



STREET ELEVATION - NORTH - Plots 1 & 4



STREET ELEVATION - EAST - Plots 3 & 4

Church Lane, Barnham, Bognor Regis, West Sussex PO22 0DB
Guide Price £1,000,000

Land at Church Lane Barnham Bognor Regis West Sussex PO22 0DB

Guide Price £1,000,000 Freehold

A delightful one acre building plot having consent for 4 x beautifully designed four bedroom detached homes - Arun District Council Application Ref: BN/39/20/PL - in a quiet lane just outside the centre of Barnham village which benefits from having a railway station and good communications to the south coast. This attractive plot has consent for four detached houses of 2,156 sq ft to 2,357 sq ft plus garaging, each set in gardens of around 0.25 acre.

Plot 1 - 2,303 sq ft | Plot 2 - 2,156 sq ft | Plot 3 - 2,156 sq ft | Plot 4 - 2,357 sq ft

CIL Payment = £146,700

Outstanding conditions submitted to Arun District Council April 2021.

Mains water, drainage and electricity in the drive. Gas in the road.

VIEWINGS BY APPOINTMENT

The only comparable new housing in the area are high density builds from national plc's, none of which cater for the high quality end of the market as this site undoubtedly does. Our estimations are that the resales on the houses once completed will be in the order of £950,000 per unit. Buyers must satisfy themselves with their own enquiries.

- One acre building plot
- Beautiful semi rural village location
- Huge demand for quality houses in the area
- Planning permission for four substantial detached country houses
- Close to main line station, local shops and pub
- Quiet private setting with open outlook

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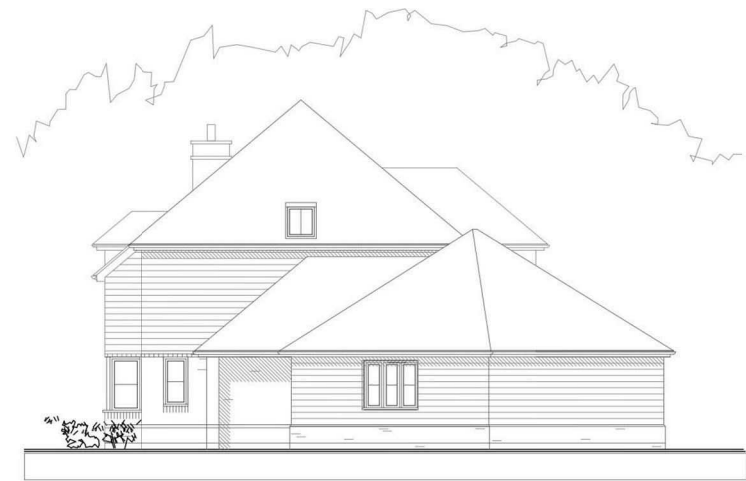
FRONT ELEVATION - West
PLOT 1



