



## DEVELOPMENT SITE FOR SALE

**SHW**

**DEVELOPMENT SITE FOR SALE – 0.75 OF AN ACRE**  
Marjorie Cobby House, 38 St Peter's Crescent, Selsey, Chichester, PO20 0NA

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## GUIDE PRICE £975,000 FREEHOLD

## DESCRIPTION

- Vacant former care home
- 44 bed over two floors
- Site includes a pair of two-storey, 2 bedroom, semi detached houses
- Also includes store room, garages and gardens and tarmac parking

## LOCATION

- Selsey is a seaside town approximately 8 miles south west from the county town of Chichester and 7 miles west of Bognor Regis. The B1245 giving direct access to Chichester and from there the A27 provides access to the east and west.
- The immediate area is predominantly residential.
- The beach is within 1 mile.

	Acres	Hectares
Site Area	0.75	0.3

## LOCAL PLANNING AUTHORITY

For planning enquiries please contact Chichester District Council – 01243 785166

<https://www.chichester.gov.uk/planning>

## METHOD OF SALE

Offers invited for the freehold interest.

## THE OPPORTUNITY

Potential to:

- Residential redevelopment
- Care use

## LEGAL COSTS

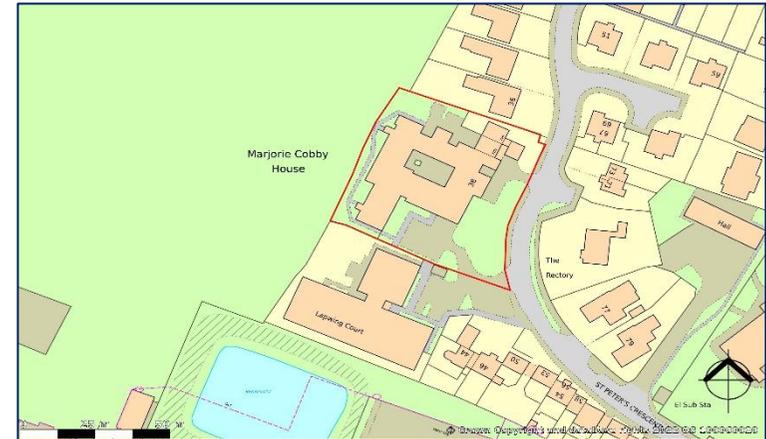
Each party is to be responsible for their own legal fees.

## VAT

VAT will not be chargeable on the terms quoted.

## EPC

The property has an EPC rating of D.



VIEWINGS – SHW 01903 229 200

Peter Coldbreath t: 01293 441 309 | e: pcoldbreath@shw.co.uk  
Peter Sylvester t: 01903 229 208 | e: psylvester@shw.co.uk



