



**LAND TO THE REAR OF 23-25 LONDON ROAD,
PULBOROUGH, RH20 1AS**

DEVELOPMENT LAND / OPEN STORAGE FOR SALE
0.55 ACRES (0.22 HECTARES)



Summary

0.55 acre DEVELOPMENT SITE

Available Size	0.55 Acres
Price	Offers in the region of £500,000
EPC Rating	EPC exempt - Due for demolition

- Hard standing yard, most recently used as overflow car park
- Residential development opportunity (STPC)
- Preference for unconditional sale, however subject to planning offers will be considered
- Just off of London Road with Approx. 14,000 vehicle movements daily
- Site adjacent to residential houses in the affluent town of Pulborough
- Excellent opportunity for developers, investors or owner occupiers
- Small brick outbuilding to the rear of the site, adjacent to the railway line

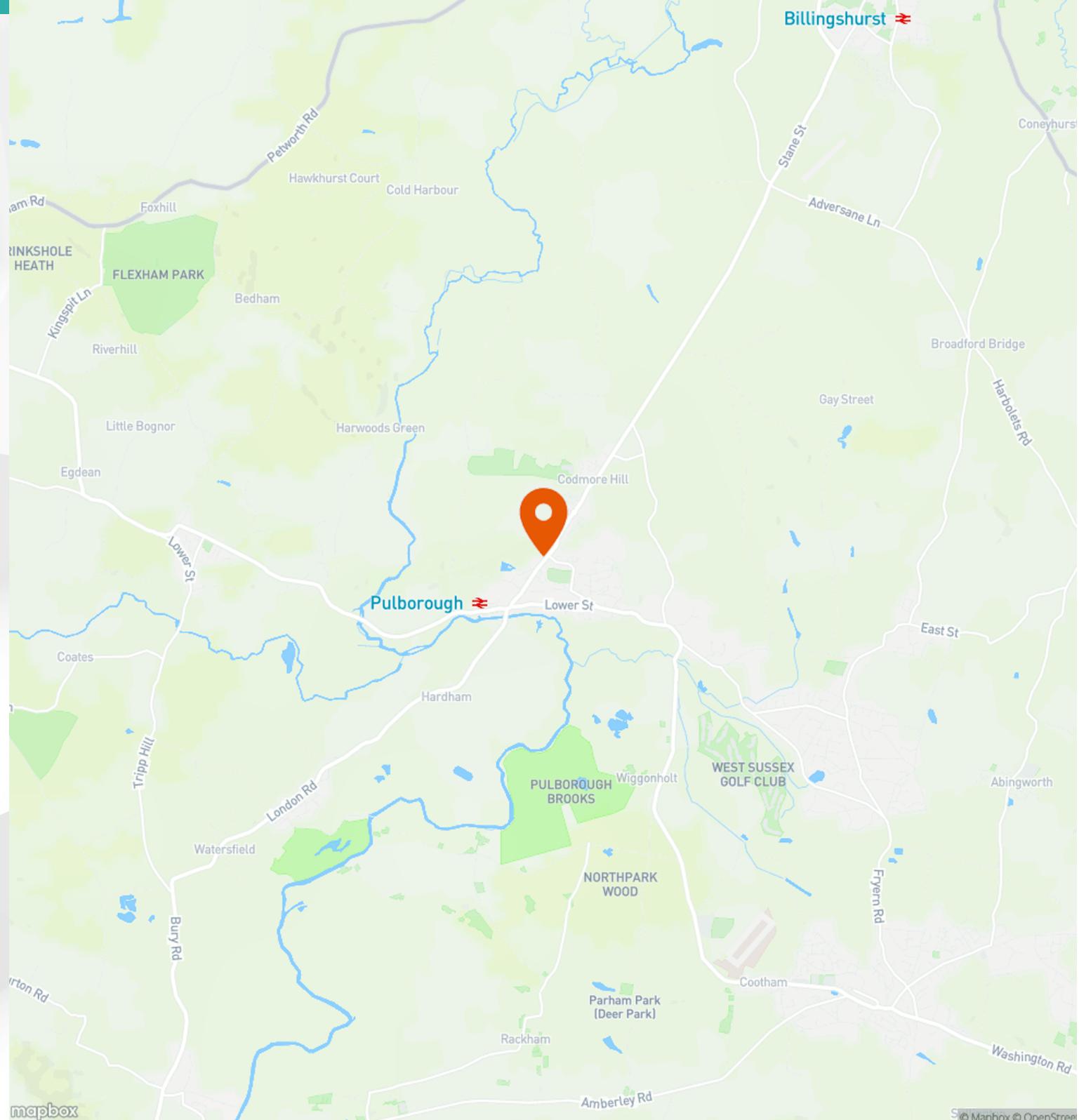


Location



Land to the rear of 23-25
London Road, Pulborough,
Pulborough, RH20 1AS

Pulborough is located within the Horsham district of West Sussex. It is located almost centrally within West Sussex and is 50 miles south west of London and approximately 15 miles north east of Worthing. It is at the junction of the north-south A29 and the east-west (A283) roads. The property is situated on the west side of London Road (A29), to the south of New Place Road on the northern edge of the village. Pulborough railway station is approximately one kilometre (1/2 mile) to the south of the property. The surrounding area is of mixed commercial and residential uses. Nearby occupiers include Tesco Superstore, Elite Garages, Caremark Care and Sainsbury.





