





0.18 ACRES LAND WITH POTENTIAL

For Sale by Traditional Auction

- Auction Online Bidding Opens 11th December
- Auction Online Bidding Closes 18th December
- Freehold with Vacant Possession

A gated plot of land currently accessed via a residential cul-de-sac situated on Loats Lane in North Bersted. The site is considered to offer **development potential for one or two dwellings**, *subject to all necessary planning permissions and consents*.

It is further understood that **an alternative access point may be achievable from Greystone Avenue**, also *subject to obtaining the relevant approvals*.

The property will be sold with vacant possession on completion.

Auction

To be sold by Traditional Auction (Online).

Registration

All potential buyers are required to register to be able to bid, please visit our website to set-up an online auction account.

Tenure

Freehold with vacant possession

Legal pack

For each lot there are Special Conditions of Sale and other documentation provided by the vendor's solicitors. If you wish to receive the Legal Pack, you will be able to register for this via the link on our website.

You will receive notification by email once the Legal Pack is received from the solicitor and available to download. You are advised to complete your own due diligence before bidding.



- Additional fees

A buyers charge of £1,250 plus VAT is payable to the Auctioneer on each lot that you buy, in addition to the sale price. Please be aware there may be other additional fees, including disbursements contained in the legal pack payable on completion. Please ensure that you check the legal pack for each lot that you are interested in, prior to bidding.

- Deposit

If you are the highest bidder when the auction ends, contracts are exchanged between you and the seller. Both parties are legally bound to complete the transaction as per the special conditions in the legal pack. Your card will be automatically debited for the bidder security amount of £5,000 (which forms part of the deposit) and we'll require the remaining balance for a 10% non-refundable deposit. We will contact you after the auction has finished to make these arrangements.

- Pre-auction offers

These must be made in writing and will only be considered if the Legal Pack has been inspected and proof of funding has been supplied to the auctioneers. Pre-auction offers are only considered on an auction basis in accordance with the "Terms & Conditions - Unconditional Auction".





- Mortgage finance
We advise all bidders who require a mortgage to confirm with their Financial Advisor as to whether or not the lot you are interested in would be suitable security to borrow finance against, prior to bidding. If you need to arrange a mortgage it is important that you obtain an offer from your lender before the day of the auction. Most building societies and banks will instruct a surveyor to prepare a valuation report before making a mortgage offer.
- Please note
All plans are strictly for identification purposes only and should not be relied upon. Please refer to the legal pack for the Land Registry plan of each lot.
- *Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction.
- Every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the "Guide Range" or no more than 10% above a "Single Figure Guide".



Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular Bus Service with many stops throughout the area, in addition to being within easy commuting distance to the larger Cities such as Chichester, Portsmouth, Southampton, Worthing and Brighton. North Bersted also includes a vast choice of Playing Fields, complete with Football Pitches, Basketball Courts and Play Parks an ideal place for Children. Furthermore, Bersted Brooks is a stunning Nature Reserve where there is a variety of wildlife and popular for dog walking. Council Tax band: TBD

Tenure: Freehold

- For Sale via Traditional Online Auction
- Land with Potential
- Freehold with Vacant Possession
- Accessed via a residential cul-de-sac
- Considered suitable for one or two dwellings, subject to planning permission
- Potential for alternative access from Greystone Avenue, subject to necessary approvals
- Bidding opens 11th December 2025
- Bidding closes 18th December 2025

Proposed Site Plan - Subject to planning.



SCHEDULE OF ACCOMMODATION

1No. 3 Bed House A	93m ² (1001 sqft)
1No. 3 Bed House B	93m ² (1001 sqft)

TOTAL UNITS: 2 UNITS

TOTAL CAR PARKING SPACES: 4

Allocated: 4
Visitors: 0

LEGEND

- Site ownership
- - - Existing foliage line taken from Google Maps and shown indicatively

NOTE:
Landscape design to be confirmed.



SCHEDULE OF ACCOMMODATION

1 No. 3 Bed House A 93m² (1001 sqft)

LEGEND

— Site ownership



Scan the QR code above to visit our website

Please Note:

The drawing must remain unscaled and all measurements should be verified on-site. Any inconsistencies should be immediately reported to the Architect before construction begins.

The Contractor must verify and/or establish all construction specifics, including assessing existing site levels and measurements, before initiating any tasks.

This drawing should be reviewed in conjunction with all other project drawings, construction notes, and project specifications. This includes those provided by other project consultants and specialists. Any discrepancies should be promptly reported.

Designs are subject to further development/approval. Measurements and accommodation schedules may be adjusted following coordinated input from others.

Final costings cannot be determined until approval/confirmation is obtained from relevant authorities and the Client.

WHITLOCKS
LAND & NEW HOMES

P1	Preliminary issue.	13/11/2025	DM	DM
Rev	Description	Date	DB	CB
Date	13 November 2025			
Drawn by / Checked by	DM / DM			
Scale	1 : 500 @ A3			
Revision	P1			
Project	Land South of Loats Lane, Bognor Regis, West Sussex, PO21 5EA			

Title	Site Layout
Drawing Number	25.031-SK-001
Status	Preliminary

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