



Angel Heights | Heather Way | Storrington | West Sussex | RH20 4DD





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FROM £300,000

Angel Heights: Design and Build your own home on this site or just purchase the plot

- Heathland site with planning already obtained accessed from Heather Way, Storrington
- Work with the architect and the developers on your own design or just purchase the plot
- Specify your layout, materials, fittings, finishes, kitchen and bathrooms
- Liaise with the team at Fowlers throughout construction
- Plan your own garden





How does 'Design and Build' work?

This excellent Storrington site adjoins National Trust land and is set on high ground with views to the South Downs and South Downs National Park; Planning permission has been granted for the development of six detached houses, with only 3 remaining.

These plans may be tailored by the owners and resubmitted before construction, representing a rare opportunity in today's market. This means that you can work with a developer and with their architects to redesign the size, shape and look of your new home, specifying exactly what you want. Just purchase the plot and build out the already approved design.

The site has been reformed and landscaped to produce 6 excellent residential plots varying in size, all with excellent communications, minutes from the shops and schools, and with wonderful views south towards the

Downs and east to Chanctonbury Ring.

All the infrastructure will be in place; these are rarely available fully serviced plots.

This is a rare chance to build your own home without the hassle and risks involved in locating a site and obtaining all the necessary planning approvals that can take years. This is a truly unusual opportunity.

Summary

Heathland site with planning already obtained with superb far-reaching views and walking distance to the village.

- **Work with the architect and developer on your design**
- **Specify your layout, materials, fittings, finishes – and your own kitchen and bathrooms**
- **Liaise with the developer throughout construction**
- **Plan your own garden**
- **Or simply buy the plot**

'Angel Heights' Concept

We understand property development, design and construction and are closely involved in all three stages. The concept designs for the houses, which you may change to suit your needs, comprise 3 remaining detached properties of 2, 3 and 5 bedrooms.

The prices are a guideline for the properties at 'Angel Heights'. This is because you can vary the overall cost significantly in relation to the size of the home you wish to design and the specification of the fittings and finishes you choose.

Of course, the final specification and cost would be agreed with you in advance because the developer want you to have exactly the home you have always wanted, without any surprises along the way.

NB: Please note photos are of typical photography.

Prices

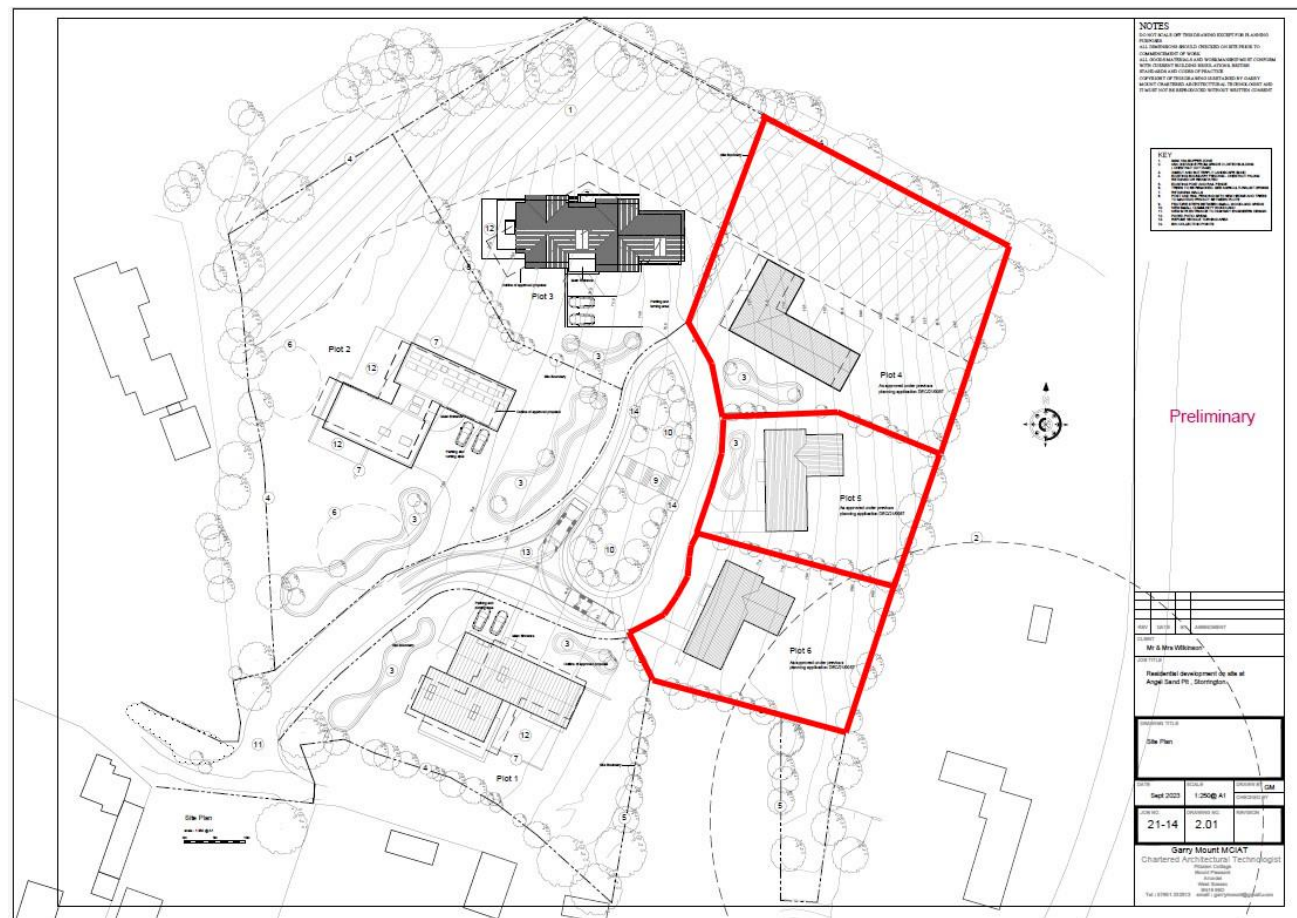
Plot 4 £500,000

Plot 5 £400,000

Plot 6 £350,000

- Self build opportunity
- Cil and Water Neutrality resolved
- All infrastructure in place
- Fully serviced plots
- Detailed planning – ready to build





*"We'll make you
feel at home..."*



Managing Director:
Marcel Hoad MRICS

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowersonline.co.uk

storrington@fowleronline.co.uk 01903 745844

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.

- 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.
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