

Chichester University campus

Graylingwell development

Farmhouse / land - For Sale



FORMER FARMHOUSE GRAYLINGWELL PARK CHICHESTER PO19 6PQ
Farmhouse circa 557 sqm / 6,000 sq ft. Site 0.77 hectares / 1.9 acres
FOR SALE - ALL ENQUIRIES

HENRY ADAMS - SOLE AGENT
Chichester 01243 53 22 22
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BACKGROUND

On behalf of Linden Downland LLP, we are instructed to sell the freehold interest in the former farmhouse plus associated land at Graylingwell Park. The building is Grade II listed, built in the 18th Century and offered in an as is condition to allow for comprehensive refurbishment.

Graylingwell Park is an award winning mixed use development providing 785 residential dwellings, a 4,000 sq ft convenience store with up to 18 apartments above, a 60 bed care home, small business units (to be developed), leisure facilities including a park, a chapel, energy centre and extensive landscaping.

ACCOMMODATION

Based on information from the vendor the Farmhouse is around 557 sqm's / 6,000 sq ft. The whole site is around 0.77 hectares / 1.9 acres.



NON DOMESTIC RATES

Not assessed.

PLANNING

Outline planning permission for B1 (business) and / or A3 (restaurant) and / or A4 (public house) was granted 21st March 2018 - see CC/14/01018/OUT. B1 and A3 use now fall within this new E Class and A4 is classed as Sui Generis. Interested parties to take advice on the implications of the new E Class on the permitted uses for the land and building on site.

OTHER

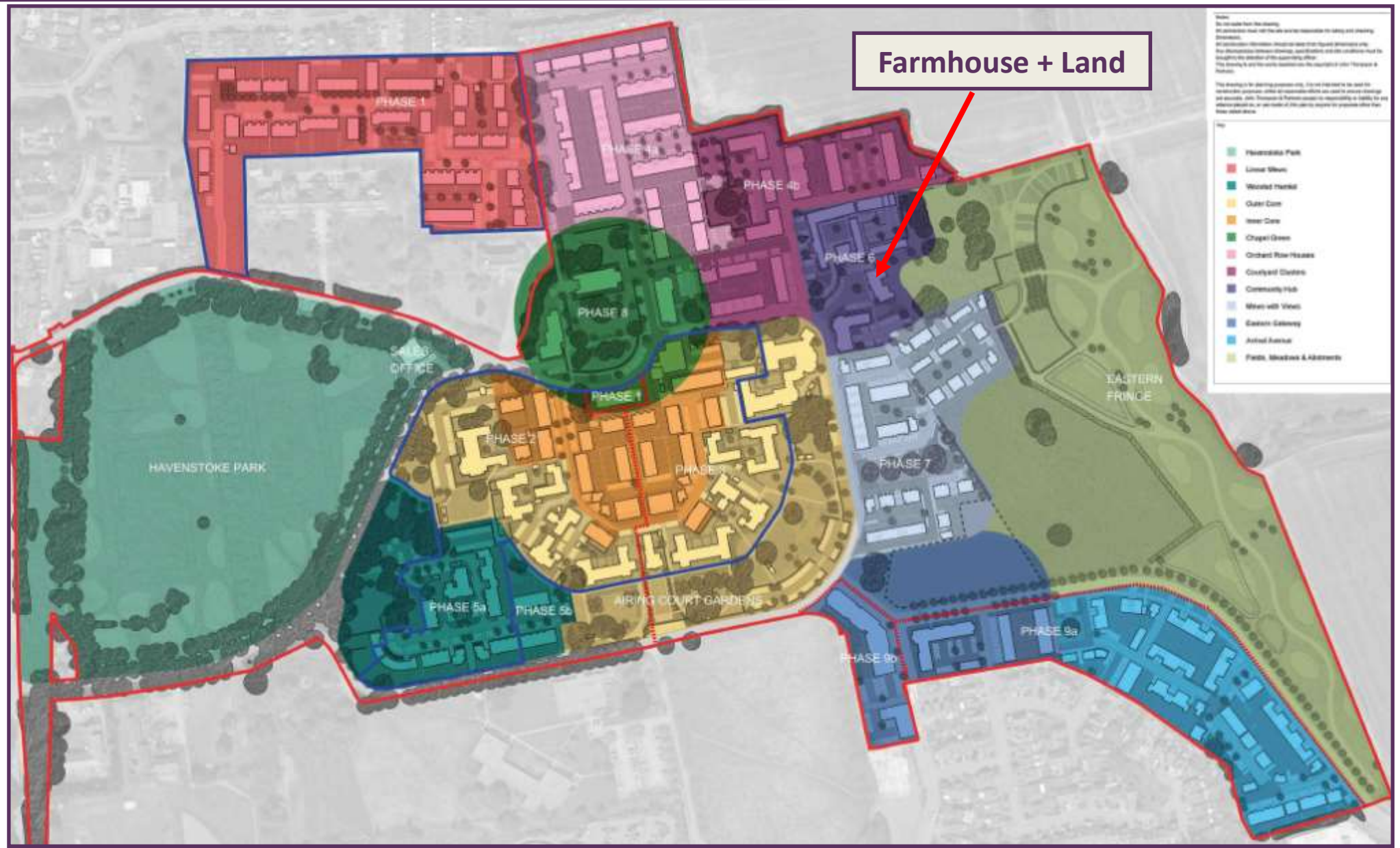
EPC - N/A

COMMERCIAL TERMS

The land and building are offered For Sale on a freehold basis on terms to be agreed. No formal guide price given the condition of the Farmhouse. Vacant possession to be provided on legal completion of the sale. Contact details for further information via Henry Adams - sole agents:

- **Tel** : 01243 53 22 22
- **Email** : martin.trundle@henryadams.co.uk

Subject to Contract - January 2021



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