



Old Timbers

Shellbridge Road | Slindon Common | Arundel | BN18 0LT

 **FOWLERS**
ESTATE AGENTS



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GUIDE PRICE : £675,000

Planning permission has been granted by the South Downs National Park Authority (Ref: SDNP/23/03975/FUL) for the erection of a single-storey, three-bedroom dwelling as a replacement for the existing mobile home at Old Timbers, Shellbridge Road, Slindon Common. This attractive and well-maintained plot extends to approximately 0.5 acres and offers a rare opportunity to create a bespoke home in a peaceful and semi-rural setting within the South Downs National Park.

The site benefits from an established and hardened entrance with a generous parking area, and a comprehensive range of existing outbuildings including a large garage/workshop with electric door, lighting and power, and equestrian facilities comprising a three-bay stable block with tack room and storage.

There is also an adjoining paddock of approximately 0.2 acres.

This is a flexible and exciting opportunity for a range of buyers, with scope to either develop the site in line with the approved consent.

The proposed accommodation under the approved planning permission will comprise:

Single-Storey Dwelling (Approx. 122 sqm / 1,313 sq ft)

- Entrance Hall
- Spacious Kitchen / Dining Room
- Separate Sitting Room
- Principal Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom

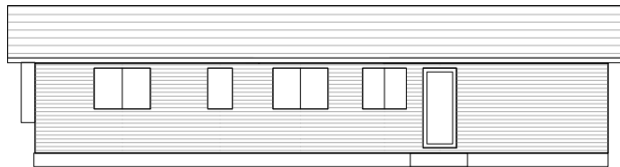
Existing Site Features

- Mobile Home (three bedrooms, en-suite, bathroom, kitchen, lounge/dining)
- Garage & Workshop with electric door, lighting and power
- Three-Bay Stables with tack room and storage
- Hardened entrance and driveway with large parking area
- 0.2-acre paddock to the rear

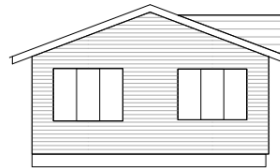
Additional Information:

- Tenure: Freehold
- Local Authority: South Downs National Park Authority
- Services: Mains water and electricity, private drainage
- CIL: Buyers should make their own enquiries regarding liability