Further Details

Description

The site consists of 0.55 acres of hardstanding land, most recently utilised for car parking/vehicle storage. The site is situated behind three houses (23, 24 & 25 London Road) and adjacent to the Railway line. It is felt that this site would lend itself to open storage or alternatively a development scheme (subject to gaining the necessary planning consent)

Viewings

Strictly by appointment through the sole agent.

Terms

Freehold available for sale. Preference for an unconditional sale, however, subject to planning offers will be considered.

VAT

Terms are strictly exclusive of VAT and interested parties must satisfy themselves as to the VAT position.

Legal Costs

Both parties are to bear their own legal costs plus VAT unless otherwise agreed.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner

together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Indicative Scheme

An indicative scheme has been drawn by our clients architects, the drawing is for 3-4 residential dwellings and can be seen below.

Garden To The Rear of 24 London Road

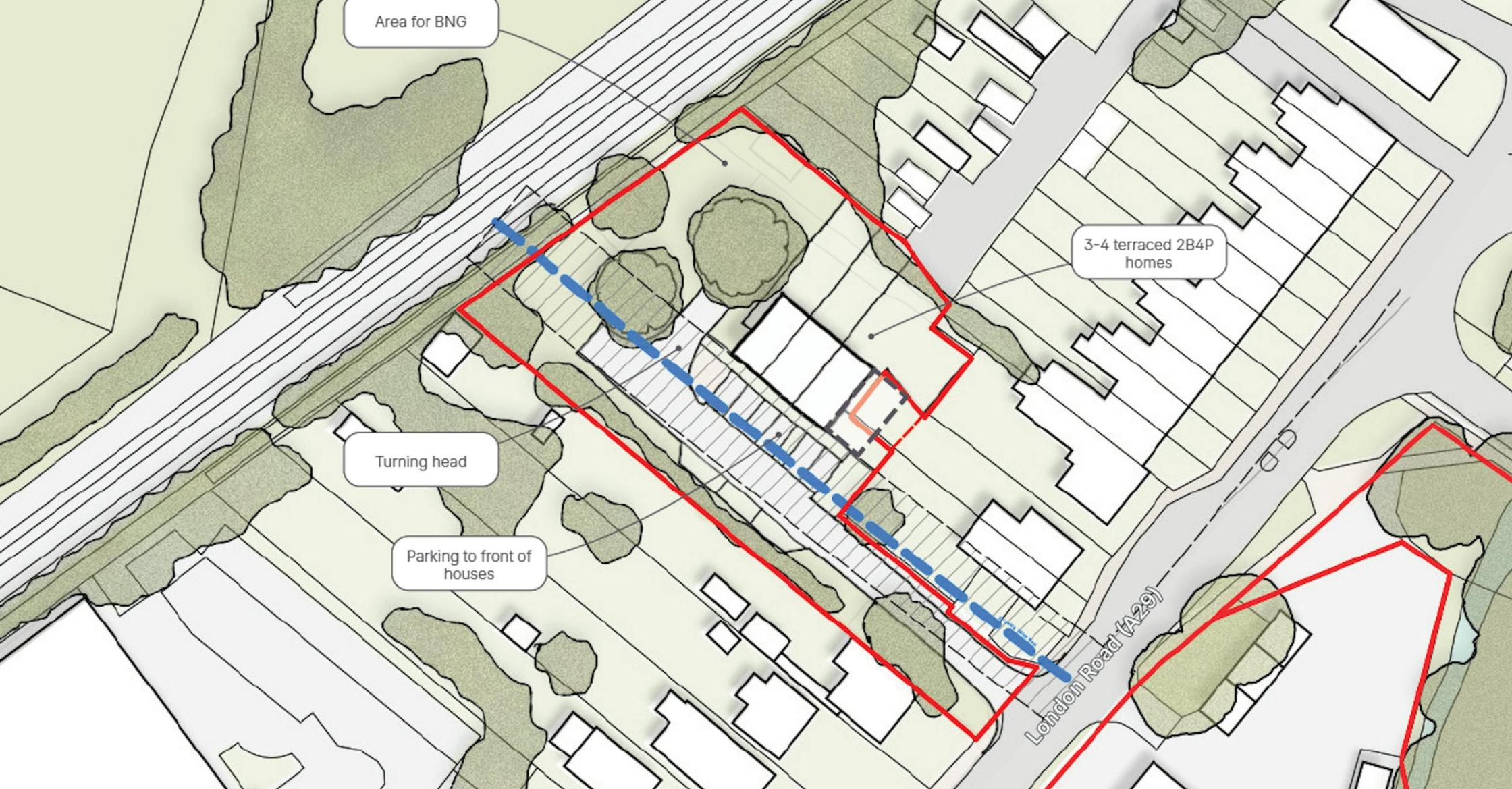
Please note that the garden of 24 London Road which extends past the neighbouring gardens into the demise of the yard is under the ownership of the vendor and therefore there is potential to regularise the site boundary.

Zip File

A zip file is available upon request including further information on TPO's, topographical surveys, title documents and other relevant documents.

Title Plans

The site is currently across three titles; WSX264855, WSX264757 & WSX253215. These titles currently include the houses facing London Road.



Enquiries & Viewings



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