



Prime Residential Development site with planning permission for 2 detached chalet-style dwellings

- 0.12 hectares
0.29 acres

- Freehold for sale by Private Treaty

Guide Price:
£300,000

RESIDENTIAL DEVELOPMENT OPPORTUNITY
Land off Mayflower Way and Speedwell Chase,
Angmering, West Sussex BN16 4AY


Henry Adams
development land

KEY POINTS:

- ▶ Site area of the combined plots is 0.12 hectares (0.29 acres)
- ▶ Freehold for sale by Private Treaty
- ▶ Benefits from detailed Planning Permission to deliver 2 plots from independent accesses

LOCATION

The land is located to the east of Speedwell Chase, a development by Elivia Homes completed in recent years and accessed over Mayflower Way.

The land is predominantly flat and enclosed on all sides by close board fencing.

Angmering has a selection of schools and other local facilities such as playing fields and doctors' surgeries. To the east of Angmering is the town of Worthing and to the west is Littlehampton, both of which can be reached via the A259.

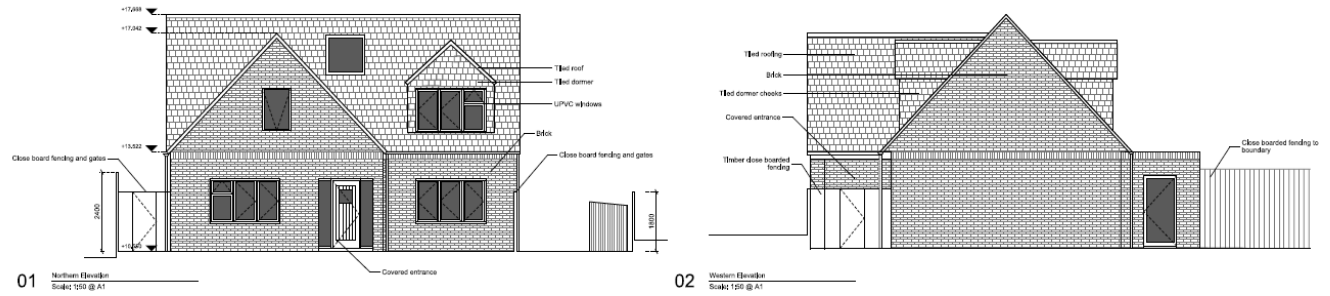
There is a railway station in Angmering with services to London Victoria (1hr 40 mins) and along the coast to Brighton (37 mins) and Southampton (1hr 15 mins). There are several public houses and takeaways and the village has a good selection of local shops including a greengrocer, butcher and a Co-op.

[Click here for What3Words///inspected.weddings.swells](#)

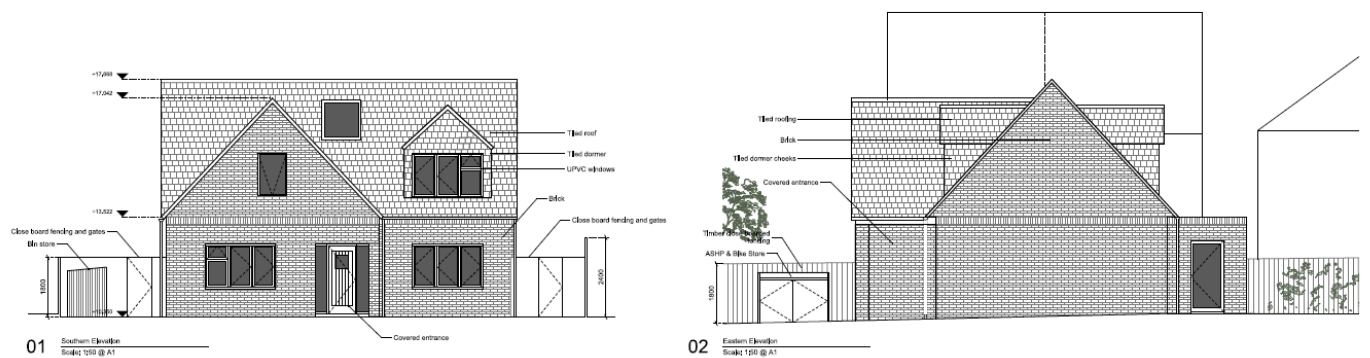
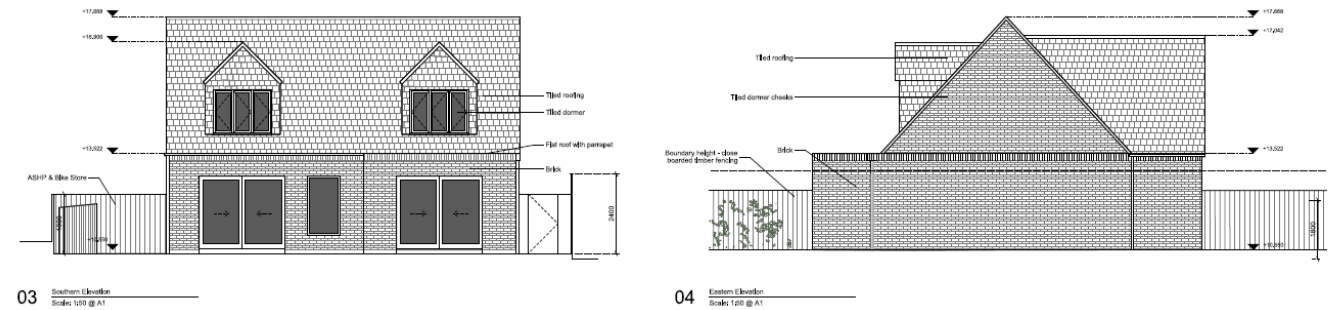
DESCRIPTION

