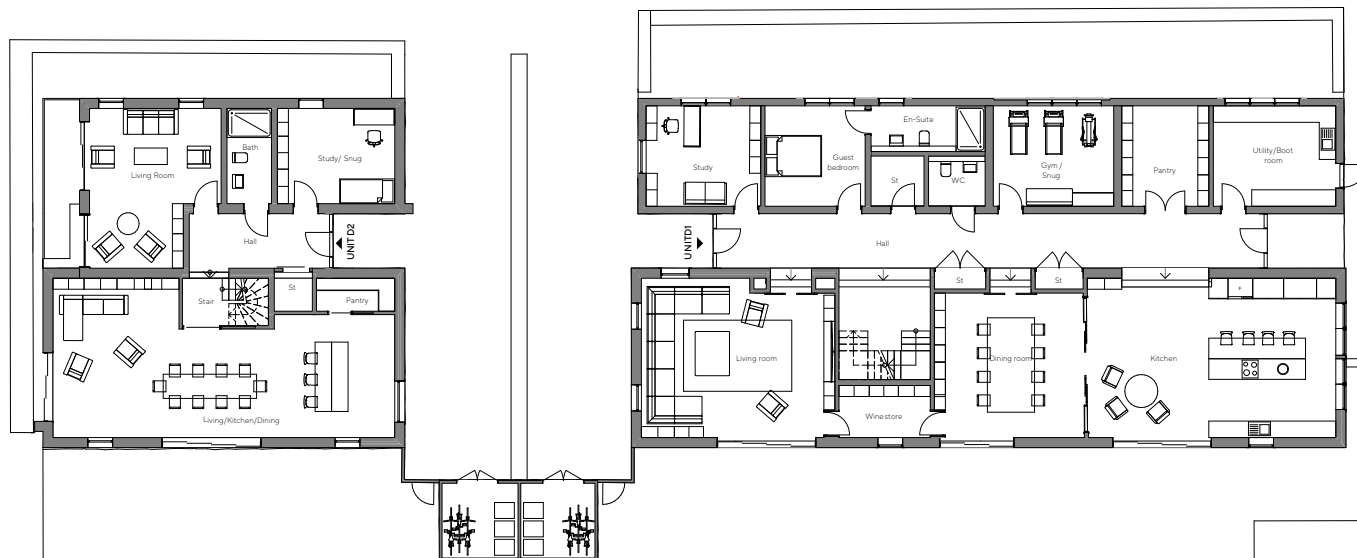
Proposed Second Floor



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Floorplans: Potting Shed

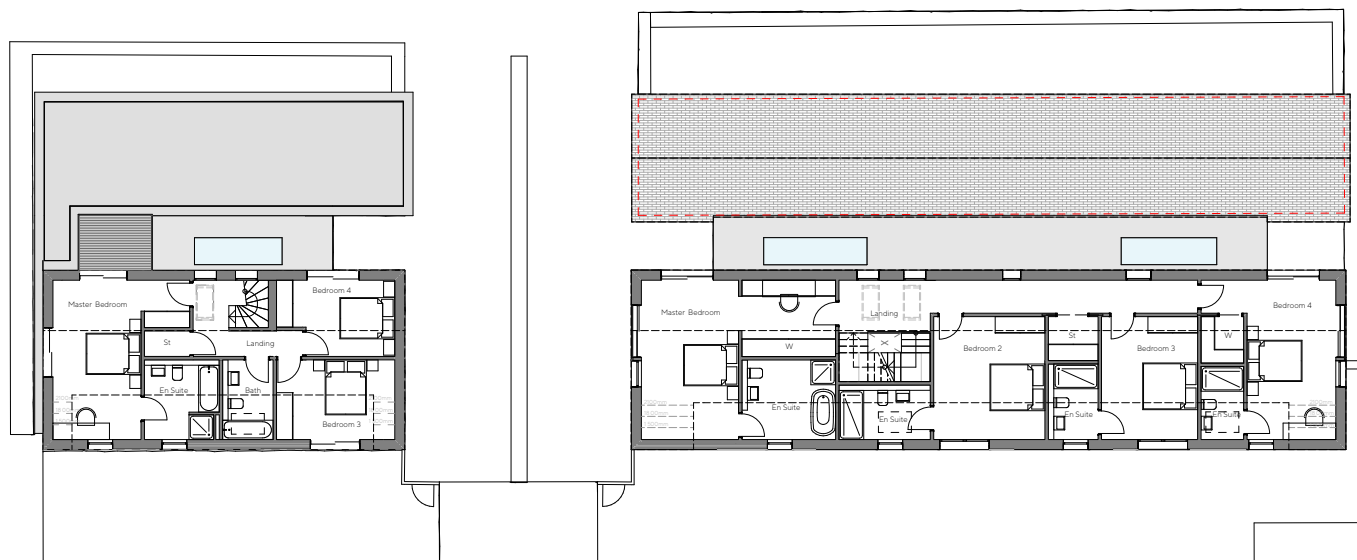
Proposed Ground Floor



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Floorplans: Potting Shed

Proposed First Floor



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Floorplans: Laundry, Cottages & Long Barn

