

**BEST BIDS BY**  
Friday 16th February  
by 5 pm  
see best bids letter at the end of these details



**FOR SALE**

Land at Burrscroft  
Pond Road, Shoreham-by-Sea, West Sussex, BN43 5WD





## Land at Burrscroft

Pond Road, Shoreham-by-Sea, West Sussex, BN43 5WD

### Key Features

- Opportunity to seek planning consent and develop a supported living scheme for adults with physical disabilities, learning disabilities, mental health and neurodiversity
- Site located in central Shoreham directly opposite the Shoreham centre and adjacent to the health centre
- Shoreham train station 200 metres to the east
- Best bids by 5 pm, Friday 16th February 2024

### Location & Situation

The property is located on the corner of Western Road and Pond Road in central Shoreham. The Shoreham Centre is located directly opposite and Shoreham health centre immediately adjacent. Shoreham station is 200 metres to the east. Shoreham's principle retail centre on Brunswick Road, East Street and the High Street are all within 200 metres of the property.

Brighton city centre is located 6 miles to the east. Worthing town centre is 7 miles to the west.

Location pin (what3words) : [rolover.mavericks.energetic](https://what3words.com/rolover.mavericks.energetic)  
<https://what3words.com/rolover.mavericks.energetic>





## Description & Accommodation

The property comprises an open brown field site. It was previously occupied by a care home which was demolished a few years ago. The site comprises approximately 0.5 acres.

## Opportunity

The site owner - West Sussex County Council (WSSC) – wish to sell the land with restrictions to provide a supported living scheme for Adults with physical disabilities, learning disabilities, mental health and neurodiversity.

The selected purchaser will be required to seek planning permission to develop a supported living scheme with the aim of providing 15 – 20 homes. The majority, potentially all, of the units will be 1 bedroom. Each with its own kitchen, living area and bathroom with wet room. A service specification providing more detail on the intended scheme is attached to the rear of these details and is available on the dataroom – link

WSSC will support the developer to gain planning permission and ensure the service meets the needs of those that will be living there.

Once the development is completed the council will transfer the land to the developer and will work under a nominations agreement.

The Council will commission a support and care provider to deliver the day to day services. The developer will need to contract a registered provider to manage the landlord responsibilities if the developer does not provide this service themselves.