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Semi-Detached Houses



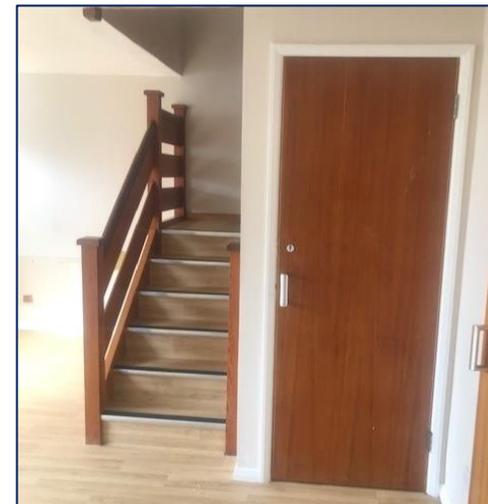
Open Aspect



Communal Areas



House – Internal Finishes



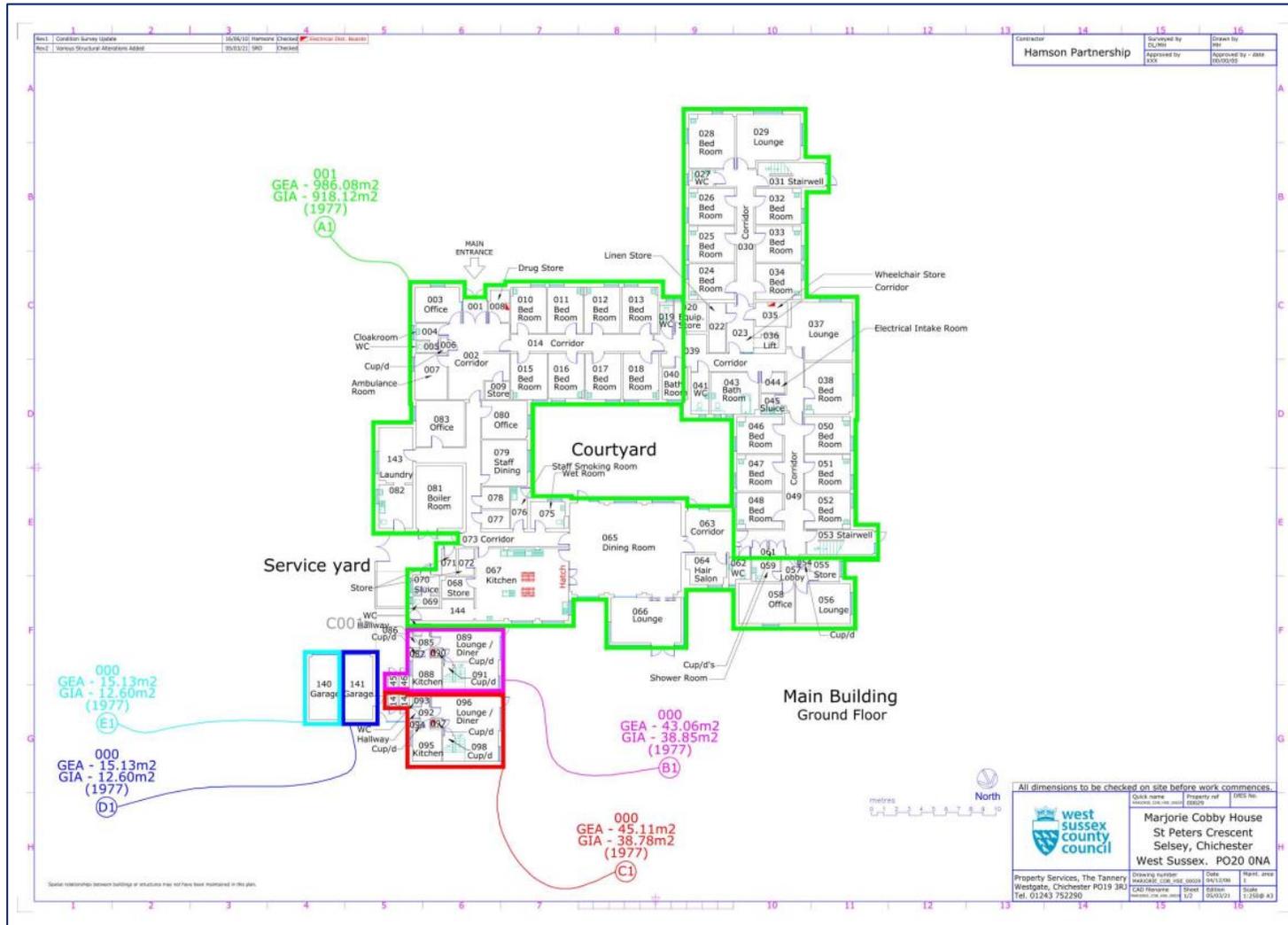
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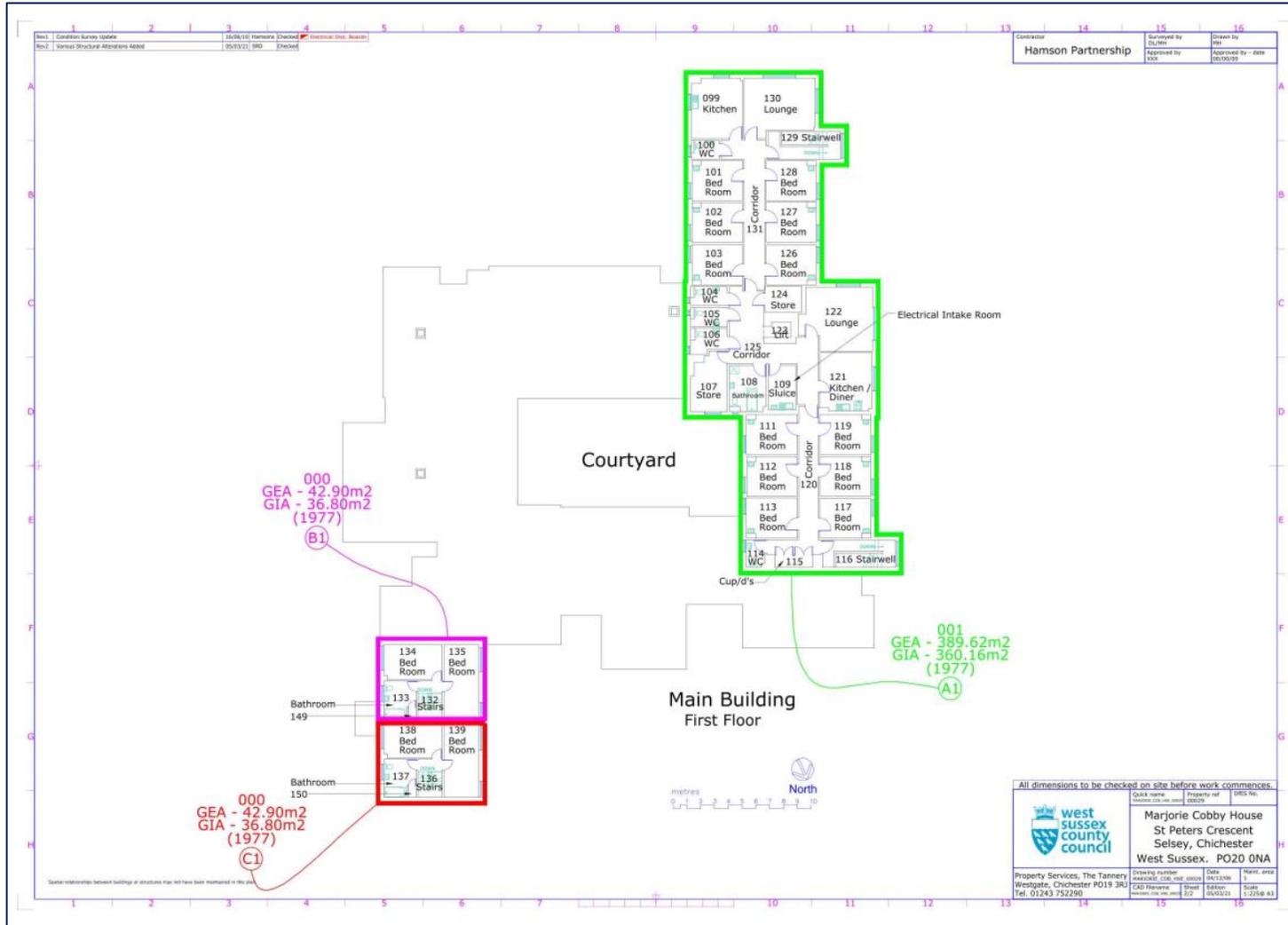
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