



Building Plot, 10 John Street | | Shoreham-By-Sea | BN43 5DN



ESTATE AGENT



## SITE FOR DEVELOPMENT

Tenure: Freehold

The site is currently occupied by a number of garages with some fronting onto John Street. Garages are currently vacant and so vacant possession is possible.

The site has planning permission for the construction of a pair of semi-detached dwellings and one detached house to the rear.

We have conducted market research on the sale values and a full schedule of accommodation can be supplied on request.

Offers are to be based on the site with the benefit of the full consent.

Alternatively details can be obtained via Adur & Worthing Council's planning application database using reference AWDM/0741/18.

## TERMS

Unconditional offers are invited for the freehold with the benefit of full planning permission and vacant

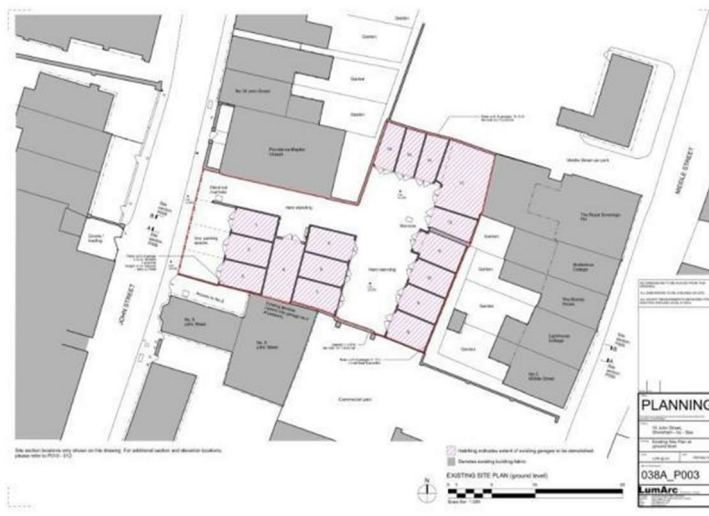
possession.

Please include the following:-

- \* Financial level of offer
- \* Confirmation that offer is wholly unconditional
- \* Details of how the purchase will be funded together with proof that funding is available
- \* The name and detail of the solicitor who will act for you, should your offer be accepted.

## VIEWINGS

All inspections of the site are to be undertaken by appointment only, call WARWICK BAKER ESTATE AGENTS 01273 461144





**Disclaimer**

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	