



Connells

Plot 3 Amberley Drive
Goring-By-Sea Worthing

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for sale guide price
£100,000



Property Description

A Rare Coastal Land Opportunity Beach
Garden Plots Phase 1 Now released

We are delighted to offer 3 individually sized beach garden plots set in the sought-after Goring Gap, a stunning stretch of unspoilt coastline between Worthing and Ferring on the West Sussex coast. For further information please go to www.goringgap.co.uk

These plots present a rare chance to secure a piece of ocean-facing land in a unique and desirable setting, with far-reaching sea views across the English Channel and direct access to one of the South Coast's most loved stretches of beach.

<https://drive.google.com/file/d/1RZLPqAQWpd2DkuW4hLwI9BrxHoRijwyb/view>

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Important Planning Information

Although the last recorded use of the plots was residential development (circa 1930) the Planning Inspectorate has said that any previous planning permission has now expired with the passage of time. Worthing Borough Council have now designated the area a 'Green Gap'.

The plots are not currently designated as residential building plots. There is currently no planning permission in place for residential development. Purchasers are acquiring land for leisure, garden or amenity use, with no guarantee of residential consent being granted.

While there has been historic interest in development in the surrounding area, future planning approval cannot be assured. For transparency: all the neighbouring land to the rear is owned by Persimmon Homes, one of the UK's largest house builders, who has had an application for residential development refused at appeal. It is, however, widely expected that proposals for development in this area will continue to come forward in future as Worthing continues to miss its house building targets. To date an application for a Self-build and Custom Housebuilding application, under the Government scheme, has not been made.

A management company has been set up that will retain 10% of all sale proceed from the land to contribute toward future infrastructure requirements (capped at £200,0000). Each freehold title will own an equal percentage of this company and the fund.

Lifestyle & Location

The Goring Gap is a much-cherished open space offering:

Un-interrupted sea views - some of the finest on the Sussex coastline.

A peaceful setting - with a sense of seclusion, yet only minutes from Worthing town centre.

Local attractions - Worthing Pier, the South Downs National Park, and the seaside village of Ferring are all within easy reach.

Leisure & recreation - water sports, sailing, beach walks, and cycling on the nearby coastal path.

Transport - Goring-by-Sea station connects directly to Brighton, Chichester and London Victoria.

Investment Potential

While this land is being marketed for leisure and garden use only, coastal land ownership remains an attractive long-term investment. With continuing demand for housing across the South Coast, purchasers may benefit from potential future opportunities - though these cannot be guaranteed.

Pricing & Availability

14 plots available - each sold with freehold title.

Guide prices available on request.

Viewings of the site can be arranged strictly by appointment.

Legal Notice

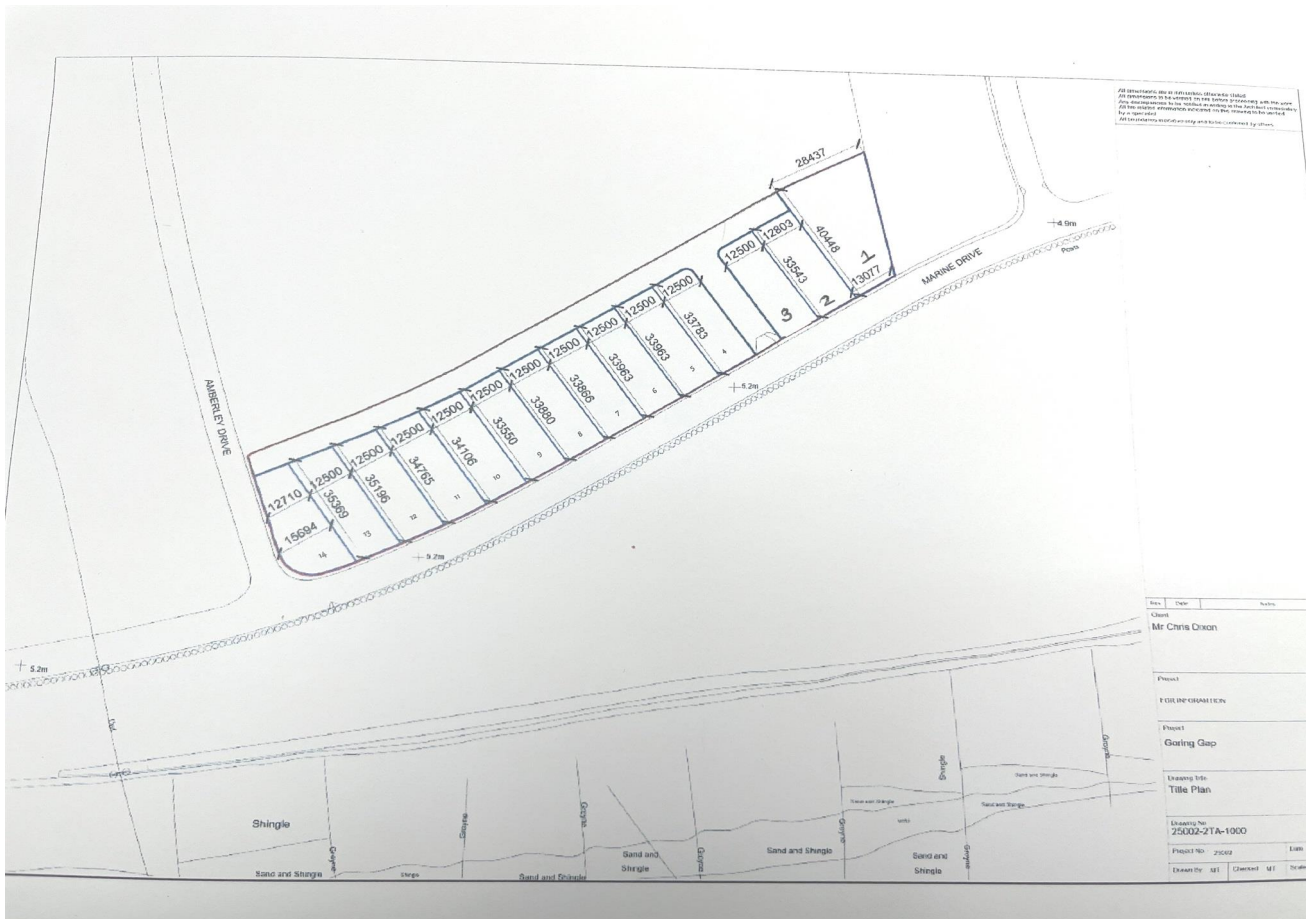
These plots are not building plots and are sold strictly on this basis. Any purchaser considering future development should make their own enquiries with the local planning authority. No representations or warranties are made regarding the success of any future planning applications.

Further Enquiries & Viewings

For further information, pricing, or to arrange a site visit, please contact:

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Email: horsham@connells.co.uk





To view this property please contact Connells on

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EPC Rating: Council Tax
 Exempt Band: D

view this property online connells.co.uk/Property/HSH407324

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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