



# Land for Sale

- 0.09 hectares  
0.23 acres
- Freehold
- Unconditional offers preferred, conditional offers considered
- For Sale by Private Treaty
- Guide Price: £300,000

**Land at 43 Downview Road, Felpham,  
Bognor Regis, West Sussex PO22 8HH**

  
**Henry Adams**  
development land

## BACKGROUND/LOCATION

On behalf of the landowner, we offer for sale the freehold interest in the land at 43 Downview Road, Felpham, Bognor Regis PO22 8HH.

The site currently consists of the remains of a burned down house following the result of a roof fire. Downview Road lies to the north of the village of Felpham which has an array of shops including a pharmacy and convenience store together with pubs, restaurants and takeaways. More comprehensive shopping can be found in Bognor Regis, 1.7 miles to the south-east. Felpham beach is approximately 1 mile away to the south and Butlins Seaside Resort is only 1.5 miles away to the south-east.

[Click here for What3Words///](#)  
areas.risen.noble

[Click here for Google Street View](#)

## PLANNING

The site lies within the Settlement Policy Boundary of Felpham and there are no significant planning constraints. As such, the principle of residential development on the site is considered acceptable, subject to the detail of the design and built form.

There is no other relevant planning history on the site.

An Information Pack containing information relating to planning, legal and marketing is available upon request.

## LOCAL AUTHORITY

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

## SERVICES & ACCESS

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

## 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

It is assumed that VAT will not be charged on the purchase price and we will confirm if this is different.

## METHOD OF SALE

Offers on an unconditional basis are encouraged and the land is for sale on a Private Treaty basis with a guide of £300,000.

As part of your proposal please state:

- Confirmation that in submitting the tender you acknowledge full consideration of the information contained within the Information Pack
- If the offer is conditional on planning permission, please

- 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 contract and completion
- Whether the offer is made with Board approval. If not, please specify the timing for confirmation of 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.

## VIEWING

The site can be viewed from the public highway. Due to the existing nature of the site **at no time is access permitted.**

## 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.



Chris Locke - Development Land  
T: 01243 533633 (option 2)  
E: chris.locke@henryadams.co.uk



Martin Curry - Development Land  
T: 01243 533633 (option 2)  
E: martin.curry@henryadams.co.uk



## AGENTS NOTE:

We have endeavoured to make the brochure accurate and reliable but they do not constitute or form any part of an offer or contract and none is to be relied upon as a statement of fact. Please note that neither the vendors nor Henry Adams LLP can accept responsibility for information on services. Prospective purchasers must satisfy themselves with regard to the adequacy and position of services. All measurements have been taken as a guide to prospective purchasers and are only approximate. Any plans or schedule areas are based on the Ordnance Survey and National Grid Sheets and are published for identification purposes only. Any buyer must satisfy himself by inspection or otherwise to the correctness of any information given. Photographs within the brochure may include lifestyle and local view pictures.