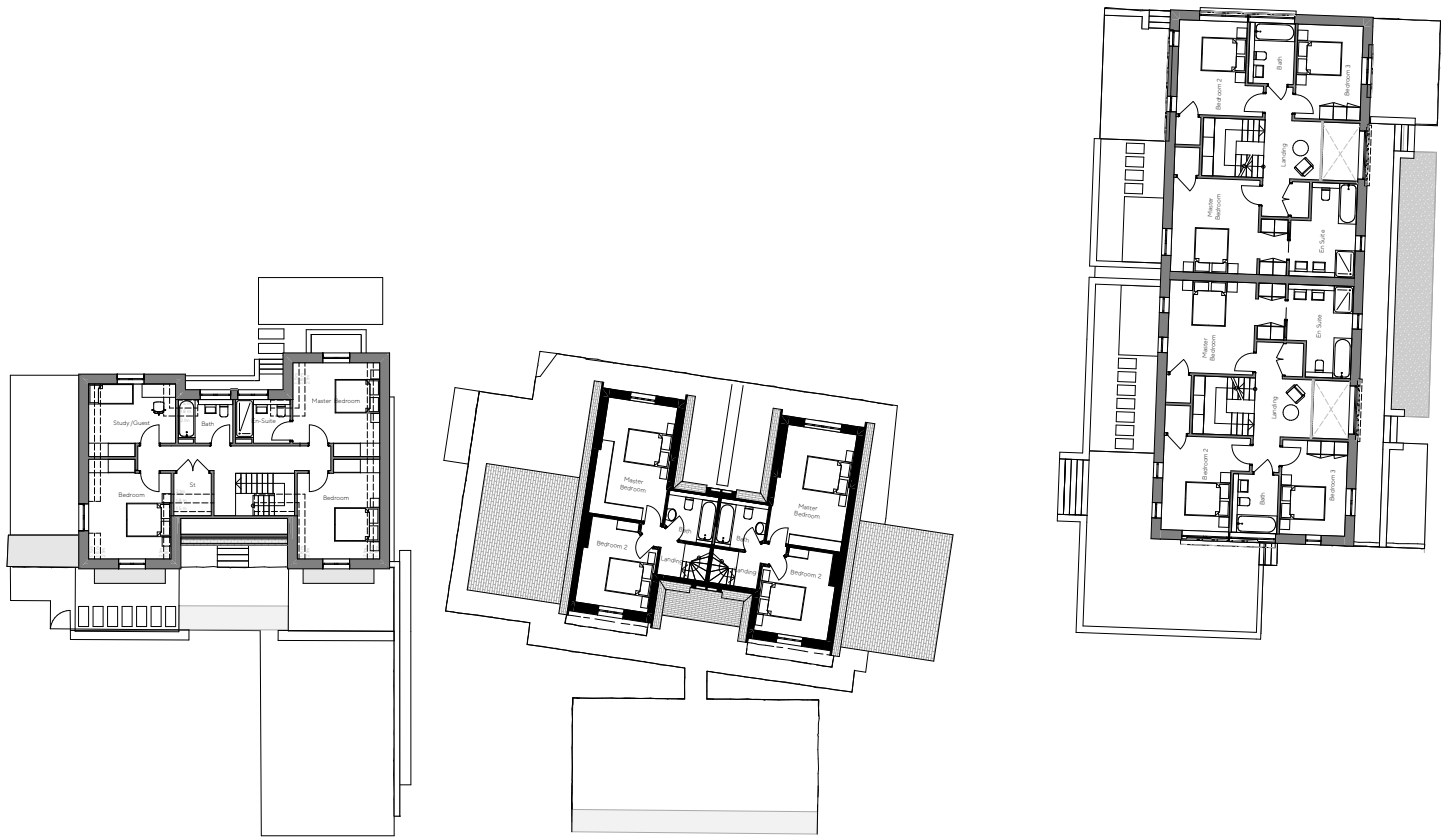
Proposed Ground Floor



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Floorplans: Laundry, Cottages & Long Barn

