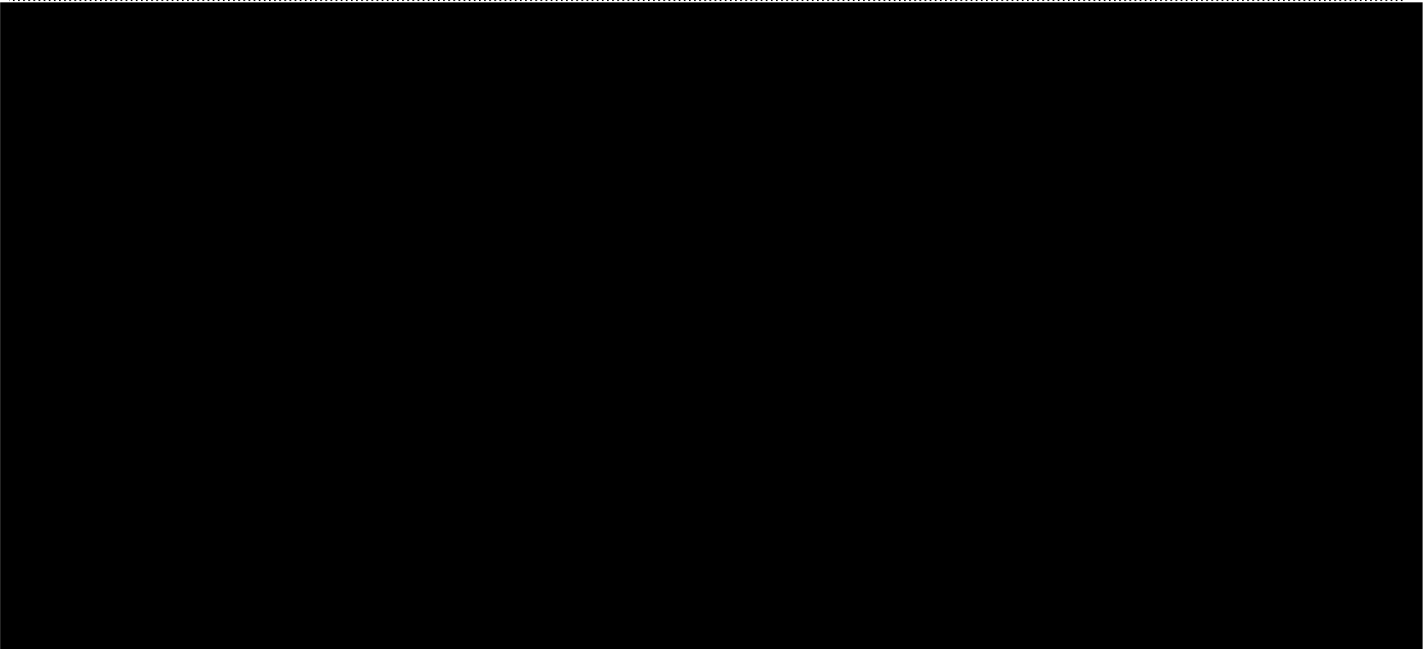


From: Kris Mitra [REDACTED]
Sent: 19 March 2018 10:52
To: Richard Temple
Subject: RE: BE/137/17/PL

Dear Richard

Please find attached marketing details of the premises. The marketing process commenced in April 2017.

I note the desire to comply with policy DEV30 of the adopted local plan, but I would advise that this is a plan which is now 7 years out of date and the premises in question was primarily in residential use with the shop/watch repair activity comprising only a small proportion of the site. Notwithstanding the inflexible requirements of the policy, the loss of retail use of this small part of the premises will have no impact on the retail or commercial vitality of the immediate area.

Furthermore, there has been no interest in the shop being reinstated over the last 12 months which I suspect is largely due to the availability of a large number of retail and other commercial uses in the vicinity of the site, and the lack of both demand and/or need for more retail premises.

I trust now that in the light of the above the application can be recommended for approval and a decision issued without any further delay.

