



Unique Residential Development Opportunity with Planning Consent For 4 Elegant Townhouses

Heslington House, 56 Richmond Road, Worthing, West Sussex, BN11 1PS

Offers in Excess of £925,000 Freehold

Michael
Jones
& Company

Heslington House, 56 Richmond Road, Worthing, West Sussex, BN11 1PS

Location

Worthing is one of the largest towns in West Sussex. It has a population in excess of 100,000 and is the home of major employers such as Glaxo Smith Kline, Environment Agency, Inland Revenue and Southern Water amongst others.

Heslington House is situated at the southern end of Victoria Road on its east side at its junction with Richmond Road. The Town Centre with its vast array of shopping outlets and eateries is a short walk away with Worthing mainline railway station a 5 minute walk to the north.

The popular seaside city of Brighton is located 14 miles to the east whilst the Cathedral city of Chichester is located 21 miles to the west. London is located 59 miles to the north.

Description

Heslington House is a beautiful Grade II Listed detached two storey Victorian villa arranged over ground and first floors with ample space for gardens and parking on a site of 0.5 acres.

The building dates back to circa 1845 and most recently was used as ancillary offices for a well known national Bank.

Planning Consent was recently granted to demolish part of the existing extension to the east elevation and replace with a two-storey extension with conversion of the remainder of the existing building to provide 4x 3-bedroom townhouses. The whole development has 10 parking spaces. The gardens will be communal and will be beautifully landscaped.

Planning

The site benefits from planning permission (Ref: AWDM/0310/19) granted on 28th June 2019 for the following development:

"Listed Building Consent to demolish part of existing extension to east elevation and replace with two-storey extension with conversion of remainder of existing building from Use Class B1(a) office to Use Class C3 residential to provide 4x 3-bedroom dwellings with associated internal and external alterations"

Accommodation

The property has the following approximate measurements:

Ground Floor	2,118 Sq Ft
First Floor	2,174 Sq Ft
TOTAL AREA	4,292 Sq Ft

Tenure

The property is available freehold with vacant possession upon completion.

Price

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VAT

We are informed that VAT is to be charged on the purchase price.

Dataroom

A dataroom is available containing further information, such as plans, drawings, planning consent notice and GDV study at the link below:

informationpack.michaeljones.co.uk/property/31/heslington-house



Legal Fees

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

Viewing

Strictly by appointment through Michael Jones Commercial.

Michael Jones & Co prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Michael Jones & Co will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Michael Jones & Co may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.