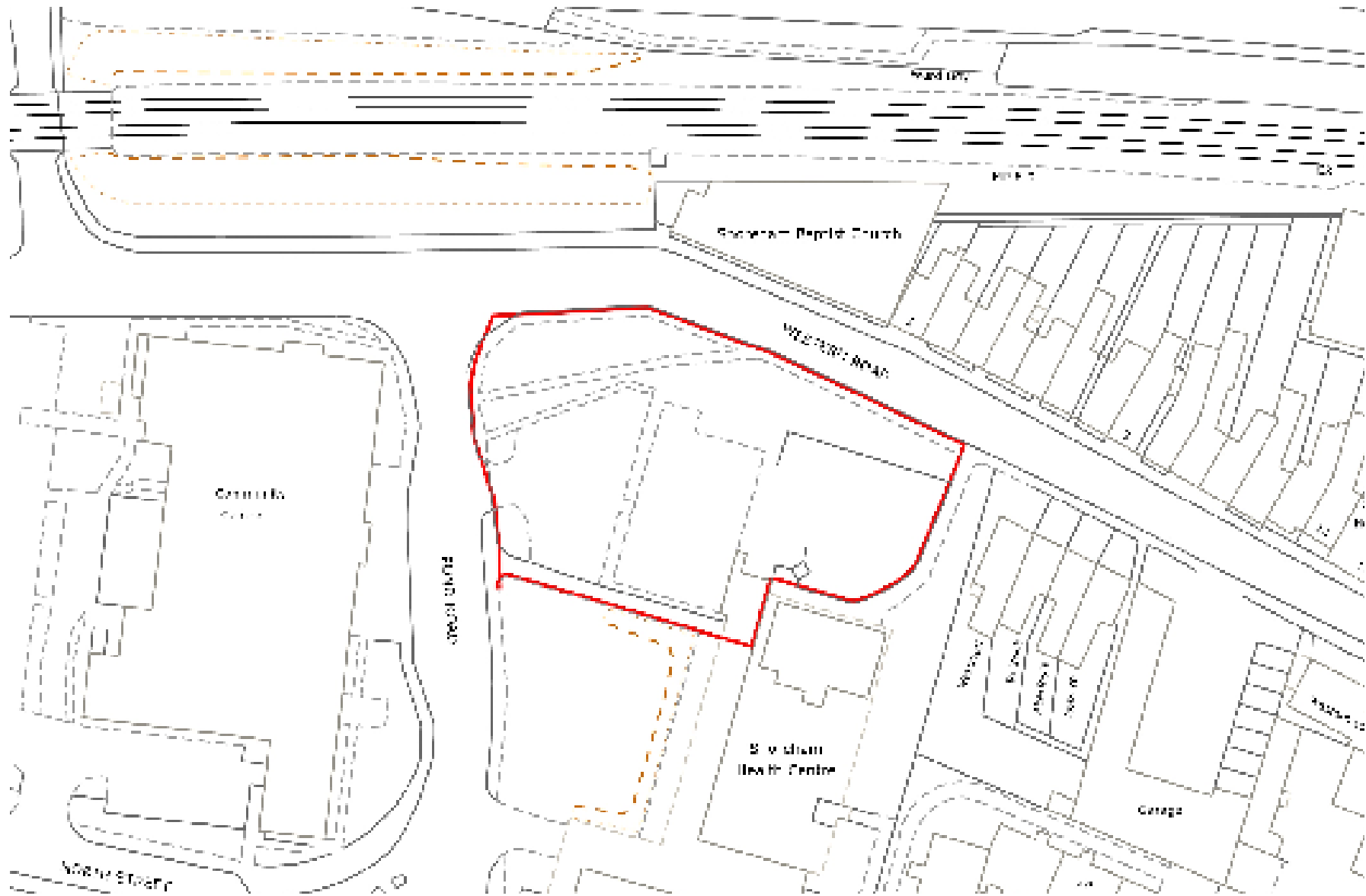




# Land at Burrcroft

Pond Road, Shoreham-by-Sea, West Sussex, BN43 5WD

**SITE PLAN** For identification purposes only





Land at Burrcroft

Pond Road, Shoreham-by-Sea, West Sussex, BN43 5WD

## Tenure

Freehold / leasehold.

## Heads of terms

Detailed draft heads of terms setting the parameters of the proposed transaction are available on the dataroom.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Terms

Offers are invited from parties able to comply with the heads of terms and the service specification.

**Best bids are to be submitted by 5pm on Friday 16th February 2024.  
Please see attached best bids letter.**



## Further Information

Please contact the sole agents Flude Property Consultants:

**Andrew Halfacree**  
**a.halfacree@flude.com**  
**01273 727070**

**Will Thomas**  
**w.thomas@flude.com**  
**01273 727070**

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.



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To whom it may concern

**Subject to Contract**

Dear Sir / Madam

**Best bids for Land at Burrscroft, Pond Road, Shoreham by Sea, West Sussex, BN43 5WD  
By 17:00, 16th February 2024**

We are instructed to request best bids for the above property.

Offers should be submitted in writing by email, hand or post for the attention of Andrew Halfacree at Flude Property Consultants, Pavilion View, 19 New Road Brighton, BN1 1UF or by email to [a.halfacree@flude.com](mailto:a.halfacree@flude.com) by no later than **5pm on Friday 16th February 2024**

Offers should include the following information:

- Confirmation of the amount in pounds sterling to be offered for the site
- Time frame for exchange of contracts
- Time frame for completion of purchase
- Details of any conditions to which the offer is subject
- Full details of the purchasing party, to include:
  - Full company name or the individuals full name if being purchased by a private individual;
  - ID and proof of address for any majority shareholders (25% ownership or more) and/or persons of significant control (PSC) (right to appoint/remove directors);
  - Proof/Source of Funds (to include a description of the source of funds and any supporting documents e.g. bank statement or company accounts);
  - We may need further details upon request to satisfy AML requirements.

The vendors reserve the right not to accept the highest or any offers received.

Information that has been provided on the property by our client is available on the dataroom at:  
<https://flude.com/7495>

Yours faithfully

**Flude Property Consultants**