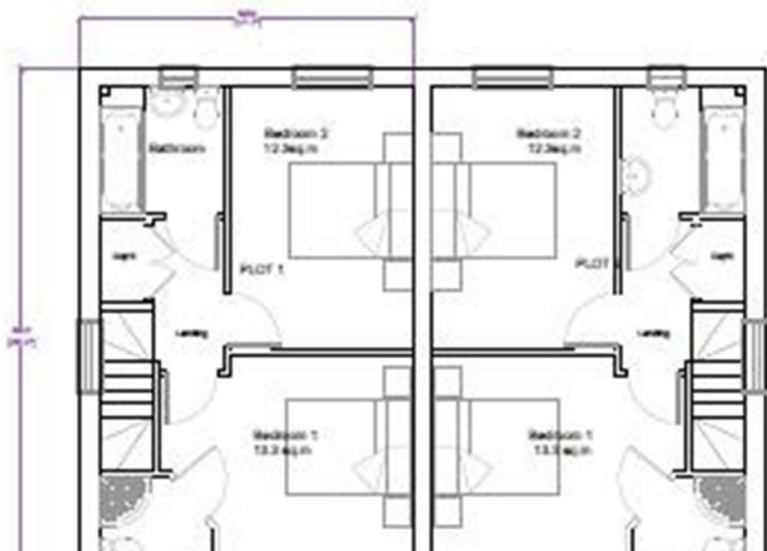




GROUND FLOOR

PROPOSED FLOOR PLANS 1:50

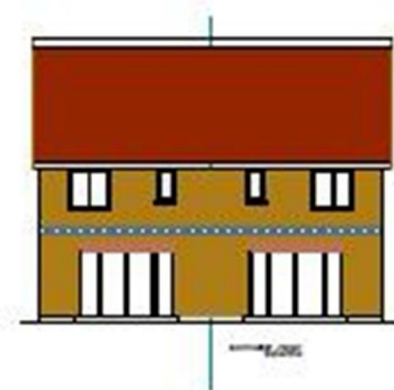


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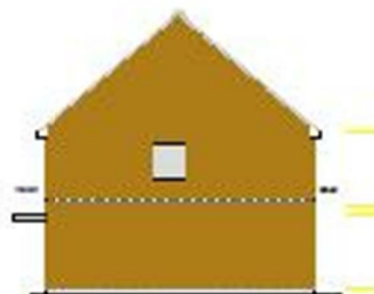
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ESTATE AGENTS
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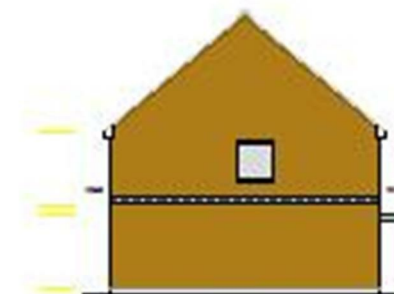
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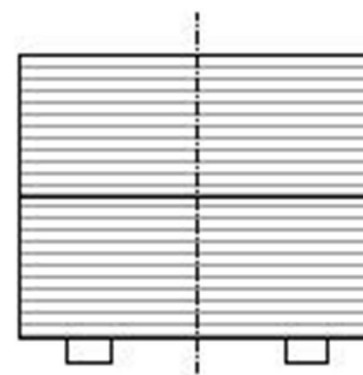
PROPOSED ELEVATIONS 1:100



REAR ELEVATION



SIDE ELEVATION



PROPOSED ROOF PLAN 1:100

Webb Close, Bognor Regis , West Sussex PO21 4XB
Guide Price £150,000 Freehold

LOCATION

The land is located within Pagham, Bognor Regis at the end of Webb Close with access to the units once completed the development is completed via Woodfield Close. Pagham is a short distance from Bognor Regis town centre and about 20minutes from Chichester city centre.

DESCRIPTION

The land currently has planning approved as of 12th December 2016 for a pair of two bed, two bath semi-detached houses with gardens and parking the planning reference for the site is P/1-7/16/PL full copies of the plans and associated planning permission are available for interested parties to view upon request.

A section 106 contribution for the development of £2,550 towards the Pagham Harbour defence has been agreed in association with the planning permission granted.

FREEHOLD

The land is available with the benefit of the planning permission and offers are invited in the region of £150,000 for the site.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction, however an undertaking will be required for the owner’s costs should the transaction be

aborted.

EPC

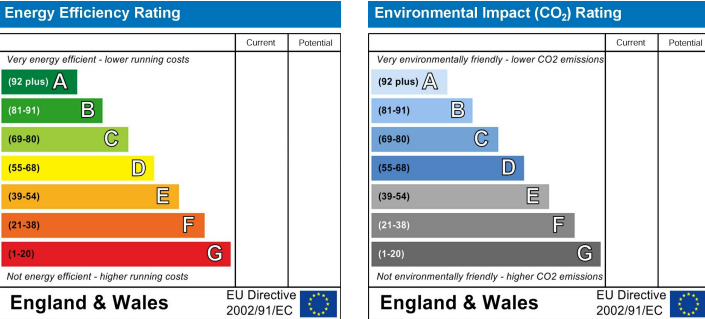
An EPC report is not applicable.

VAT

Will not be chargeable on this transaction, interested parties must make their own enquiries to confirm.

VIEWING

Strictly by appointment with Vendors Sole Agents – PARSONS SON AND BASLEY



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273-274028

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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