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Residential Sales & Lettings



**Plot 2, Tobias, Bell Lane, Birdham, PO20 7HX**

# Plot 2, Tobias, Bell Lane, Birdham, PO20 7HX

**Guide Price £245,000**

Approved Planning for a Detached Dwelling (138 sqm).  
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 138 sq m (1,485 sq ft), 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 offering certainty and removing the delays and risks typically associated with the planning process.

The plot benefits from a newly approved access 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 - slate

Upper walls - horizontal boarding - dark grey

Lower walls - brick - orange/red



West



South



East



North



**Smith  
Simmons  
& Partners**

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### Plot 2 Elevations

Scale 1:100@A3



REV 01

TOBIAS, BELL LANE

1692/DP111

GIA (GROUND AND FIRST FLOORS)  
PROPOSED 1:25 P/E



Ground Floor Plan



First Floor Plan



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Plot 2 Floor Plans  
Scale 1:100@A3



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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**

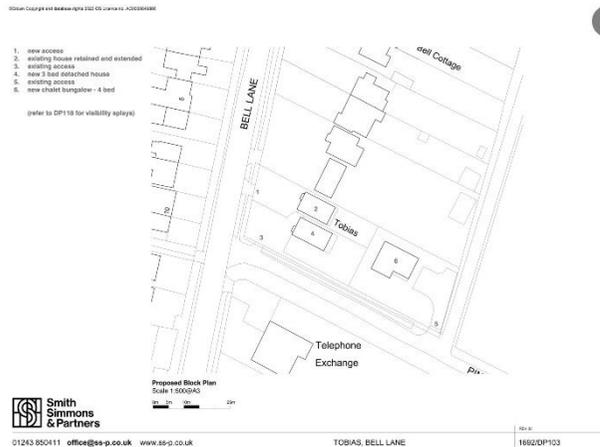
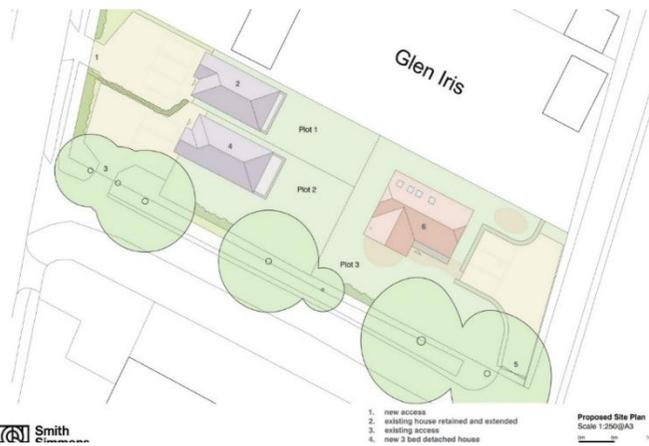
- Full planning permission granted
- Detached house of approx. 138 sq m
- Sought-after Birdham location
- Approved access and associated works
- Ideal opportunity for a self-builder or small developer
- Freehold

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

Site inspections must be accompanied at all times.

**Services**

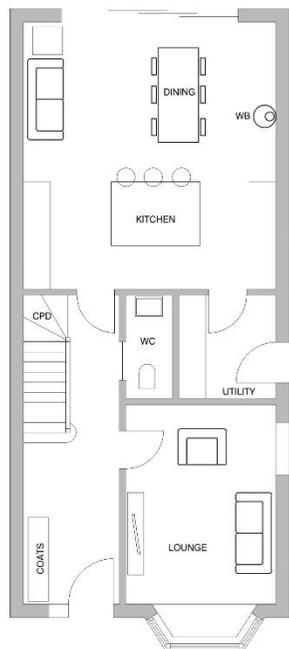
Available in adjacent road.



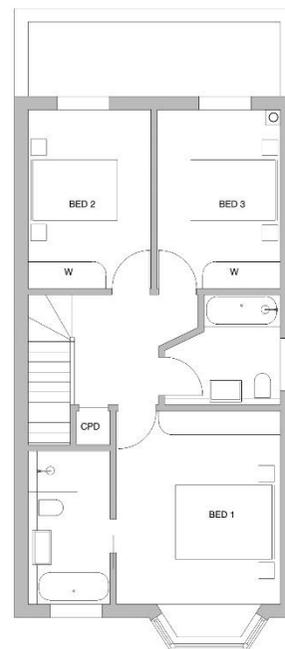


**GIA (GROUND AND FIRST FLOORS):**

PROPOSED 138 m2



**Ground Floor Plan**



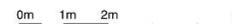
**First Floor Plan**



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TOBIAS, BELL LANE

**Plot 2 Floor Plans**  
Scale 1:100@A3



REV 01

1692/DP110



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