Cil is Liable



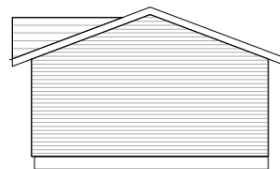
WEST



SOUTH

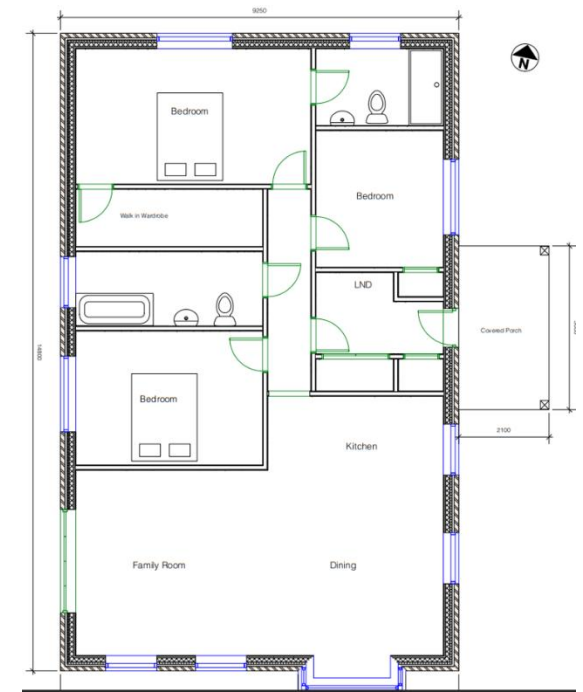


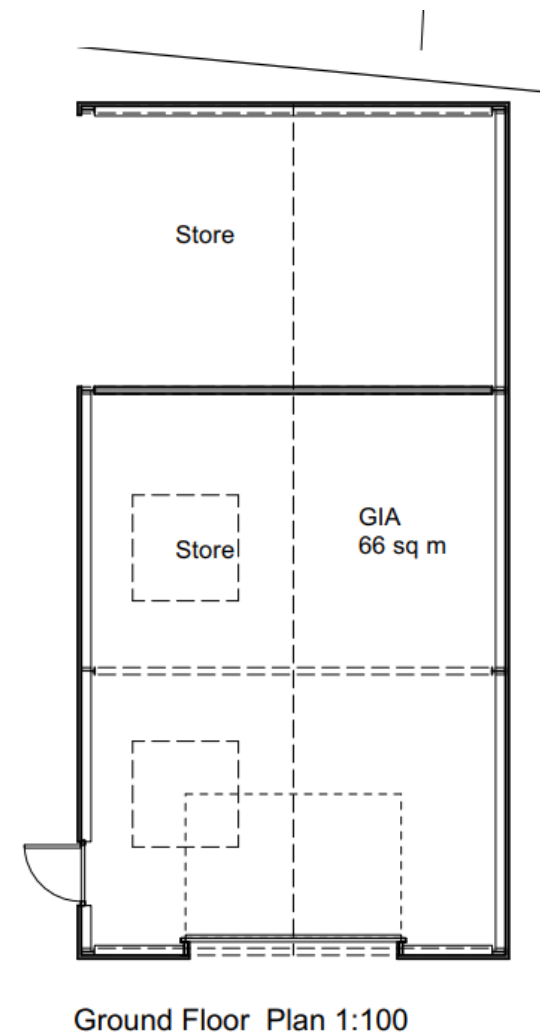
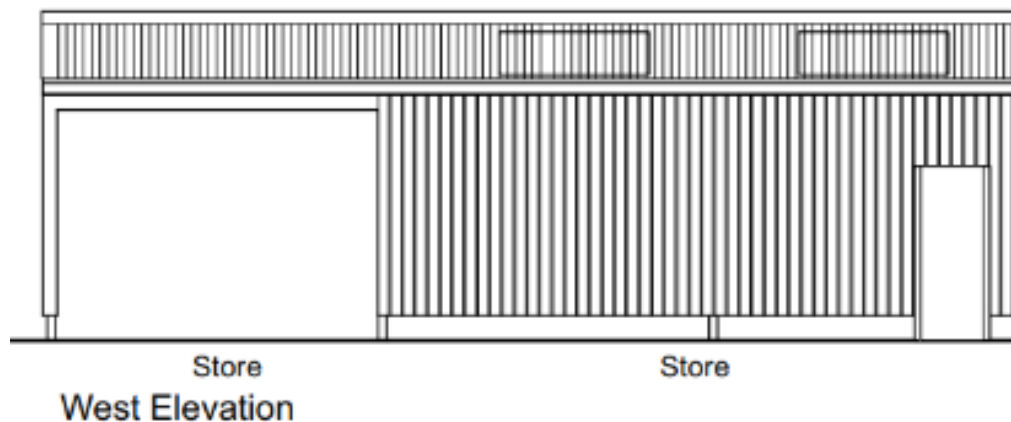
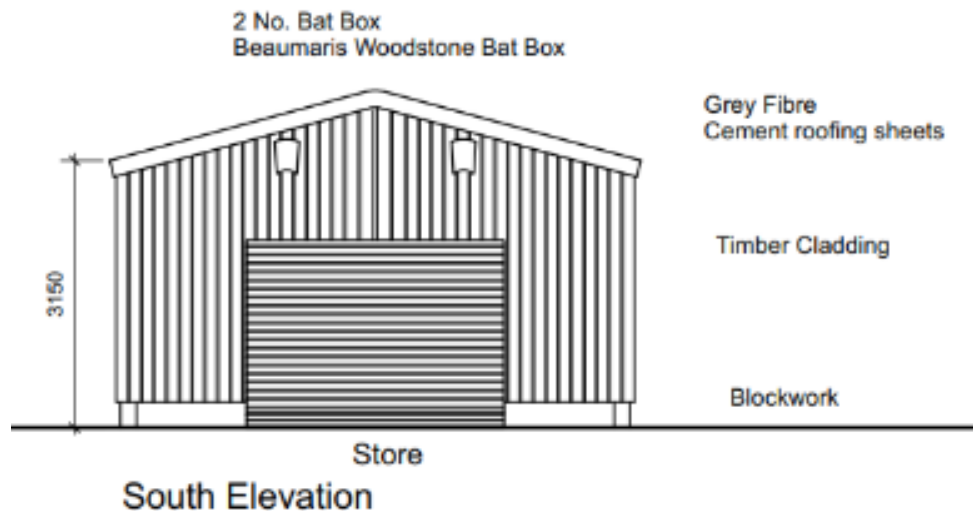
EAST



NORTH

EXISTING ELEVATIONS





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feel at home..."*

Managing Director:
Marcel Hoad



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.