



Sim's Williams



PLOT 2, LAND AT BROOKFIELD FARM, EASTERGATE LANE, WALBERTON, SUSSEX, BN18 0BA

# GUIDE PRICE

## £395,000 Freehold

**PLOT 2,  
LAND OFF BROOKFIELD FARM,  
EASTERGATE LANE,  
WALBERTON,  
BN18 0BA**

- Stunning Single Building Plot
- Adjoining Farmland
- Triple Aspect Living Space
- Kitchen & Separate Utility
- 4 Bedrooms - One Ground Floor
- 3 Bathrooms - 2 En Suite
- Ideal Self Build Opportunity
- Planning Reference
- WA/41/24/S73

A unique opportunity to acquire a single plot ideal for a self build in this sought after and semi rural location.

Planning has been granted for 2 detached houses on the edge of Brookfield Farm. Plot 2 enjoys views over farmland and provides versatile accommodation, ideal for a young family.

The ground floor is to comprise a reception hall, ground floor cloakroom and a triple aspect lounge/dining room which opens onto the gardens. The kitchen leads off the dining room and there is a separate utility room.

There are 4 bedrooms, 2 having en suite facilities one being on the ground floor. There is also a family bathroom.

The gardens will enjoy views over farmland with an ecology 'buffer' to the front. There will be ample parking and a single car port.

The gross internal floor area of the new dwelling (excluding porch & carport) is 199.6m<sup>2</sup> (2149ft<sup>2</sup>) on a plot of 1184m<sup>2</sup> (0.29acres) excluding access. Full details can be found on the Arun District Council Planning Portal with reference WA/41/24/S73 or by contacting our office.

The vendors of the plot will be looking to build on the adjacent plot so will want to

reach an agreement with regards to installations of utilities. We are looking to sell as a self build due to the CIL obligations if sold for development.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the land or issues that may affect this site, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From the parade of shops in Walberton proceed west along The Street towards the duck pond and village green. Take the centre fork at the pond into Eastergate Lane. The site will be found on the right hand side of the road, opposite Japonica Nursery.