



Development at Oakfield

Coolham Road | Coolham | West Sussex | RH13 8QE

A valuable development site extending to just over 1 acre with planning permission granted under Part Q for conversion of existing buildings into 4 separate residential properties. Also available: Plot 2: area of agricultural land/paddocks extending to approximately 3.66 acres, guide price £145,000. It is also believed that subject to planning permission there is potential for new build on the site.

Planning permission has been granted (DC/21/0871 and DC/20/2457) 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.

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 available under separate negotiation.



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Important Notice

1. 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.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is 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 further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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