



Land for Sale

- 0.16 hectares
0.40 acres
- Suitable for a variety of uses subject to appropriate planning consents
- Freehold for sale on an 'All Enquiries' basis
- Enquiries to be received no later than 12 noon on Wednesday 13th March 2024

**Land adjacent to Gordon Avenue West,
Bognor Regis, West Sussex PO22 9LQ**


Henry Adams
development land

BACKGROUND/LOCATION

On behalf of the landowner, we offer for sale the freehold interest in the land adjacent to Gordon Avenue West, Bognor Regis, West Sussex.

The undeveloped site lies to the north of Bognor Regis town centre off the A29. The site is in close proximity to a number of local facilities such as supermarkets and playing fields, with Felpham beach approximately 1.5km to the south-east of the site. In addition, Butlins Seaside Resort is approximately 5 minutes' drive to the south-west. The site is suitable for a number of uses, subject to the usual planning consents.

[Click here for What3Words///](#)

buzz.focus.firmly

[Click here for Google Street View](#)

PLANNING

There is no planning history associated with this site. There are no nearby Listed Buildings or Tree Preservation Orders and the site falls within Flood Zone 1.

The site is located within the Settlement Policy Boundary of Bognor Regis and development is therefore considered to be acceptable subject to design and layout etc. In addition, part of the site has been identified in the HELAA as deliverable for 11 units under reference NEWBR1.

All interested parties are required to undertake their own due diligence on the site regarding alternative uses.

SERVICES & ACCESS

Buyers are expected to perform their own due diligence with regard to service capacity and location.

LOCAL AUTHORITY

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

DATA ROOM

Further information relating to the site is available for download from our online data room. Please click [here](#) to request a link via email.

VAT

VAT will not be charged on the purchase price.

METHOD OF SALE

We are instructed to request expressions of interest for this site whether conditional or unconditional and an anticipated end-use by 12 noon on Wednesday 13th March 2024.

We will then commence a tender process of 4 weeks and we will require the following information in order to substantiate any offer:

- Confirmation that in submitting the tender, you acknowledge full consideration of the information contained within the Information Pack
- Whether the offer is made on a conditional/Subject to Planning or unconditional basis
- How the purchase is to be funded and what, if any, arrangements need to be made to secure funding

- A firm programme for the period of exchange of contracts and completion
- Whether the offer is made with Board approval. If not, the bidder will need to specify the timing for confirming approval and any other approvals that may be required
- Any assumptions made in regard to abnormal costs
- Any assumptions made in regard to Section 106 contributions or Community Infrastructure Levy
- Any other conditions the offer is subject to

The vendors are not obliged to accept the highest or indeed any offer.

OVERAGE

Please supply formulas for overage based on:

- Gross Sales Revenue
- Planning Gain

VIEWING

The site can be viewed from the public highway. Please view at your own risk.

ANTI-MONEY LAUNDERING

In accordance with applicable Anti-Money Laundering Regulations, Henry Adams LLP will require certain information from the successful bidder. When submitting an offer for the land you agree to provide such information as reasonably required.



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