85 Fletchers Lane, Sidlesham, Chichester, PO20 7QG

Residential development opportunity with Detailed Planning Permission and Building Regulation Approval for the erection of a 3-bedroom bungalow

For sale by Informal Tender – Offers in the Region of £170,000

- Site area: approximately 0.27 acres (0.109 hectares)
- Offers to be received no later than 12 noon on Friday 9th March 2018
- Ideal Self Builder Opportunity
- In Receipt of Building Regulations Approval
**Location**

The site is located in the highly sought after rural village of Sidlesham, some 4.7 miles south of the Cathedral city of Chichester, with its comprehensive shopping and leisure facilities and mainline railway station. Fletchers Lane is close to Pagham Harbour Nature Reserve and within easy driving distance of the award-winning sandy beach at West Wittering. The main A27 is approximately five minutes’ drive away to the north.

The village of Sidlesham contains a Primary School which is OFSTED rating GOOD, St Mary the virgin Church, which was built in the early 13th Century on the site of a former Saxon Church and local Public House; The Crab & Lobster which is also a hotel, restaurant and bar.

**Description**

The site is situated on the western boundary of Fletchers Lane, currently with a large glass house to the rear which is planned to be demolished by the owners and incorporated into their overall land holding.

The site area is approximately 0.27 acres (0.109 hectares) and the site is broadly rectangular in shape.

**Planning**

Planning permission was granted on 17th March 2017 for the erection of 1no. custom/self-build dwelling. Building regulation approval has also been sought under app. 17/00590/DOM, dated 21st July 2017.

Copies of the planning and building regulation detail are held within the information pack, available at request.

**Local Authority**

Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
West Sussex  
PO19 1TY  
01243 785166

**Method of Sale**

The freehold interest is offered by way of Informal Tender. Offers are to be received by 12 noon on Friday 9th March 2018 and should be submitted to Henry Adams LLP, Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA. Email offers will be accepted provided they are on the interested party's own letterhead and on the Financial Proposal Form provided in the Information Pack. Hard copies of these offers are then requested to be sent by post.

Prospective purchasers are expected within their offer letter to set out the assumptions they have made in the preparation of their offer particularly in regard to any abnormal costs, funding detail for purchase and build and any further conditions or contributions specific to the offer.

Our client reserves the right not to accept the highest offer or indeed any offer.

**Services & Access**

The property has, through the planning consent given, to form a new vehicular access from Fletchers Lane into the site. The buyers are expected to perform their own due diligence with regard service capacity and location, though it is understood there is foul, water and power available overhead or in Fletchers Lane.

There is an overhead power line with a pole located on the site, the buyer is expected to deal with the removal of this pole and necessary burial of the power supply.

**Information Pack**

There is an information pack held online which contains relevant planning consents, Building Regulation approval, plans and a sale pack with searches and draft contract. A copy of the link to the information pack will be provided upon request.

**VAT**

The vendors do not intend to charge VAT on the purchase price unless otherwise advised.

**Viewing**

There will be a viewing morning on Thursday 8th February between the hours of 10am and 12 noon.

We therefore request that prospective purchasers make contact with ourselves on 01243 533633 in order to secure a viewing time.

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

Tony Bowden (tony.bowden@henryadams.co.uk) or  
Chris Locke (chris.locke@henryadams.co.uk).

**Consumer/Business Protection Regulations 2008**: For clarification, Henry Adams wish to inform prospective purchasers that these sale particulars have been prepared in good faith to give a fair overall view of the property. Any area, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase please contact this office for further information.