The land benefits from two detailed planning permissions for a similar house design - one accessed from Speedwell Chase, the Elivia Homes development and the other directly from Mayflower Way.

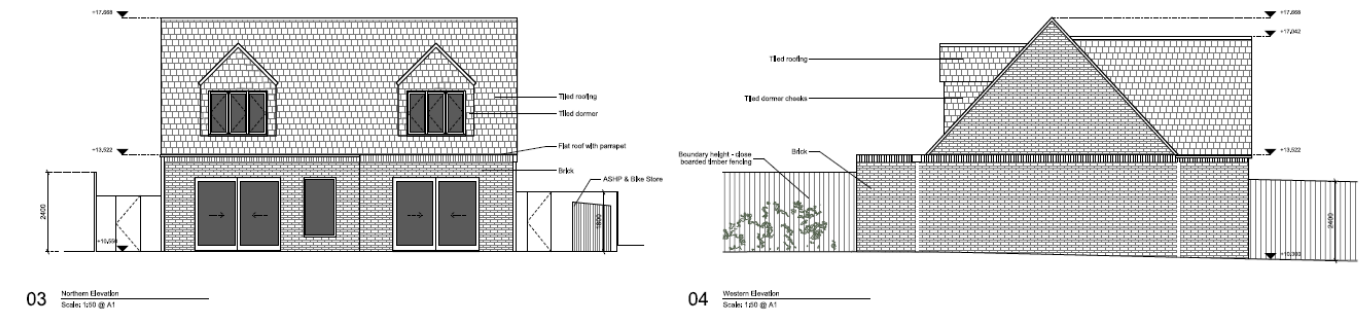
Construction access would have to be only from Mayflower Way, but the plot to the north will benefit from a residential access once completed.



NORTH PLOT



SOUTH PLOT



PLANNING

Planning permission was granted by Arun District Council under references A/121/23/PL and A/122/23/PL. These are detailed planning permissions and were both issued by Arun District Council on 10th August 2023.

The development is a CIL liable development and copies of the CIL Notice are included within the Data Room.

LOCAL AUTHORITY

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

SERVICES & ACCESS

The land benefits from a right of way over Mayflower Way and the northern plot additionally over Speedwell Chase.

Elivia Homes, during their construction of Speedwell Chase, installed two foul inspection chambers - one to the north and one to the south for this development to connect into.

Remaining services are believed to be in Mayflower Way, but buyers are encouraged to make their own investigations in that regard.

METHOD OF SALE

Offers are to be on an unconditional basis based on the two planning permissions held as a whole. The land is available freehold by way of Private Treaty with a guide price of £300,000.

As part of your proposal please state:

- ▶ Confirmation that in submitting the offer you acknowledge full consideration of the information contained in the Data Room
- ▶ Confirmation you have made allowances for the CIL contribution
- ▶ Confirmation of your allowances in regard to abnormal costs
- ▶ Whether the offer is made with Board approval or if it is required. If required, please specify the timescale for confirmation of approval or any approvals that may be required
- ▶ A firm programme for the period of exchange of contracts and completion
- ▶ Any other conditions the offer is subject to

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

DATA ROOM

There is a Data Room held online which contains further information and a copy of the link to this can be provided on request. Please click [here](#) to request a link via email.

VAT

Please note the vendor has elected to opt this land for VAT. Stamp Duty Land Tax will be due on the VAT element in addition to the land price.

VIEWING

Prospective purchasers are advised to make contact with ourselves on 01243 533633 if requiring an accompanied viewing. However, limited viewing is available from the adopted highway and we would recommend this in the first instance.

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.

All offers and requests for further information should be directed to:



Martin Curry
T: 01243 533633
E: martin.curry@henryadams.co.uk



Chris Locke
T: 01243 533633
E: chris.locke@henryadams.co.uk



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