



Plot 3, Tobias, Bell Lane Birdham, PO20 7HX

Guide Price £295,000

Approved Planning for a Detached Dwelling (164 sq.m).
Planning reference: 24/01225/FUL

A rare opportunity to acquire a building plot with full planning permission for the construction of a well-proportioned detached family home in the highly regarded coastal village of Birdham.

The approved scheme allows for a two-storey detached house extending to approximately 164 sq.m providing generous accommodation well suited to modern family living. The design offers a balanced layout with scope for open-plan living spaces, good bedroom sizes, and private garden areas.

Planning permission has been granted under appeal, offering certainty and removing the delays and risks typically associated with the planning process.

The plot benefits from a newly approved access, with services available nearby, and sits within an established residential setting. Birdham village centre, local amenities, and the surrounding harbour villages are all easily accessible.

LOCATION

The property is located within the village of Birdham which is designated an area of outstanding natural beauty and is a short stroll from the fantastic facilities of the Birdham Pool Marina. The Village Hall is host to weekly and monthly social events including carpet bowls, bingo and performing arts sessions, further local amenities include a 'Nisa' local supermarket and a soon to be completed Waitrose mini store. Further facilities including a primary school, convenience store and petrol station are within walking distance.



Proposed Materials Schedule:

Roof - clay tiles - red/brown
Upper walls - clay tile hanging - red
Lower walls - brick - red/orange



Plot 3 Elevations
Scale 1:100@A3



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TOBIAS, BELL LANE

1892/IP113

East Wittering village centre is within a short drive and offers a comprehensive range of amenities including a primary school, doctors' surgery, chemist, dentist and a wide selection of quality independent shops and mini supermarkets. Furthermore, the historic city of Chichester, some 5 miles away offers various high street outlets and eateries.

Key features:

- Full planning permission granted
- Detached chalet of approx. 164 sq.m
- Sought-after Birdham location
- Approved access and associated works
- Ideal opportunity for a self-builder or small developer
- Freehold

Services

Available in adjacent road.

Further details, plans, and decision notice are available on request.

Site inspections must be accompanied at all times.