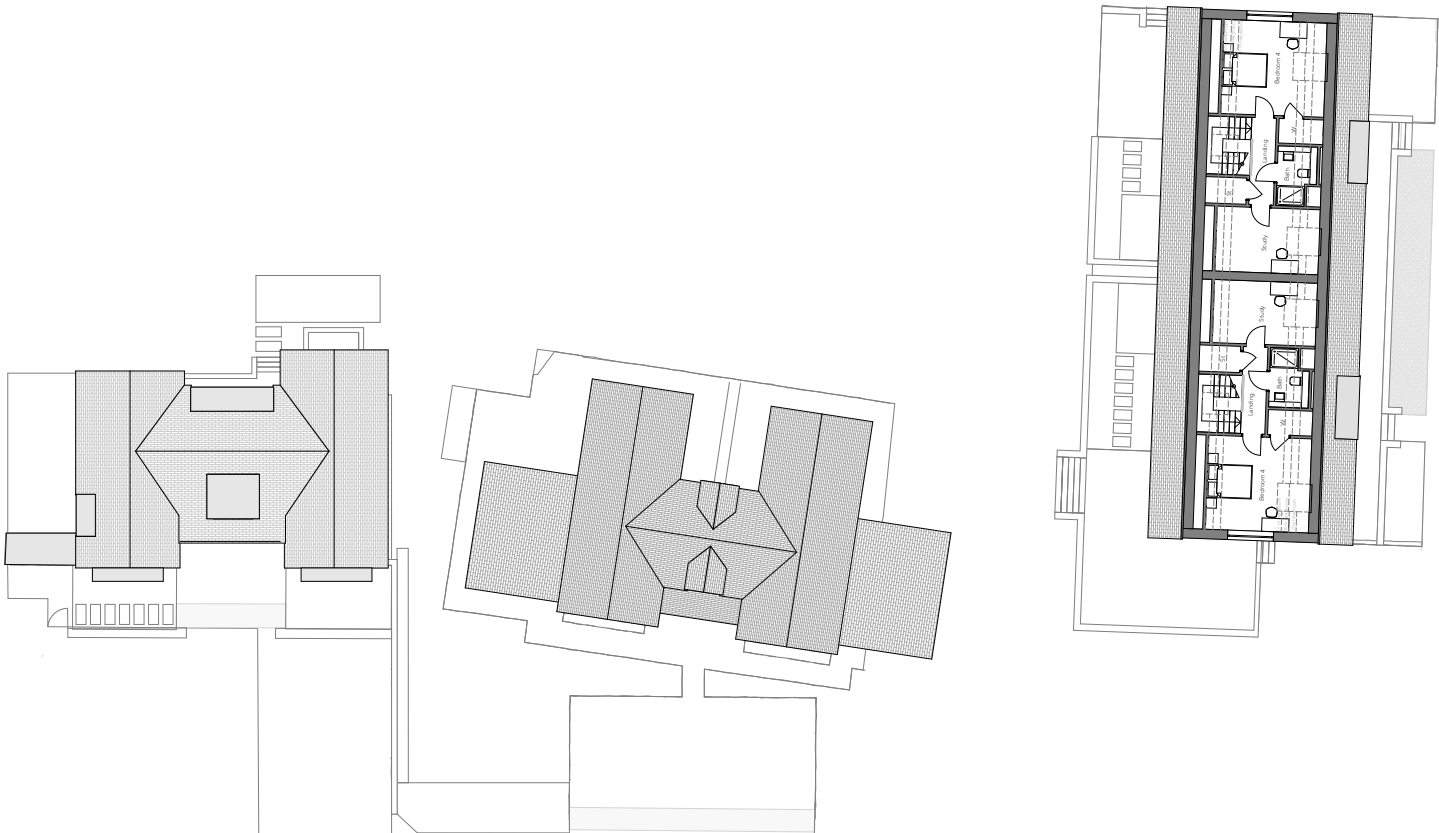
Proposed First Floor



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Floorplans: Laundry, Cottages & Long Barn