Kind regards

Kris

Kris Mitra MA MRTPI
Managing Director

26 Chapel Street
Chichester
West Sussex
PO19 1DL



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EPC Exempt



King & Chasemore

Established 1889

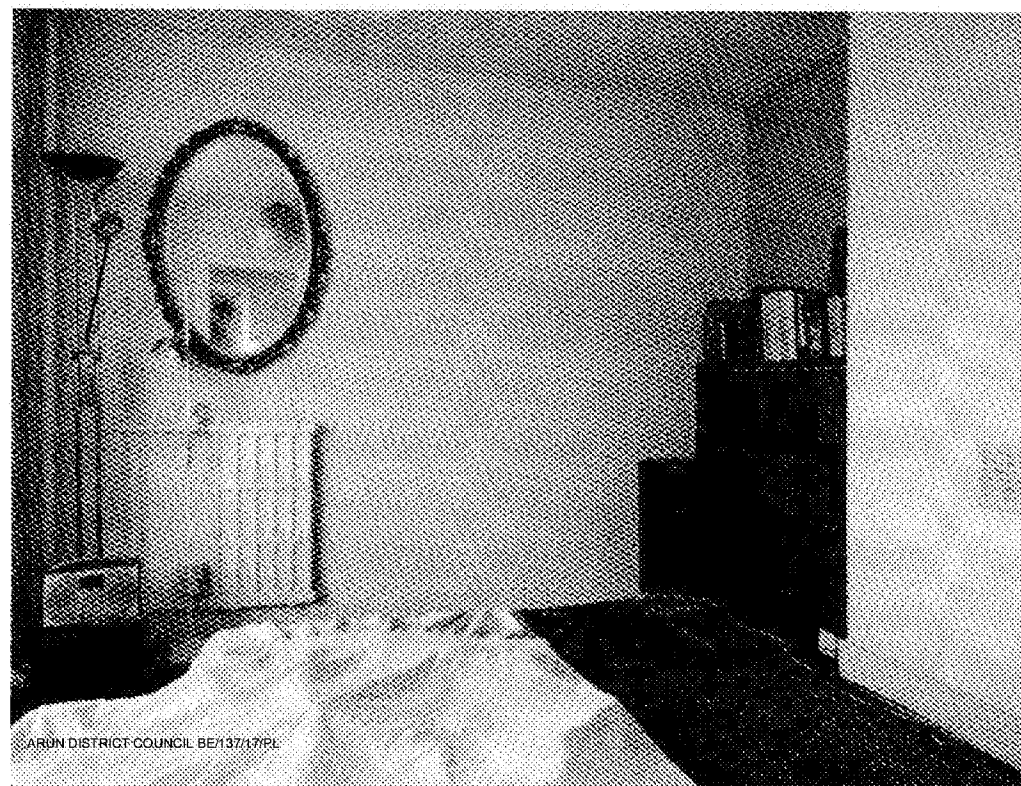
Chichester Road, Bognor Regis, West Sussex, PO21
Asking Price £300,000

