



Wadars Hangleton Lane, Ferring, Worthing, BN12 6PP

Guide price £1,200,000





Wadars Hangleton Lane

Ferring, Worthing, BN12 6PP

- Now sold.
- Aprox 15 Acres
- Barn
- Semi Rural
- Call now to view
- For sale due to relocation
- Large Car park
- Mixed use potential stpc
- Close to Downs
- Proceedable buyers only.

****SOLD PRIOR TO MARKETING ****

Wadars, Hangleton Lane presents a rare opportunity to acquire a substantial and versatile site extending to approximately 15 acres, currently operated as a well-established animal rescue charity and offered for sale due to relocation. Set in a semi-rural position, the property offers a unique combination of land, buildings and infrastructure, making it suitable for a wide range of potential uses, subject to any necessary consents.

The main office building is arranged over two floors and is well configured for operational or administrative use. The accommodation includes a welcoming reception hall, a number of private offices and meeting rooms, providing flexible space suitable for continued charitable use, commercial operations, education, or alternative occupiers. The layout lends itself well to reconfiguration if required, and benefits from good natural light and a practical flow throughout the building.

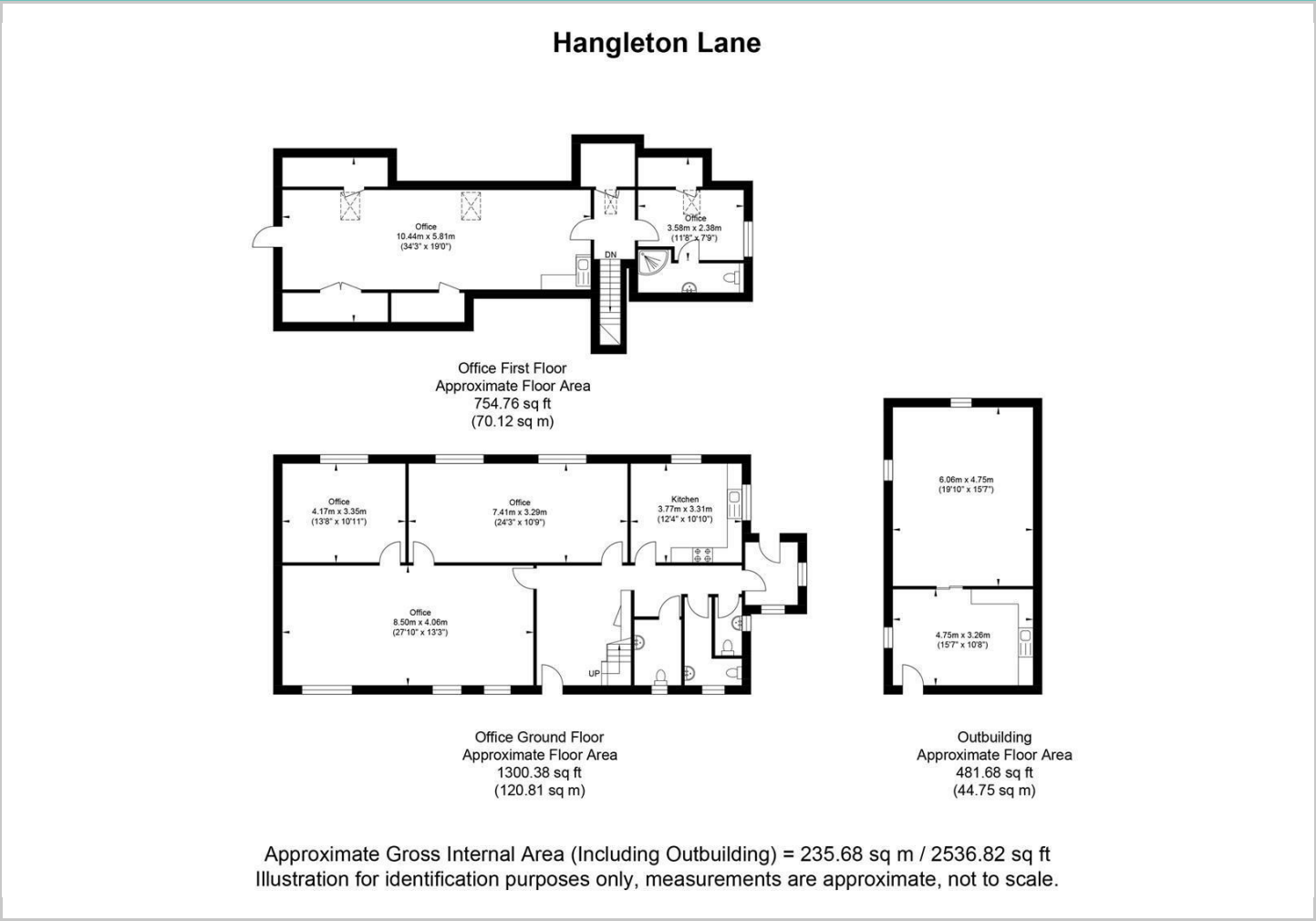
Externally, the site is particularly well served by a large on-site car park, offering ample parking for staff, visitors or customers. The surrounding land extends to approximately 15 acres and provides significant open space, with potential for a variety of uses including leisure, agricultural, community or future development opportunities, subject to planning. The scale of the landholding is a key feature and offers a level of privacy and separation rarely found with properties of this nature.

In addition, the site includes a traditional flint barn, adding further character and potential to the property. The barn may offer scope for conversion or alternative use, subject to the appropriate consents, and complements the wider setting of the site.

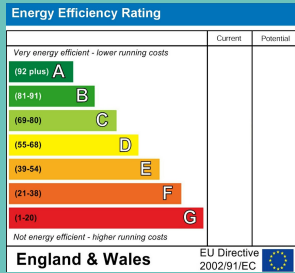
Overall, Wadars represents a highly unusual opportunity to acquire a large, well-located property with extensive land, existing infrastructure and significant future potential. The sale is prompted purely by the charity's relocation, creating an exciting prospect for owner.







Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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