SIDE ELEVATION - North



FRONT ELEVATION - North
PLOT 2



SIDE ELEVATION - East

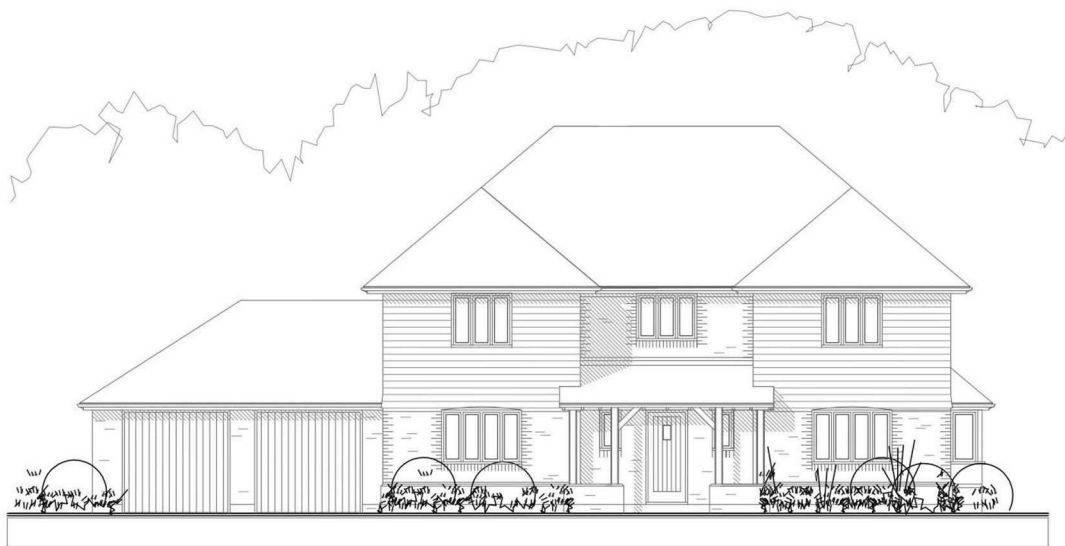


FRONT ELEVATION - East

PLOT 3



SIDE ELEVATION - North

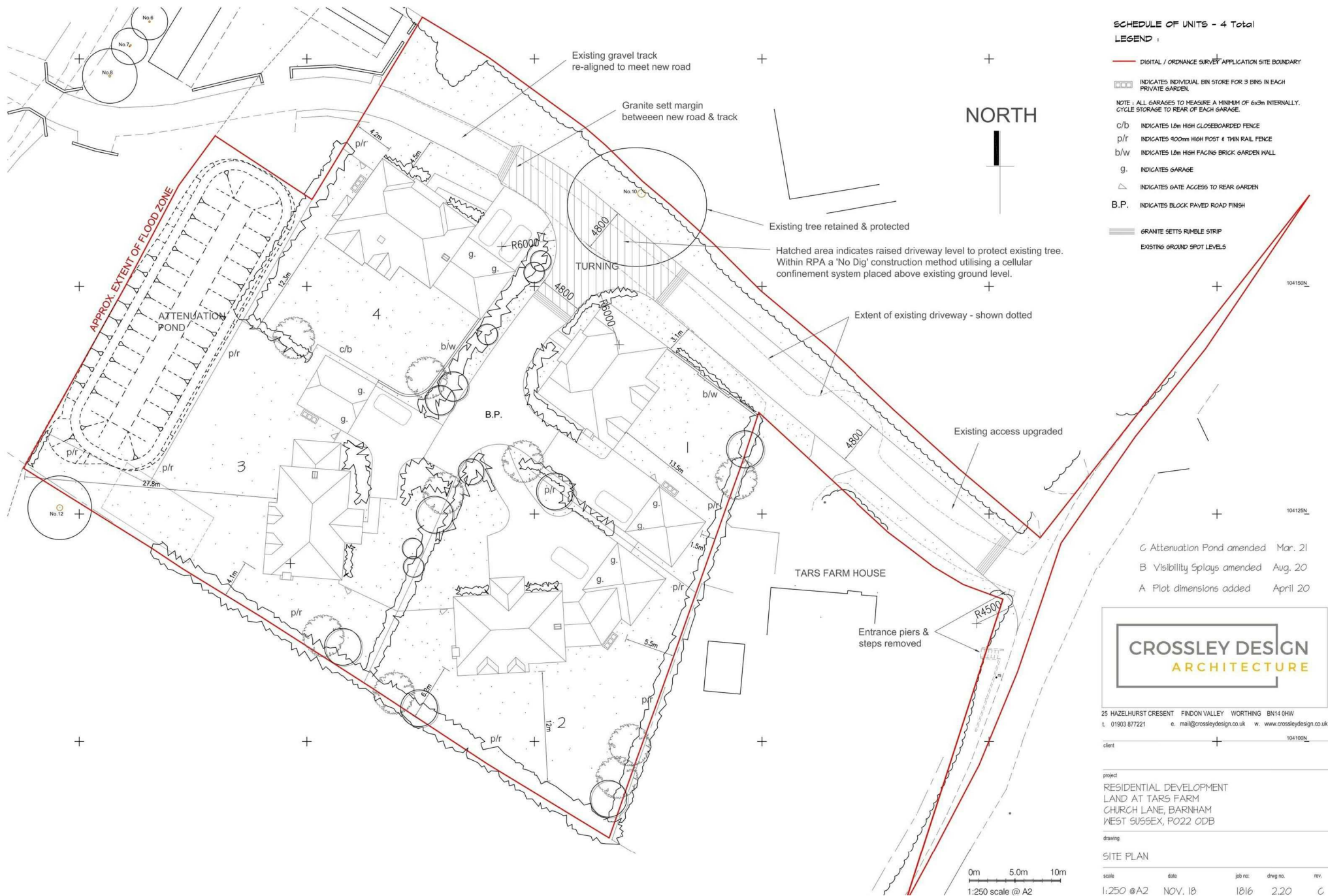


FRONT ELEVATION - North

PLOT 4



SIDE ELEVATION - West





SITUATION

Barnham is a semi-rural village about five miles north of Bognor Regis. The village provides Tesco and Co-Op convenience stores, Barnham Trading Post, butchers, chemist, public house, main line station offering a service into London Victoria in around 1.5 hours and primary school. Nearby Chichester provides a comprehensive selection of shops, superstores, restaurants and bars, Festival Theatre and marina. The surrounding area including the South Downs National Park to the north offers a variety of sport and recreational facilities including Fontwell Park racecourse and Goodwood racecourse, golf club and motor circuit, which is home of the popular Festival of Speed and Revival annual events.



