POA

Development Opportunity – The Old Coal Yard, Yapton

A rare opportunity to acquire a fully prepared residential development site with planning consent for the construction of four detached, three-storey dwellings, situated in the well-connected village of Yapton.

Desirable location with unusually large South West facing gardens, circa 25m long. Overlooking fields beyond.

FOWLERS
Land & New Homes

01903 745844 jamie@fowlersonline.co.uk marcel@fowlersonline.co.uk

Introduction

Planning & Scheme

Planning permission has been granted for:

- 4 detached houses
- Three-storey accommodation
- Private parking and landscaped gardens
- New access arrangements

All pre-commencement planning conditions have been discharged, meaning the site is effectively ready to build, subject only to building regulations approval.
The consent represents a departure from the Development Plan, highlighting the strength and rarity of this permission in the local context.

Fowlers Estate Agents

Land & New Homes Specialists – West Sussex
Fowlers Land & New Homes is a dedicated division of Fowlers Estate Agents, an established independent agency with offices in Storrington, Pulborough and Billingshurst.

We are proud to be instructed to market this opportunity, with extensive experience in land, plot sales and outline planning schemes, we offer practical guidance to both landowners and purchasers, including planning support and access to trusted local builders.

Our approach is professional, informed and focused on maximising opportunity at every stage.

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Key Highlights

Planning consent for 4 detached, three-storey dwellings
Fully cleared and ready-to-build site
All pre-commencement conditions discharged
3-phase electricity, mains water & drainage connected
Established hard standing in place
Departure from the Development Plan – rare consent
CIL Zone 3 (CIL liable for new dwellings)
Estimated GDV circa £2 million (£500,000 per unit)
Strong demand for high-quality family homes in Yapton
Minimal upfront risk with infrastructure already in place
Excellent connectivity to Arundel, Chichester & the South Coast

Executive Summary

Fowlers Estate Agents are pleased to offer for sale this attractive development opportunity at The Old Coal Yard, North End Lane, Yapton.
The site benefits from full planning permission for the construction of four detached, three-storey dwellings.
With all pre-commencement conditions discharged, the site is ready for immediate development. It has been fully cleared and benefits from 3-phase electricity, mains water and drainage, along with existing hard standing, reducing both cost and build lead time.
This represents a straightforward, ready-to-go scheme in a well-connected West Sussex location, ideal for developers seeking an efficient and deliverable project.

Location & Setting

Yapton is a well-positioned West Sussex village, offering a balance of countryside living and everyday convenience. The site is located on North End Lane, within easy reach of nearby centres including Arundel, Littlehampton and Chichester.
Local amenities are close at hand, with a range of shops, schools and services within the village and surrounding areas. The nearby South Coast, along with scenic countryside walks, further enhances the appeal of the location.
This is an ideal setting for family homes, combining a semi-rural feel with strong connectivity and access to key destinations across West Sussex.

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Further Information

Planning permission has been granted for the construction of four detached, three-storey dwellings, each with private parking, landscaped gardens and new access arrangements.

All pre-commencement conditions have been discharged, meaning the site is effectively ready to build, subject only to building regulations approval, and the consent represents a departure from the Development Plan, highlighting its rarity.

The site has been fully cleared and benefits from strong existing infrastructure including 3-phase electricity, mains water, main drainage and established hard standing, significantly reducing upfront cost, time and risk. The scheme offers a highly attractive and manageable opportunity for SME developers or regional housebuilders,

An estimated GDV of circa £2 million (based on approximately £500,000 per unit), and the proposed detached, three-storey homes align well with strong local demand for spacious, family-focused properties.

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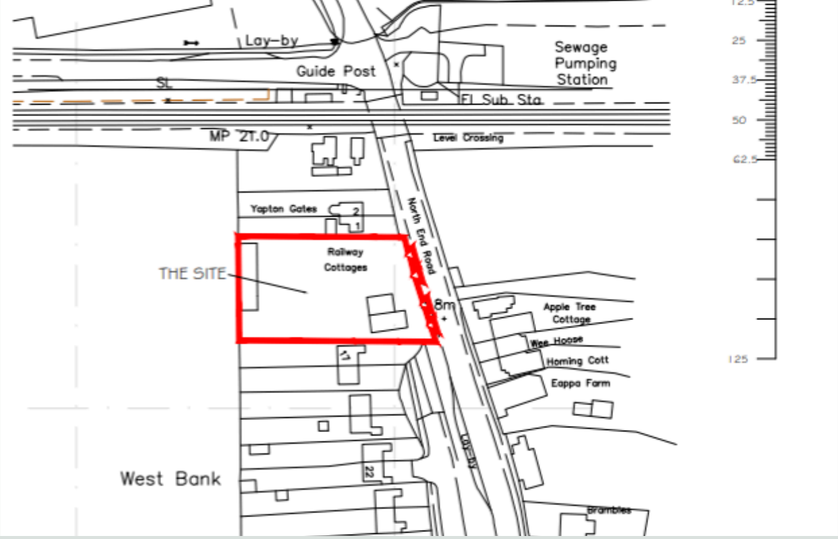

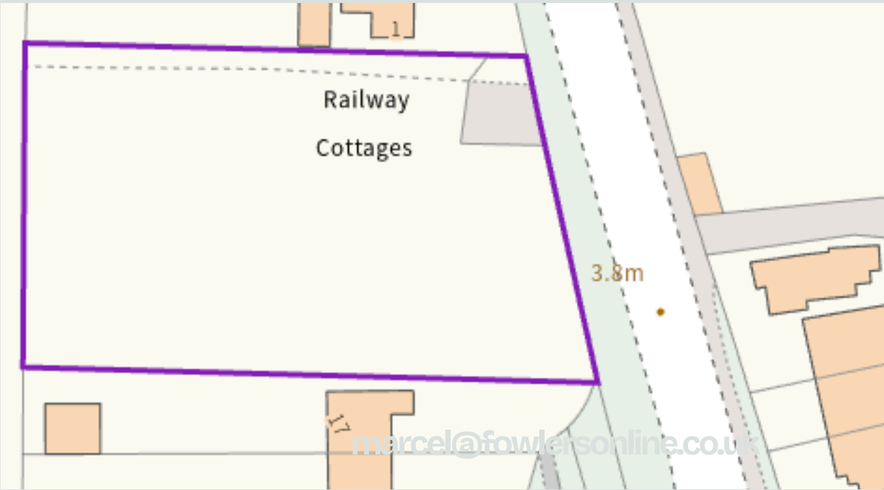

marcel@fowlersonline.co.uk

All enquires to either Marcel Hoad or Jamie Hoad where a full details are available.

Viewings available on request

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NAEA
National Association of Estate Agents

The Property Ombudsman

RICS

01903 745844 jamie@fowlersonline.co.uk marcel@fowlersonline.co.uk