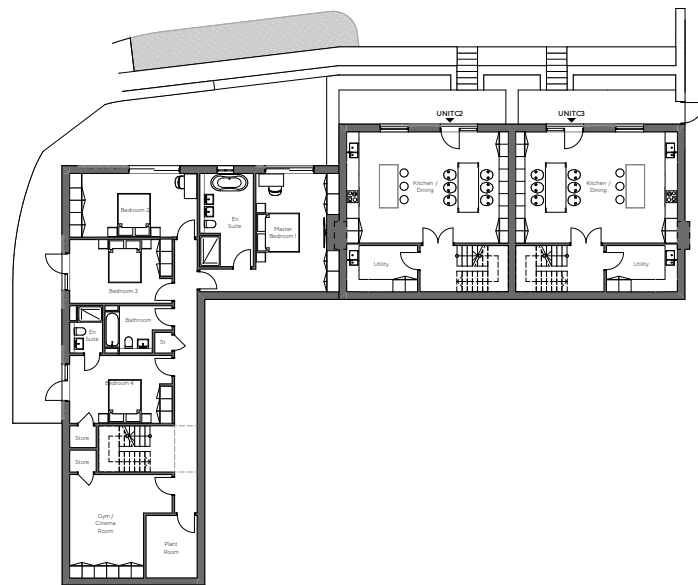
Proposed Second Floor



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Floorplans: Paddock

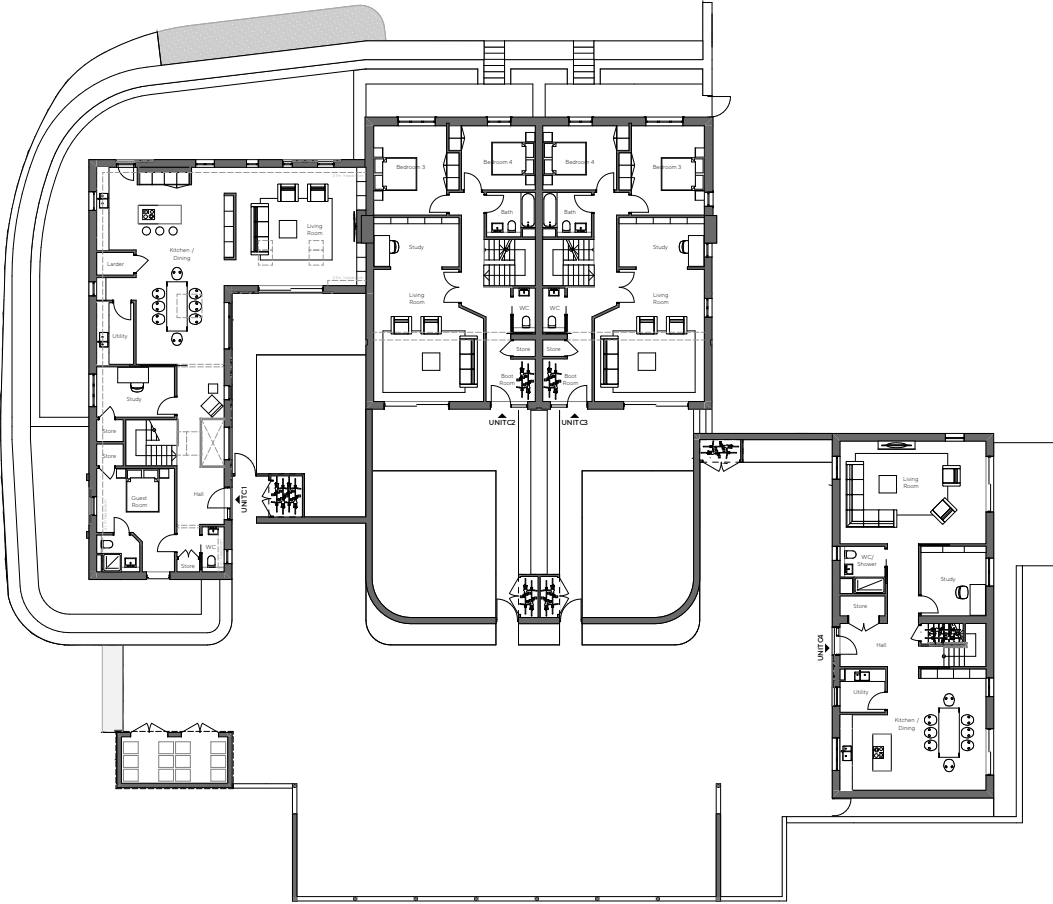
Proposed Lower Ground Floor



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Floorplans: Paddock

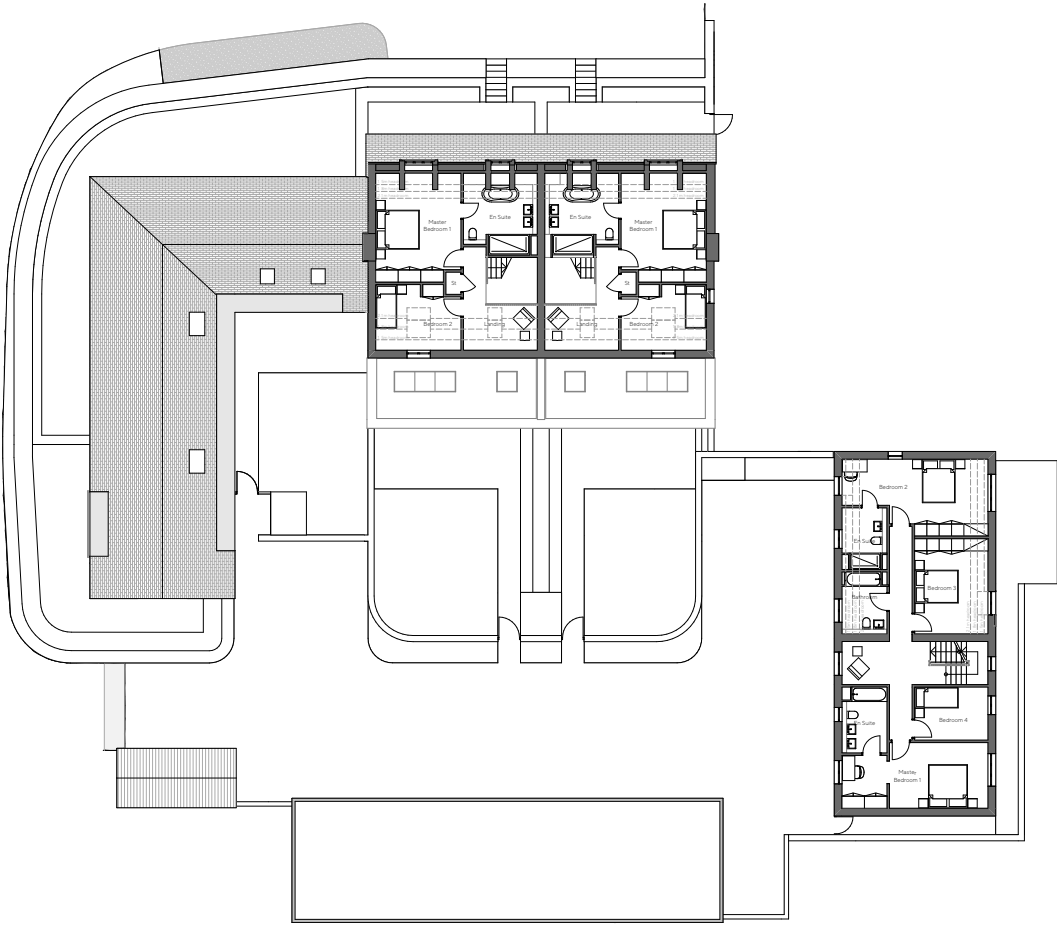
Proposed Ground Floor



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Floorplans: Paddock

