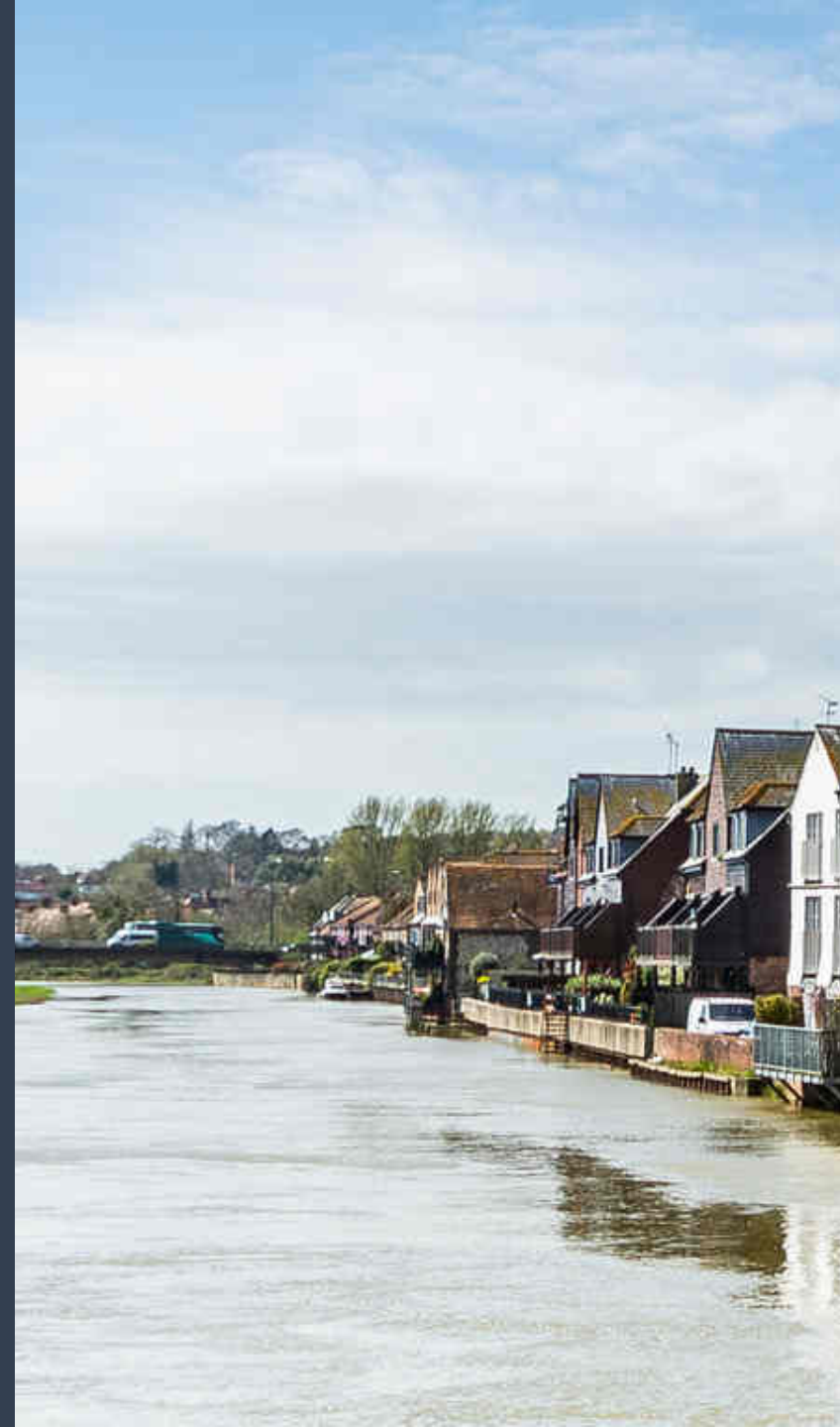




23 Torton Hill Road
Arundel
BN18 9HF



01243 940940 | barnham@pegasusproperties.co.uk
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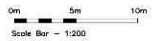
Building Plot
£500,000 Freehold



Site Area = 1050 sq.m 0.105 Ha



BLOCK PLAN
Scale 1:200

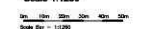


No dimensions to be scaled from drawing except for planning purposes.
The contractor should check all dimensions on site.
It is the contractor's responsibility to ensure compliance with Building Regulations.
C.D.M. Regs 2015. The Client is advised of his responsibilities to appoint a Planning Supervisor under these Regs.
All works to comply with the C.D.M. Regs 2015.
The Party Wall Act 1996. The property owner is advised of the requirements of the Act, & the requirements to serve a Party Wall Notice on any adjoining owners as required under the act.

