



## 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.

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 ft<sup>2</sup>

**Plot 2** – one bedroom terraced Barn conversion – 635 ft<sup>2</sup>

**Plot 3** – one bedroom terraced Barn conversion - 635 ft<sup>2</sup>

**Plot 4** – four bedroom detached Barn conversion – 1680 ft<sup>2</sup>

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 = £425,000

Plot 2 = £450,000

Plot 3 = £450,000

Plot 4 = £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.

"The existing mobile home can remain in place until the development is fully completed, offering convenience and flexibility during the process."

**Subject to planning offers will be considered to enhance the development potential.**



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