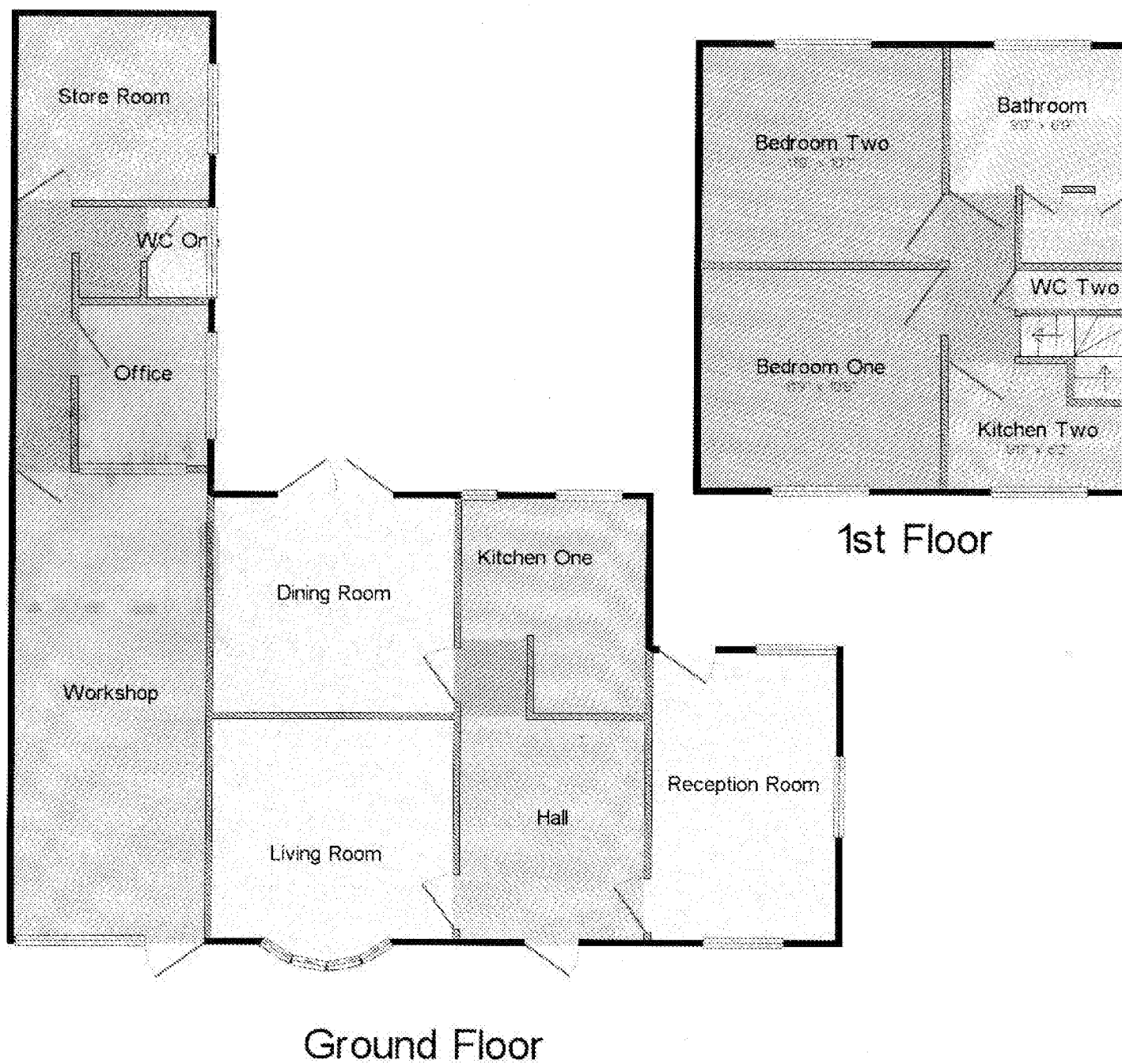


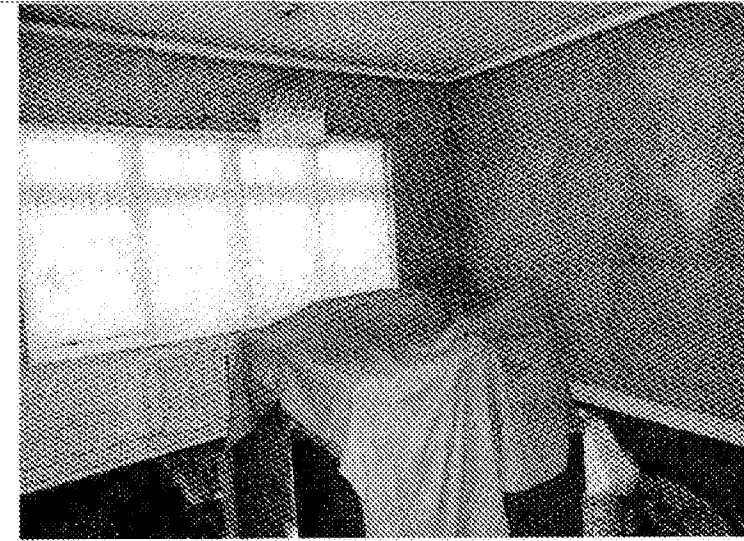
King and Chasemore are pleased to offer this development opportunity which is situated to the north of the town.

Bognor is a pleasant seaside town which is situated to the south of the Cathedral city of Chichester. A popular holiday destination Bognor Regis offers a pleasant stretch of beach, from Elmer in the east to Pagham in the west, offering coastal walks along the seafront into Pagham nature reserve. The town itself offers lively entertainment with the pier, amusement arcades, crazy golf and bowling greens which a visitor would expect from a seaside resort. Bognor Regis also offers excellent transport links with access to the A27 which leads to Portsmouth or Brighton and rail links to Victoria.

King and Chasemore are pleased to offer a detached development opportunity on the outskirts of Bognor Regis. Currently the property offers a substantial detached property with three reception areas on the ground floor in addition to a large extension which currently offers three rooms including a large workshop. The first floor offers two double bedrooms, a further kitchen and a family bathroom. In our opinion this is a property which could create a lovely family home or offer subject to planning a development plot for several flats. Early viewing is advised.







Viewing arrangement by appointment 01243 624265

bognor@kingchasemorecountrywide.co.uk

King & Chasemore, 18 Station Road, PO21 1QE

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