- REVISIONS:
- A. 08.11.22 Amended accordance with clients comment.
 - B. 11.11.22 Internal walls added.
 - C. 08.02.23 Roof plan and renovations amended.
 - D. 08.02.23 Rear access amended.



LOCATION PLAN
Scale 1:1250



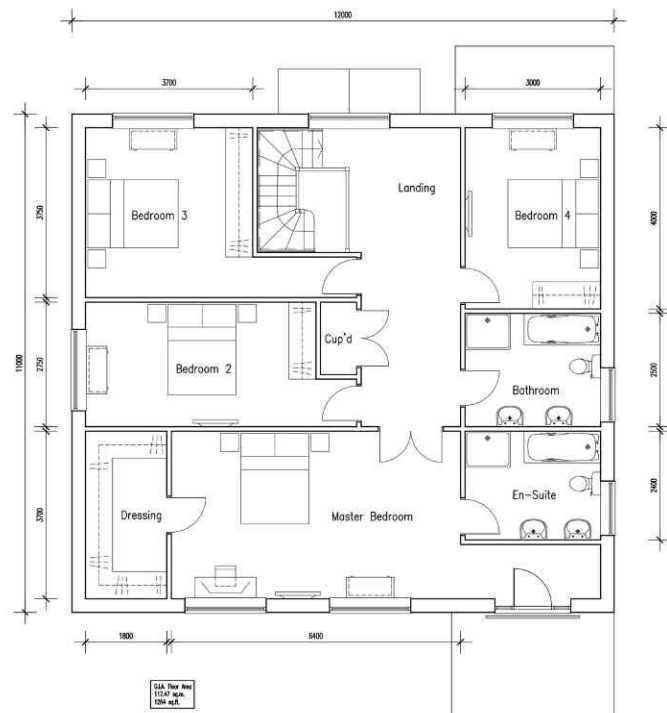
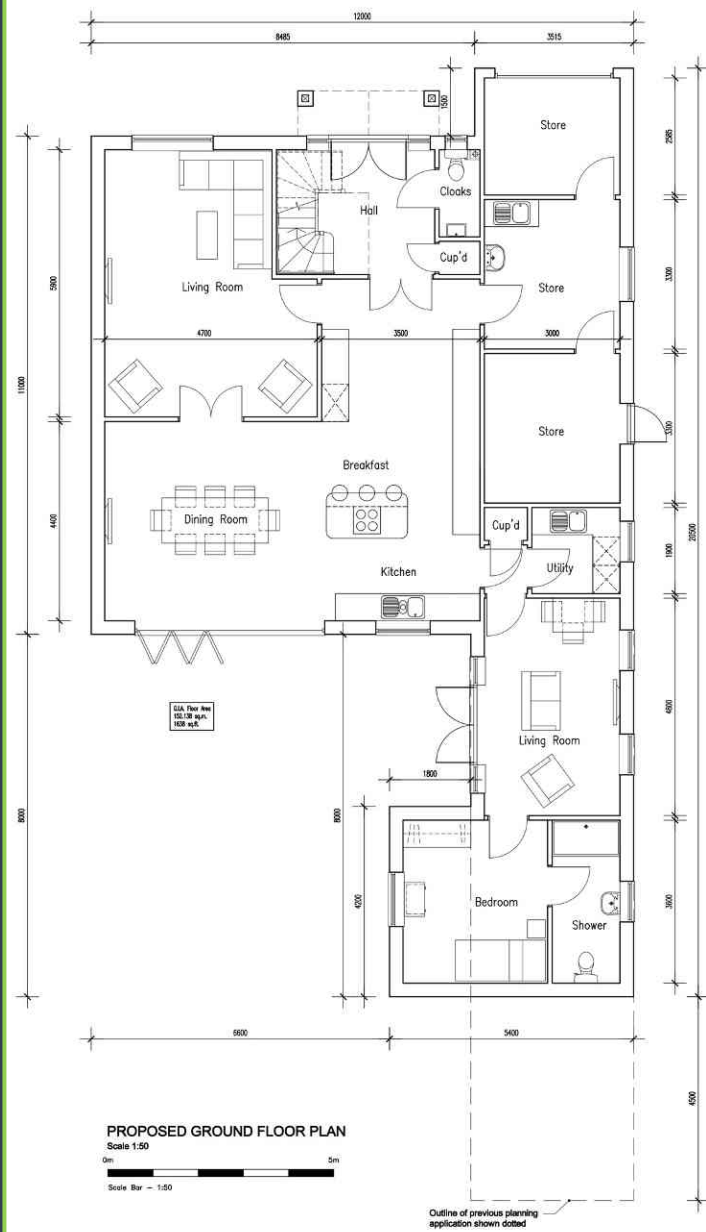
Information supplied based on Promap.
All dimensions and distances subject to an accurate site survey being undertaken.

