



The
Land & New Homes
Organisation

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Development Site - 20 Firle Road, North Lancing, West Sussex, BN15 0NZ

Set within the built-up area boundary of Adur is this 3 acre development site. Currently occupied by a single detached home the gardens extend beyond the home to the edge of the South Downs National Park and enjoys far reaching views across Lancing to the English Channel. Subject to Planning offers will be considered based on feedback from a previously refused planning application for 9 homes with a more local vernacular and increased BNG.

Guide Price £1,500,000 - Subject to Planning

The Property

Currently occupied by a modernised detached family home the gardens extend to some 3 acres, including the access, and is surrounded by well established mature hedgerows.

Proposal

Offers are being sought on a 'subject to planning' basis for the comprehensive redevelopment of the site. Previous planning applications have established the suitability of the site for development (access and within the built-up area boundary) but failed to address the prevailing design and character of the area. Further BNG requirements will also need to be addressed.

Any offer will need to show that the previous planning applications have been factored into the proposal and all of the issues addressed. These include;

- Respecting the prevailing pattern, roof pitch and design of local properties, to not disturb the character of the area.



Artist impression of previous 9 unit scheme

- Creating and emphasising bio-diversity corridors between the properties and a buffer surrounding the site—including its structured management going forward.
- Respect the natural topography of the site— minimising spoil/chalk removal.
- Limit light pollution and impact on neighbouring wildlife.
- Consider green roofs, a cross-over road arrangement, installation of fire appliance turning head within the site and onsite use of chalk for plastering/ rendering.

Location

Located on the northern fringe of Lancing, a popular coastal town located between the thriving town of Worthing and City of Brighton & Hove. North Lancing is set in an elevated position on the edge of the South Downs National Park and provides panoramic views, from many homes, out across the coast to the English Channel.

Contact

Contact Matthew at The Land & New Homes Organisation for access and further details matthew@landandnewhomes.org - 07810 445543

NOTES: 1 All measurements shown in these particulars are approximate. 2 Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check Information. Do so, particularly if you are contemplating travelling some distance to view the property. 3 The mention of any appliance and/or services in these particulars does not imply that they are in full working order.

For the vendors property whose agents we are, give notice that: 1 The particulars are produced in good faith, are set out as a general guide only and do not constitute a part of a contract. 2 No person in the employment of or agent of or consultant has any authority to make or give any representation or warranty whatever in relation to this property.



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