

Robert
Luff & Co

Mount Way,

Freehold - £400,000



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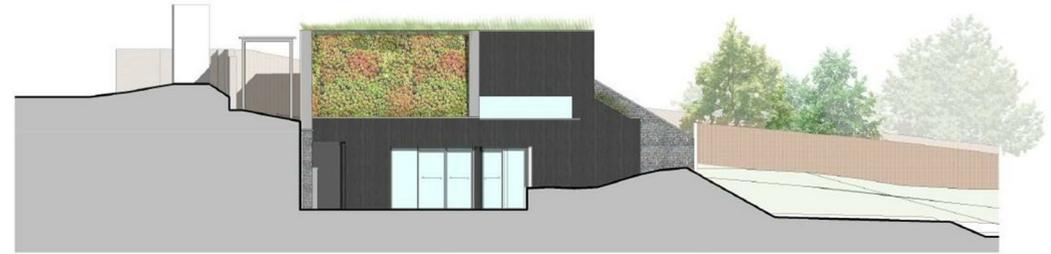


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Description

Nestled in North Lancing's most desirable road, this rare plot on Mount Way offers an exceptional opportunity to create a bespoke home- subject to necessary planning consents - in a truly privileged setting at the foot of the South Downs. The land sits within a peaceful residential enclave and provides scope for a striking contemporary residence, subject to the necessary planning consents. With immediate access to the rolling countryside of the South Downs, convenient links to the A27 and A259, and close proximity to local amenities, schools, and the coast, this plot represents a unique chance to build in one of the area's most sought-after locations.



West Elevation
1 : 100



South Elevation
1 : 100

Alt No:	Mount Way, Lancing	Drawn:	IM	Checked:	AK	Date:	06.04.21
Scale:	Proposed Elevations 2	Project:	63445	Drawn by:	PL21	Rev:	P1
Scale:	1:100 @ A3	Client:		Location:			

R.J. Steele

APPROVAL

ECE Architectural

Key Features

- Land with potential to develop subject to planning & consent.
- Being Sold Without Planning
- Stunning Views & access to the South Downs
- Drawings Are For Illustration Only.

R.J. Steele

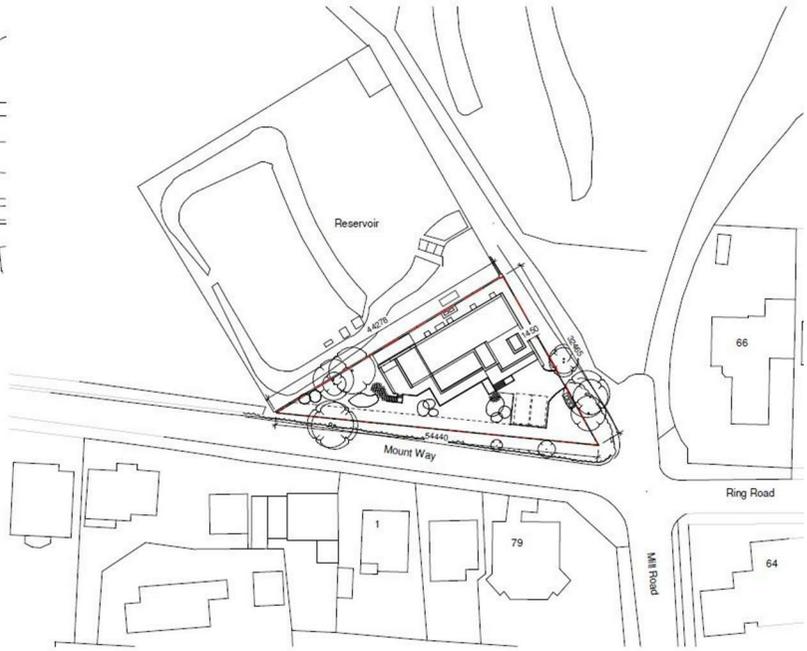
APPROVAL

ECE Architectural



Location Plan

1:1250 @ A3



Block Plan

1:500 @ A3

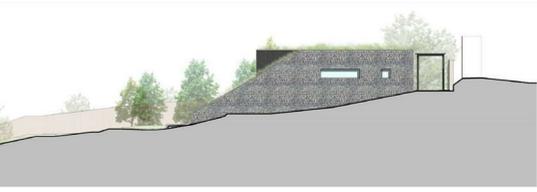


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Client	Mount Way, Lancing	IM	AK	31.03.21
Project	Location & Block Plan	6945	FL01	P1
Scale	SCALE VARIES	APPROVAL		



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East Elevation

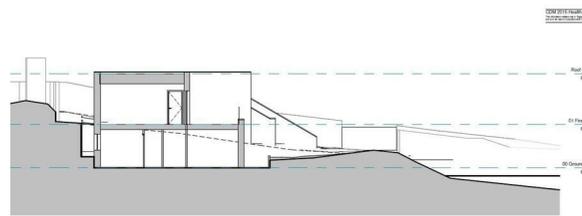
1:100



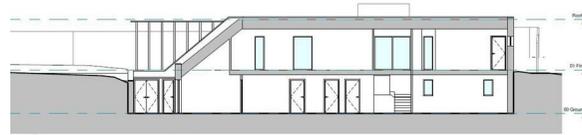
North Elevation

1:100

Client	Mount Way, Lancing	IM	AK	31.03.21
Project	Project Elevations 1	6945	FL01	P1
Scale	1:100 @ A3	APPROVAL		



on A



on B



Client	Mount Way, Lancing	IM	AK	31.03.21
Project	Project Elevations 1	6945	FL01	P1
Scale	1:100 @ A3	APPROVAL		

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COM 2015 Health & Safety Info
 This is a preliminary drawing and should not be used for construction purposes without the approval of the architect.



Floor Plan Mount Way



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

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