

STRIDE & SON

ESTATE AGENTS . AUCTIONEERS
VALUERS & SURVEYORS

Viewing By Appointment

**Land East of The Spinney
3 Lagness Road
Runcton
Chichester
PO20 1LD**



Situated on the western edge of the village, a **single building plot with original planning consent 18/01759/FUL for a detached 2 bedroomed dwelling with double carport, renewal reference: 21/00860/FUL** occupying part of the land which in all **extends to about 2/3rds of an acre**. (The property was refused planning consent at Appeal (20/01465/FUL) for 9 dwellings).

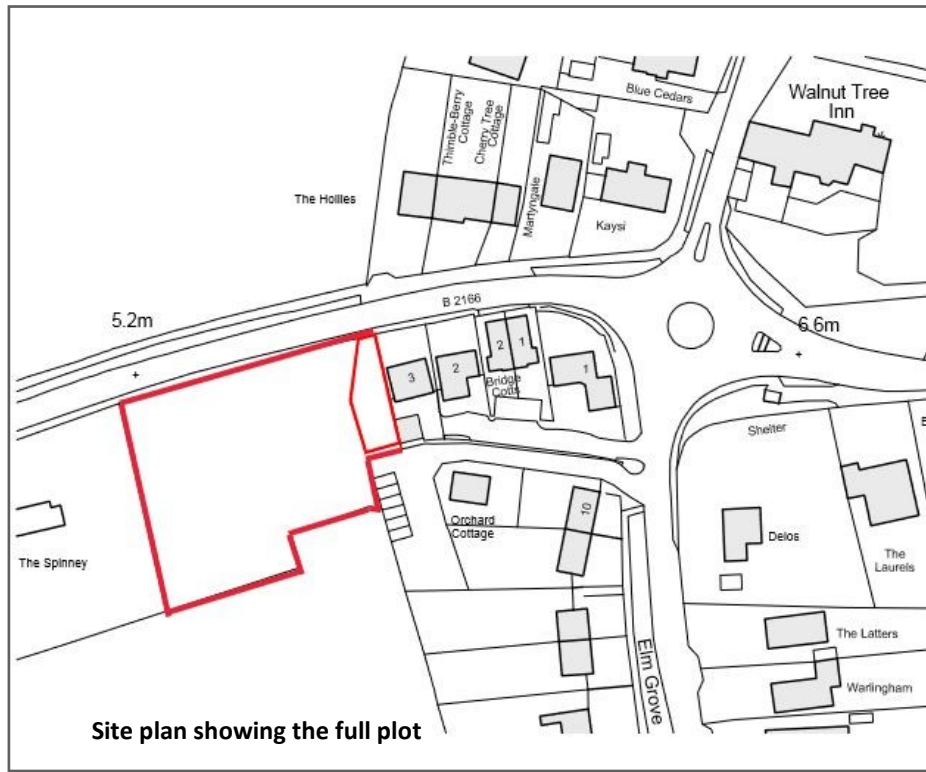
The plot backs onto open farmland with rural views and is approached via a shared private drive leading from Mill Lane, Runcton over which a buyer will have full rights of way.

Runcton is a small hamlet situated 2 miles south of Chichester having a village pub, farm shop and garden nursery with café and the popular South Mundham primary school and adjacent playing fields are within a short walk. A regular bus service runs to the City of Chichester where the renowned Festival Theatre, Cathedral and a comprehensive shopping precinct will be found. Goodwood lies approximately 3 miles to the north with its racecourse, motor circuit, golf club and excellent riding and walking countryside. Pagham village has local shops and a beach amongst its amenities and is approximately 4 miles to the south.

GUIDE PRICE: £300,000 FREEHOLD

DIRECTIONS:

Leave Chichester to the south via the Bognor Road and cross over the A27. Take the 3rd exit into Vinnetrow Road signposted to Runcton and Pagham and after approximately $\frac{3}{4}$ of a mile, on arrival at the roundabout continue straight over into Runcton Lane. Take the 2nd driveway on the right (a shared private driveway) and continue to the far end where the plot will be found on the right-hand side.



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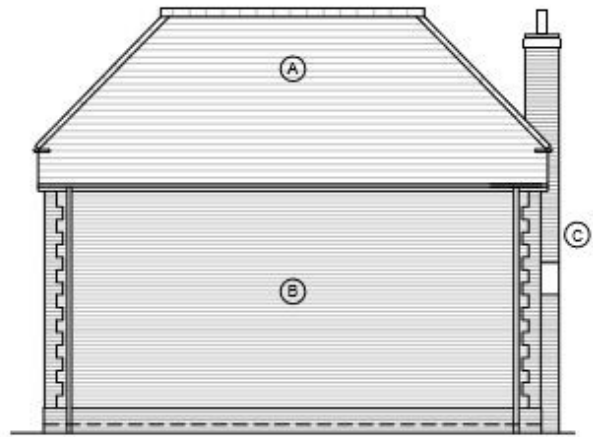
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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract;
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Elevations and floor plans



FRONT
west elevation



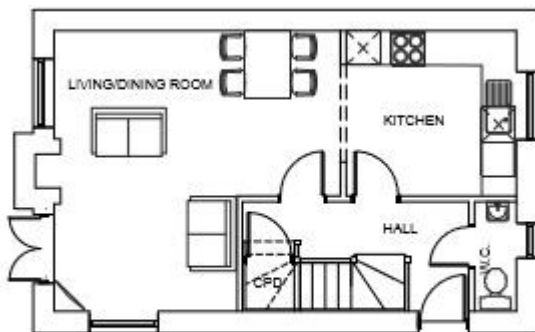
REAR
east elevation



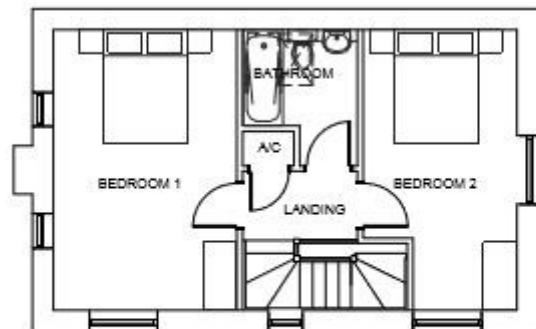
SIDE
north elevation



SIDE
south elevation



GROUND
floor plan



FIRST
floor plan

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