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

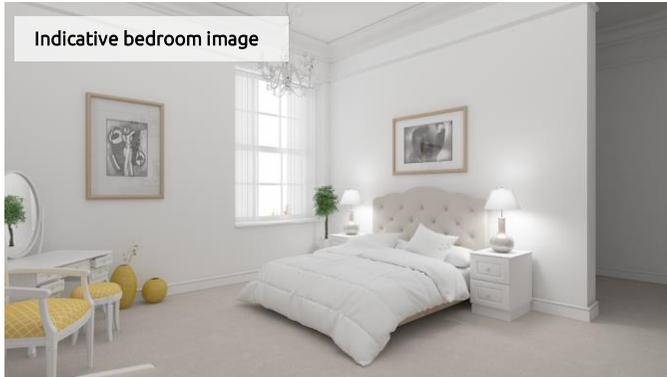


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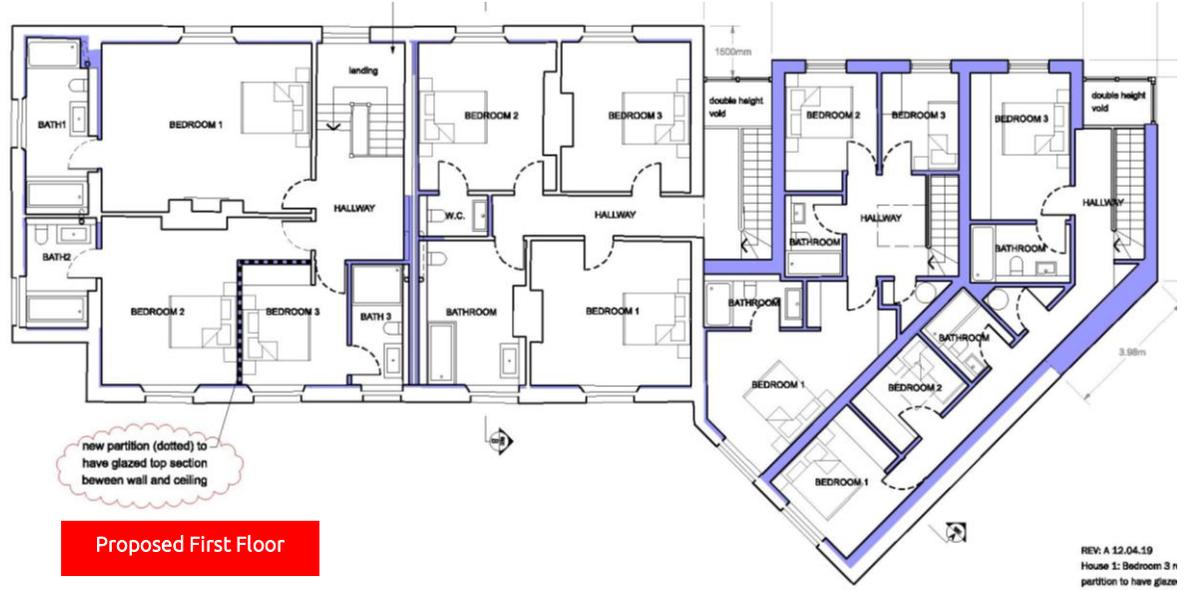
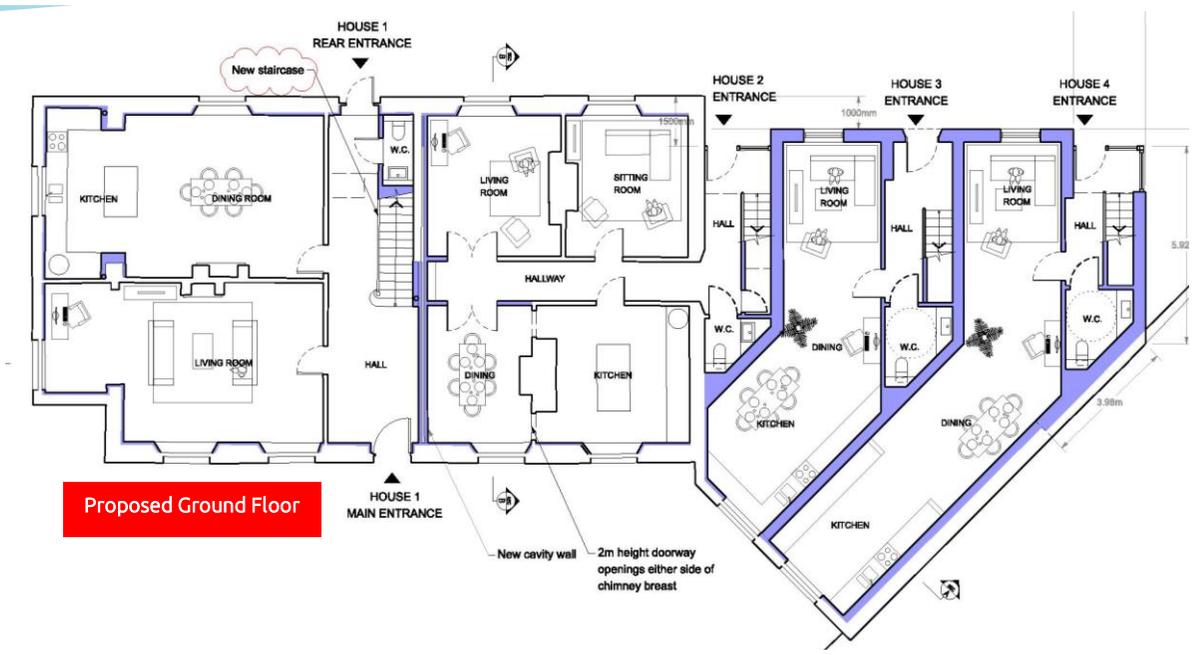
Indicative bathroom image



Indicative bedroom image



Indicative kitchen image



REV: A 12.04.19
House 1: Bedroom 3 n
partition to have glaze