



## The Woodmans

Hammerpot, Littlehampton, BN16 4EU

**FOR SALE Via Online  
Auction  
Guide Price £420,000 FH**

**3,300 sq ft**  
(306.58 sq m)

- Former Pub converted to offices
- Re-development Potential (STPC)
- 0.49 acre site

# The Woodmans, Hammerpot, Littlehampton, BN16 4EU

## Summary

<b>Available Size</b>	3,300 sq ft
<b>Price</b>	Auction £420,000.00
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed. VAT to be confirmed
<b>Legal Fees</b>	Each party to bear their own costs. Each party will pay their own costs, unless otherwise specified in the special conditions of sale
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (87)

## Description

A freehold detached former public house recently converted into multiple office spaces, with further development potential to convert into a dwelling/s (subject to the requisite consents).

The property is situated on an approx.0.49 acre plot, which offers future development potential to add additional dwelling/s to the site (subject to the requisite consents)

Currently arranged with a self-contained apartment on the first floor which has been converted into offices, but could be converted back.

The ground floor has some original features left including part of the bar, customer toilets and fireplace, which has also been partially converted into office space. Including a conference room and a meeting room.

There is also multiple car parking spaces located on site.

## Location

Characterful thatched pub that has recently been converted into offices, the property offers further development potential to convert into a dwelling/s. There is also further development potential to add additional dwellings in the grounds of the property (subject to required planning consent).

## Accommodation

The accommodation comprises the following areas:

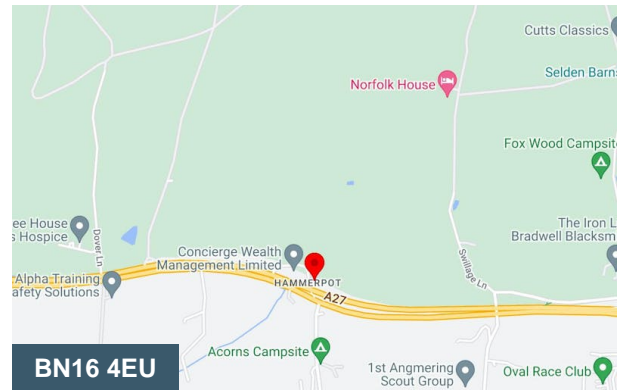
Name	sq ft	sq m
Ground - GF	2,106	195.65
1st - FF	1,194	110.93
<b>Total</b>	<b>3,300</b>	<b>306.58</b>

## Viewings

Viewings can be arranged, via the Vendors Sole Agent Newlands Property.

## Terms

The property is for sale via online auction, with a guide price of £420,000 for further details please contact Newlands Property. The property will be sold with vacant possession.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com