FURTHER INFORMATION

All drawings and surveys will be released to the successful purchaser.
 Potential buyers to satisfy themselves with resales.
 Private treaty sale, not subject to any conditions.
 Exchange of contracts will be expected within four weeks with completion to be agreed.
 Driveways assessed as being gravel
 Some hedging will need to be undertaken prior to building
 Sale will stipulate that no more than four dwellings be built on the site



STREET ELEVATION - WEST - Plots 1 & 2

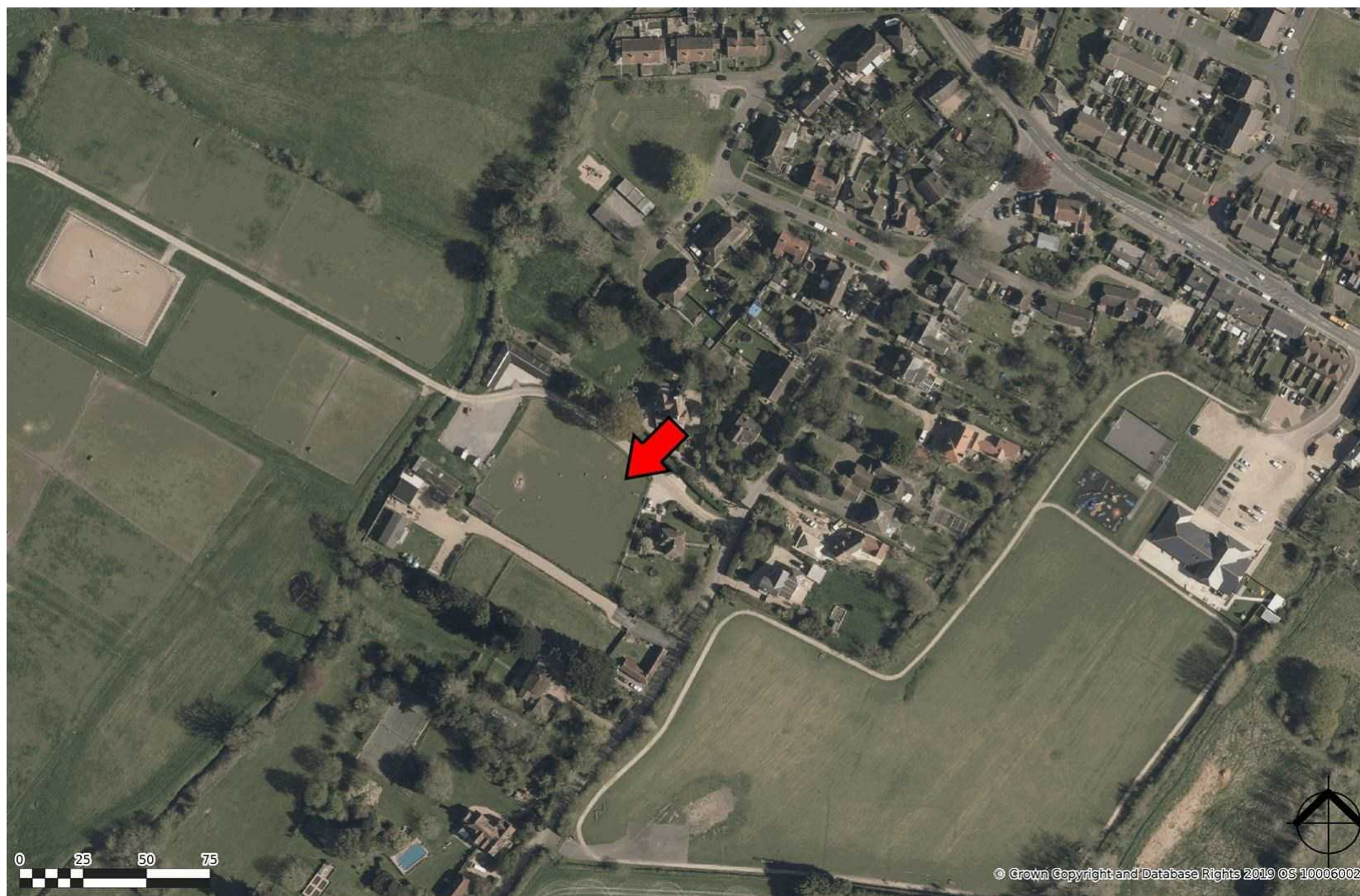
DIRECTIONS

From the centre of Chichester leave the city on the A27 and after about 6 miles turn right onto the B2233 signposted Easthamnett. Continue for approximately 3 miles then turn right by the Murrell Arms into Church Lane and the entrance to the land will be found on the right after 0.1 miles.

Main line station 0.3 miles
Village Centre amenities 0.3 miles
Fontwell Park racing 2.5 miles
Littlehampton 5 miles
Bognor Regis 5 miles
Chichester 7 miles
Goodwood 7 miles

31st March 2021 MPS/dr

All distances approximate



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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