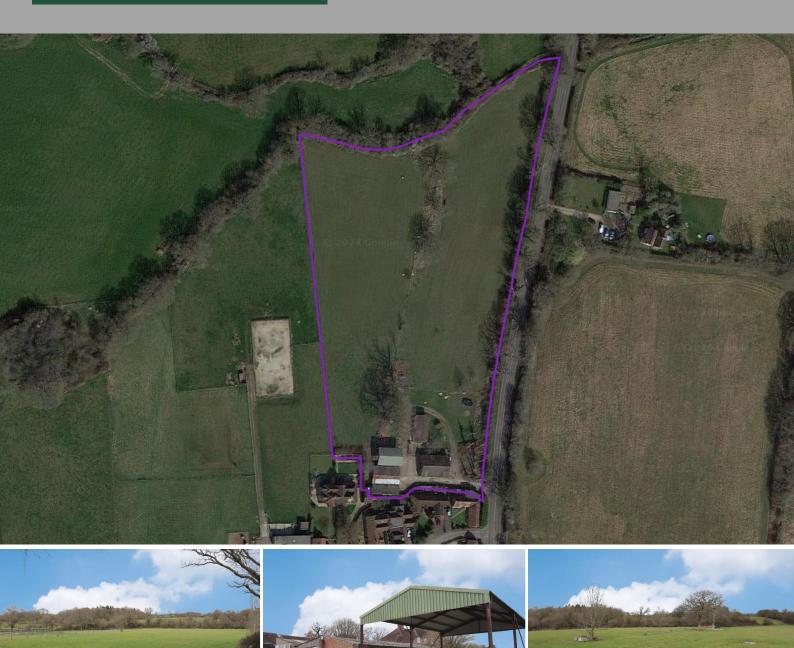


Offers invited: £795,000



Development at Oakfield Coolham Road | Coolham | West Sussex | RH13 8QE

A valuable development site extending to just over 4.67 acres with planning permission granted under Part Q for conversion of existing buildings into 4 separate residential properties. It is also believed that subject to planning permission there is potential for new build on the site. The remaining land is grazing and paddock land to go along with the new builds, this also benefits from permission for a new access off the main road.

> 01903 745844 storrington@fowlersonline.co.uk www.fowlersonline.co.uk

Planning permission has been granted (DC/23/2301) under Part Q for the conversion of the existing buildings into 4 dwellings providing:

Plot 1 - one bedroom terraced Barn conversion - 690 ft2

Plot 2 - one bedroom terraced Barn conversion - 635 ft2

Plot 3 - one bedroom terraced Barn conversion - 635 ft2

Plot 4 - four bedroom detached Barn conversion - 1680 ft2

It is expected that an application for replacement, but new build dwellings may well be possible in the future STPP. Current expected GDV is as follows:

Plot $1 = \pounds 425,000$ Plot $2 = \pounds 450,000$ Plot $3 = \pounds 450,000$ Plot $4 = \pounds 825,000$

Potentially these values could be increased with the inclusion of the paddock or parts of the paddock, which goes along with this application.

Creation of new access and erection of a field gate has been approved (DC/23/1011) and allows for separate access from the road into the paddocks.

Please ask a member of the team for further plans including elevations and floor plans for the conversions.







VAEA Unal Association of





Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844



Important Notice

- Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
- We have not undertaken a structural survey, nor tested that services, appliances, equipment or facilities are in good work
- Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for furthe information or make further enquiries on their own behalf. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are

- lase, please contact this office for further on these
- b. The protographic shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore ma have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
- Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves