

Planning Services
Adur & Worthing Councils
44 Richmond Road
Worthing
West Sussex BN11 1HS

27th January 2026

Dear Sir/Madam,

Re: Statement of Marketing Evidence – Provident House, 50 Grafton Road, Worthing BN11 1QT

I write as requested in support of the planning application for a change of use in respect of the above property.

1. Property Overview

Provident House is located in central Worthing. The amenities of Worthing town centre are in close proximity with a range of national and local retail occupiers, food and drink operators. The property has access to the A259 and A27 with Worthing train station being 10 minutes walk.

The property comprises a period single storey building (believed to have been constructed in 1965) with brick elevation and pitched roofs which has been refurbished to provide 4 offices, kitchen, three W.C.'s in a cellular layout, with the benefit of two forecourt parking spaces and a private rear garden. The net internal area is 773 sq ft (71.8 sq m).

The premises were formerly used as an independent school for focusing on therapeutic environments for children with complex needs until 2020 operated by Castle Homes Care Limited. The building presents several challenges for modern educational or community use, including a poor internal layout internal compromising disabled access and limited parking/drop off in a narrow one way street. There is the possible presence of Reinforced Autoclaved Aerated Concrete (RAAC), which is prone to sudden collapse and buildings constructed before 2000 are likely to contain asbestos. If deteriorating or liable to disturbance during normal school activities, the building may be deemed unsafe for pupils.

2. Marketing Period and Strategy

The property was placed on the open market on approximately 15th February 2025. Marketing included listing on the agent's website (www.sprattandson.co.uk/), online advertising through web portals such as Rightmove Commercial (www.rightmove.co.uk/commercial-property), and a 4 x 3 V marketing board stating "To Let" erected on the property. The property remained fully visible to the market throughout the under-offer period (from May to October 2025).

The planning use for the property is 10/1001/FULL - Retrospective application for change of use to non-residential institution (use class D1, private school).

This is the standard beginning marketing strategy as interest and offers were received not extensive marketing strategies were necessary.

The property was offered on the basis of a new full repairing and insuring lease on terms to be agreed at a quoting rent of

Correspondence Address:
25 London Road, Portsmouth PO2 0BQ

www.sprattandson.co.uk

VAT Number 430611007



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£17,000 per annum exclusive.

3. Market Response and Enquiry Summary

Initial enquiries included a solicitors' practice, which viewed and submitted an offer on 19th February 2025, and a nursery operator (Class E) which made an offer on 3rd March 2025. The landlord proceeded with the solicitors' offer, and the property was placed under offer on 6 March 2025. During this period, only minimal enquiries were received, and no parties seeking to operate a school or similar educational facility expressed interest.

While the property was under offer we received 2 enquiries neither were for a school use.

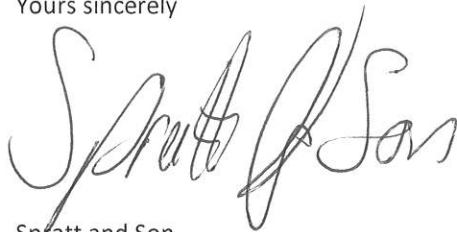
4. Analysis of Demand for Educational/Community Use

The marketing response demonstrates a clear absence of demand for school or community use. No enquiries were received from education providers, community organisations, or similar users.

5. Conclusion

Based on the marketing undertaken since February 2025 and the very limited interest from community or educational operators, it is concluded that the property is no longer viable for use as a school or community facility. In my professional opinion, the premises are redundant for such uses, and alternative uses should be considered.

Yours sincerely



Spratt and Son

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