ADCS

Architectural Designer
Computer Services

30 Fosley Lane
Worthing
BN13 3AD
Tel: 01323 280701
E-mail:
adcs@adcs.com

Client		
MR J. CLARK		
Project		
PROPOSED DEVELOPMENT 23 TORTON HILL ROAD ARUNDEL WEST SUSSEX BN18 9HF		
Drawing		
PROPOSED BLOCK PLAN		
Scale	Date	Drawn
1:200 & 1:1250 @ A1	08.08.22	TP
Drawing No.	Revision	
1550/P01	D	



No dimensions to be scaled from drawing except for planning purposes.
 The contractor should check all dimensions on site.
 It is the contractor's responsibility to ensure compliance with Building Regulations.
 C.O.M. Regs. 2016. The Client is advised of his responsibility to appoint a Planning Supervisor under these Regs.
 All works to comply with the C.O.M. Regs. 2016.
 The Party Wall Act, 1996. The property owner is advised of the requirements of the Act, & the requirement to serve a Party Wall Notice on any adjoining owners as required under the act.

- REVISIONS:**
 A. 12.08.22 First floor staircase amended.
 B. 12.08.22 External door added.
 C. 07.11.22 External dimensions amended to 12m x 11m.
 D. 07.11.22 External dimensions amended to 12m x 11m.
 E. 08.12.22 Amended accordance with client comments.
 F. 08.12.22 Windows to lift omitted.
 G. 08.02.23 Floor areas reduced to 4 metres.
 H. 08.02.23 Floor areas amended. Store retained.



Client	MR. J. CLARK		
Project	PROPOSED DEVELOPMENT 23 TORTON HILL ROAD ARUNDEL WEST SUSSEX BN18 9HF		
Drawing	PROPOSED FLOOR PLANS		
Scale	Date	Drawn	
1:50 @ A1	05.09.22	TP	
Drawing No.	Revision		

1550/P02 H

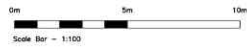
No dimensions to be scaled from drawing except for planning purposes.
 The contractor should check all dimensions on site.
 It is the contractor's responsibility to ensure compliance with Building Regulations.
 C.D.M. Regs. 2015: The Client is advised of his responsibility to appoint a Planning Supervisor under these Regs.
 All works to comply with the C.D.M. Regs. 2015.
 The Party Wall Act, 1998: The property owner is advised of the requirements of the Act, & the requirement to serve a Party Wall Notice on any adjoining owners as required under the act.