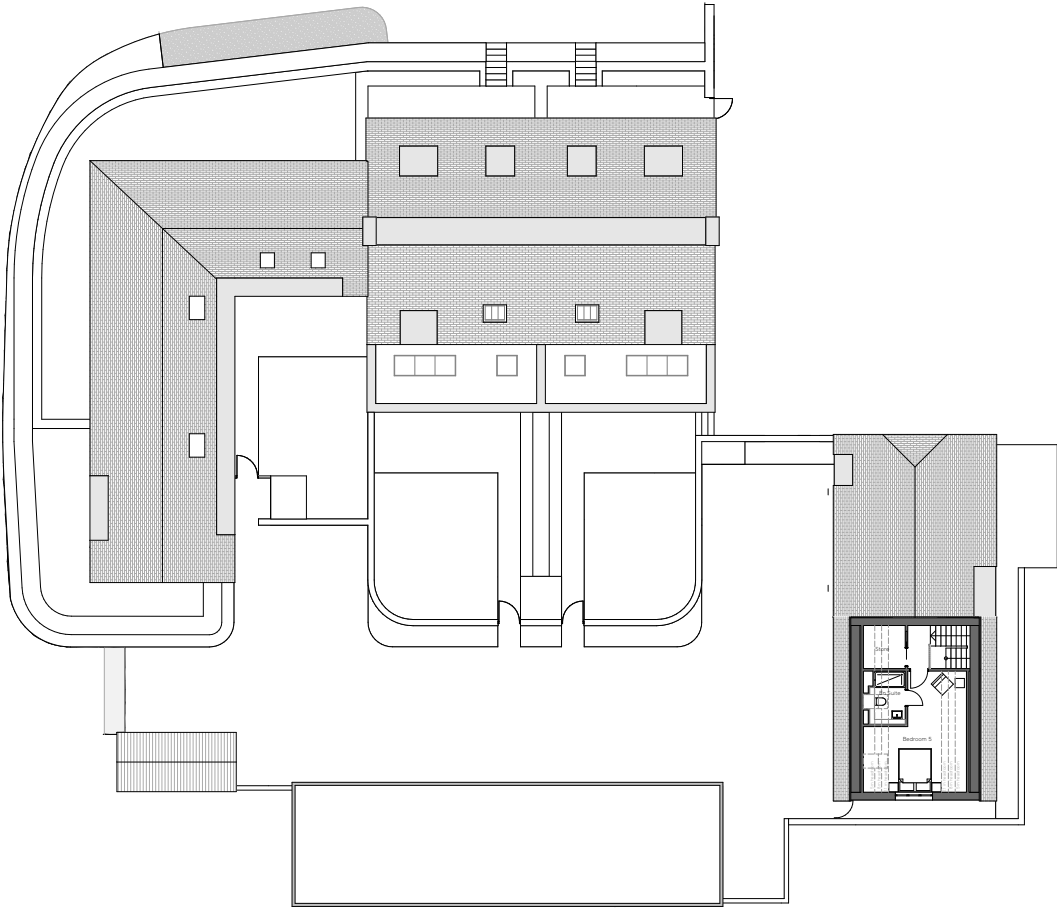
Proposed First Floor



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Floorplans: Paddock

Proposed Second Floor



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Method of Sale

The site is for sale on behalf of private clients and will be sold by informal tender. Bid date to be confirmed.

Asset/Company Sale

There is potential to buy the shares of the clean company which owns the asset.

Tenure

Freehold with vacant possession

VAT

The property is not elected for VAT.

Further Information

For further plans and information, please click the data room link below:

[DATAROOM](#)

[WATCH FLY-THROUGH VIDEO](#)

Viewings

Viewings are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Legal Costs

Each party is to bear their own legal costs.