



## Land at Flat Farm

Broad Road | Hambrook | PO18 8RF

Offers are sought on a subject to planning basis.

## Description

Offers are sought on a subject to planning basis.

- Mixture of dwellings
- Associated parking
- Landscaping
- Good location
- Nitrates mitigation cost £105k
- Solent bird mitigation £23,800

**CIL payable on new build**

## Additional Information

The local authority for this area is Chichester District, and there is an assumption for CIL, however this would need to be checked by any purchaser.

It is currently arranged as open field, which is relatively clear and flat.

All the documents can be found online through the council's website, however anything that cannot be found please do ask a member of Fowlers Staff.

**Viewings by appointment only**



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## Approved Drawings



### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.