REVISIONS:



FRONT NORTH WEST ELEVATION
PROPOSED ELEVATIONS

Scale 1:100



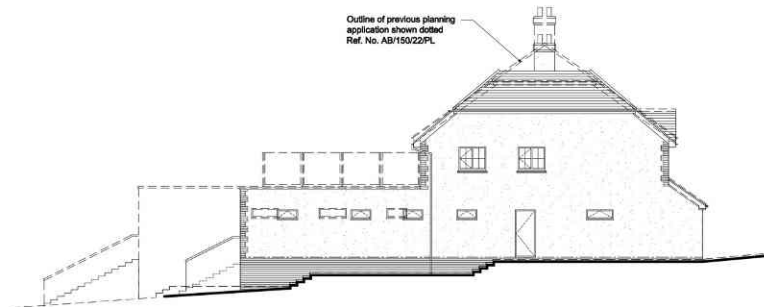
SIDE SOUTH WEST ELEVATION

SCHEDULE OF MATERIALS

- WALLS - SMOOTH RENDER COLOUR WHITE
- WALLS - GUTTERS AND WINDOW HEADS IN RED FACING BRICKWORK
- ROOF - FLAT ROOF TILES COLOUR B.C.
- WINDOWS - NEW PVCu WINDOWS COLOUR WHITE
- DOORS - NEW PVCu DOORS COLOUR WHITE
- RAINWATER GOODS - NEW PVCu COLOUR BLACK



REAR SOUTH EAST ELEVATION



SIDE NORTH EAST ELEVATION

ADCS

Architectural Design

Computer Services

50 Foody Lane
 Worthing
 West Sussex
 BN13 3AQ
 Tel: 01903 260701
 E-mail:
 adcs@adcs.com

Client
MR J. CLARK

Project
**PROPOSED DEVELOPMENT
 23 TORTON HILL ROAD
 ARUNDEL
 WEST SUSSEX BN18 9HF**

Drawing
**PROPOSED ELEVATIONS SHOWING
 OVERLAY OF PREVIOUS APPLICATION
 REF. NO. AB/150/22/PL**

Scale	Date	Drawn
1:100 @ A1	23.02.23	TP

Drawing No.	Revision
1550/P09	

1550/P09

The Property:

Located on the fringes of the historic market town of Arundel sits this sizeable plot with planning permission for a striking architect deigned replacement dwelling.

Great care and attention have been taken in the conception and design of this exceptional property, with the full planning history available to view on the Arun District Council planning portal, Application ref: AB/24/23/PL.

Enjoying a fantastic south facing aspect in a sought after road, this amazing opportunity would suit developers or purchasers keen to build their own home.

The Location:

The Cathedral town of Arundel with its impressive Norman castle sits on the boundary of the South Downs National Park. Consistently considered as one of the finest towns in the country and made famous internationally for its antique dealerships. Once a thriving fishing town, the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants. Now well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight.

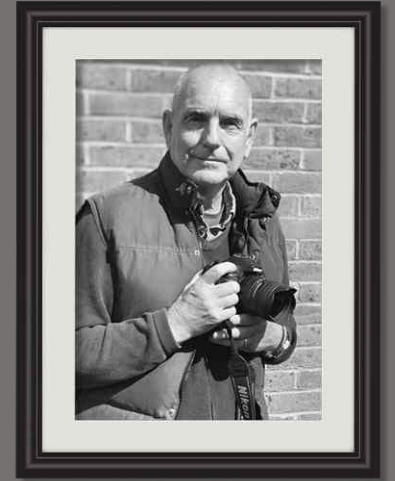
There is a wide choice of sporting and recreational activities in the surrounding area including horse racing at both Goodwood and Fontwell park; car racing at Goodwood Motor Circuit famously hosting its annual Festival of Speed and Revival meetings; polo at Cowdray Park; glorious beaches at the Witterings; dinghy sailing from numerous clubs along the coast with substantial harbours and marinas at Chichester and Littlehampton for mooring larger yachts; numerous golf courses; walking and riding in the rich surrounding countryside.

Property Information

Services: Mains gas, electricity, water and drainage. Broadband available

Council Tax: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band TBC

Welcome to Pegasus Properties



About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend (and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



Your local Property Professional



01243 940940 | barnham@pegasusproperties.co.uk
www.pegasusproperties.co.uk