



Unique 0.7 Acre Development Site with Planning Consent for Alternative Community Use (D1 Use Class)

Land East Of Titnore Lane, Titnore Lane, Worthing, West Sussex, BN13 3SS

Offers in Excess of £400,000

Michael  
**Jones**  
& Company

## Land East Of Titnore Lane, Titnore Lane, Worthing, West Sussex, BN13 3SS

### Location

The site forms part of a new Durrington housing development located 3 miles north of Worthing town centre. The site has good access to the A27 (1 mile) via the A2700, A259 (0.5 miles) and is located next to the Tesco Extra super store. Local large employers include Southern Water, Equinity, Inland Revenue and Littlehampton Books. Tesco recently doubled its retail floor space providing one of the largest Tesco Extra stores in the South East. David Lloyd Leisure has health and fitness and racquets club approximately 0.25 miles away from the site.

### Description

The site is strategically located at the junction of Cornfield Way and Tasman Way and is rectangular in shape with frontage on Tasman Way. The site measures approximately 0.7 acres (0.28 hectares). The site is part of a larger masterplan for the creation of approximately 700 homes, community buildings and facilities, sports pitches and associated open spaces and infrastructure is now underway.

### Accommodation

The site measures approximately 0.7 acres (0.28 hectares). Interested parties are asked to verify the above by survey or investigation if required.

### Planning

The site forms part of the outline planning consent, granted 27 April 2012, application number (WB/11/0275/OUT), to provide up to 700 residential units, recreation, community and education facilities. The site in question is approximately 0.7 acres and is designated as 'alternative community use', which means use for any purpose within class D1 of the Schedule to the Town and Country Use Classes Order 1987. It is, therefore, felt that the site could be suitable for medical or health related services, crèche's / day nurseries, premises for education, public exhibition halls or places of worship (churches).

The site may be suitable of alternative commercial uses, subject to gaining the necessary planning approval, applicants are advised to consult the local plan and planning authority on this basis.

Further information and documents on the planning consent can be found by visiting the planning pages of Adur and Worthing Council ([www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk)) and searching on the planning portal under reference WB/11/0275/OUT.

### Price

Offers are invited on a freehold basis in excess of £400,000.



### Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

### Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

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