



ARIES LAND UK

Land Finders

Courtwick Park Courtwick Lane, Wick, Littlehampton, BN17 7PD

£950,000

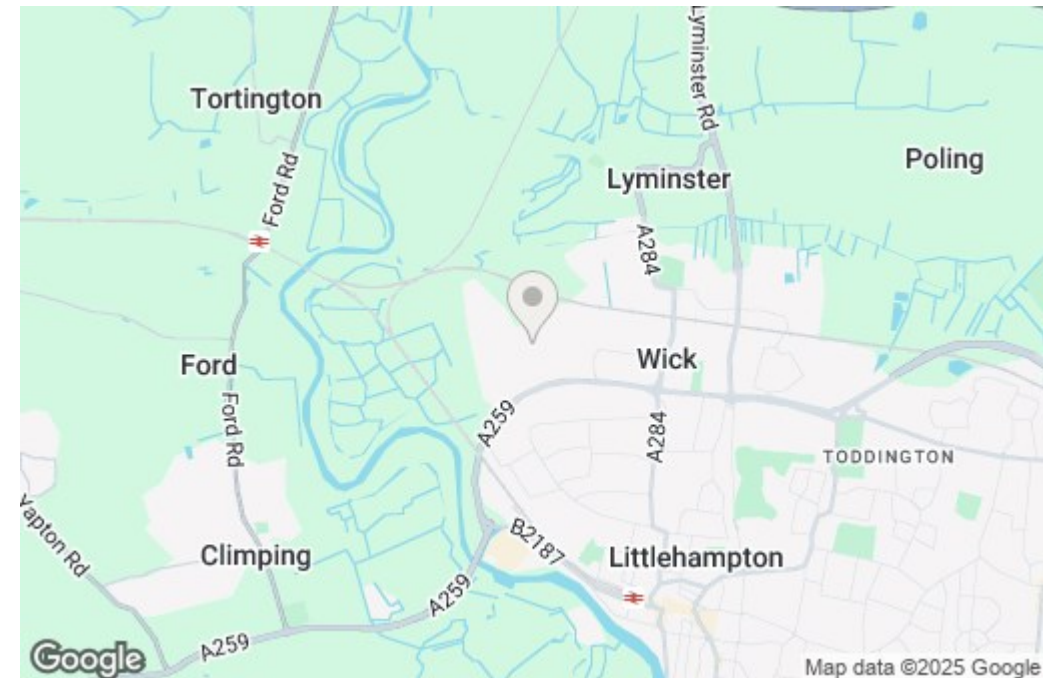


Courtwick Park Courtwick Lane, Wick, Littlehampton, BN17 7PD

Nestled in the charming area of Wick, Littlehampton, this development property on Courtwick Lane a former Care Home presents an exceptional opportunity for investors and developers alike. The location is ideal, offering a blend of tranquillity and accessibility, making it a prime spot for future growth and development.

We believe this development property Ideal for Assisted Living purposes offers a blank canvas for creative minds looking to make their mark. With ample space and potential for various projects, it is perfect for those wishing to build residential homes or commercial spaces that cater to the needs of the community. The area is well-connected by public transport, ensuring easy access to neighbouring towns and cities, which further enhances its appeal.

Investing in this property not only promises a chance to contribute to the local landscape but also presents the potential for significant returns. With the right vision and planning, this development opportunity on Courtwick Lane could transform into a thriving hub that meets the demands of modern living.



Location

Courtwick Park, Courtwick Lane, is a former social home located on the outskirts of Wick, Littlehampton, West Sussex. We understand that the property is an existing Grade 2 Listed Building set within its own grounds of 1.94 acres and is in our opinion a fantastic investment opportunity. Made up of 2 larger buildings and 2 smaller buildings. Buyer's Fee Applies. The property is situated within a vibrant community, known for its picturesque surroundings and proximity to local amenities. Residents can enjoy the benefits of nearby shops, schools, and recreational facilities, all within a short distance. The beautiful coastline of Littlehampton is also just a stone's throw away, providing a delightful escape for those who appreciate the seaside.

Basic Details

Information provided by Jem Property.

10 Bedroom Supported Living Care Home

Site Area: 1.94 Acres 84,472 sqFt, and 7848 Sqm Source of information Searchland.

Fantastic Investment opportunity with potential development or continued use as a Care Home

Local Authority: Arun District Council

For more information please call me on 07974380070 or email patrick@ariesland.net

Agent's Note Summary: The agent's note highlights the following:

1. Particulars for guidance only: Believed to be accurate but not guaranteed.
2. No contractual basis: Particulars do not form part of an offer or contract.
3. Buyer's responsibility: Intending purchasers must verify accuracy through inspection or other means.
4. No authority for representations: Agents cannot make or give representations or warranties about the property. This note emphasizes the importance of due diligence and verification by potential buyers.

Terms of Business Summary

Aries Land UK's terms outline the following key points:

Fees

- 2% of the final acquisition price Including VAT (20%)
- Invoiced on exchange of contracts
- Set Payment Terms
- Fees are due on legal completion and paid immediately on completion.

Applicability

- Applies to associated companies, subsidiaries, mergers, or new company formats
- Also applies to contract or option agreements assigned to a third party

Confirmation

- Buyers must confirm in writing/email their agreement to pay fees

Important Notes

- Aries Land UK does not provide representations or warranties about the property - Buyers are responsible for verifying important information

If you have any questions or concerns, contact Aries Land UK at 07974 380070 or patrick@ariesland.net.

VIEWINGS: To view this property, please call Patrick Stappleton on 07974 380070 or email him on patrick@ariesland.net. Viewing is by appointment only through the agent.

MONEY LAUNDERING: In Line with Money Laundering, Terrorist Financing and Transfer of Funds (Information of the payer) regulations 2017 as a regulated profession, we are duty bound to carry out due diligence on all clients to confirm their identity. Proof of funds and the source of those funds that are being used to purchase the property and beneficial ownership of the property will be required. We will request the following information from you so we can proceed with the sale or purchase of the property. Photographic copies of your ID (passports/ driving licence) proof of residency, proof of funds and the source of those funds will be required and these checks will be carried out once instructions are received or an offer has been received. We will use online verification services (Landmark) to assist us in obtaining this information and a record of the search will be retained by us. This is not a credit check and will not affect your credit history. We may make a small charge to cover our costs.

Patrick Stappleton



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