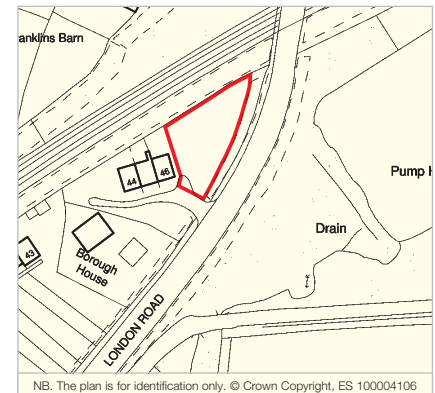


Pulborough

Land at 46 London Road, West Sussex RH20 1AS

- **A Freehold Site Extending to Approximately 0.053 Hectares (0.131 Acres)**
- **Outline Planning Permission for the Erection of a Detached Two Storey House**

Vacant Possession



Joint Auctioneer

Beechwood Property Management
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Seller's Solicitor

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VACANT - Freehold Site with Planning



Tenure

Freehold.

Location

Pulborough is a large picturesque village located almost centrally within West Sussex. It is around 50 miles south-west of London on the confluence of the Aron and Rother Rivers. It is on the northern boundary of the South Downs National Park.

The property is situated on the west side of London Road (A29), to the north of its junction with New Place Road. London Road (A29) provides access to Pulborough town centre to the south. Local shops are available from Pulborough town centre, with a more extensive range of shops, bars and restaurants being available from Horsham to the north-east and Worthing to the south-east. National Rail services run from Pulborough Station located approximately 0.7 miles to the south-west.

Description

The property comprises a site extending to approximately 0.053 hectares (0.131 acres). The property is offered with the benefit of outline planning permission for the creation of a detached two storey house.

Accommodation

Site Area Approximately 0.053 Hectares (0.131 Acres)

Planning

Local Planning Authority: Horsham District Council.
Tel: 01403 218 621.

The site is to be offered with outline planning permission (Ref:DC/14/2284) dated 20th October 2014 for the "erection of a detached two storey house".

Upon completion of the approved works the property will provide a detached two storey house extending to approximately 112 sq m (1,205 sq ft).

Full documentation is available on our website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.