



57 River Road, Littlehampton,  
BN17 5DD



## Residential Development Opportunity

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- Freehold Development Opportunity
  - Planning permission has been granted to construct 6 luxury apartments
  - Proposed GIA - 584sqm2 / 6,287sqft
  - Riverside development offering excellent views
  - Amenities closeby include Sainsbury's, Littlehampton Town Centre, the RIBA award-winning Eastbeach Cafe
  - Littlehampton Train Station a 3 minute walk away
  - Private parking, cycle and mooring stations
  - Local Watersports along the River Arun
  - Littlehampton Golf Club is a 9 minute walk away
  - Highfield are inviting offers in excess of £750,000 for the freehold interest
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# 57 River Road, Littlehampton, BN17 5DD

## Description

The existing site is situated within the Sussex town of Littlehampton on the eastern bank of the River Arun. The site currently consists of a vehicle repair shop (currently let on licence) and an empty courtyard adjacent. Planning permission has been granted by Arun District Council for the partial demolition of 57 River Road and the construction of 6 new luxury apartments.

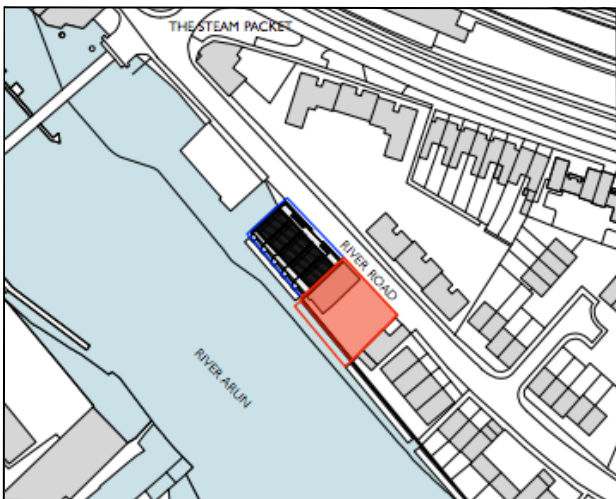
## Location

River Road is located parallel to the River Arun in the town of Littlehampton. The immediate surrounding area consists of local dockyards, residential apartments on the River Arun and the residential apartments on River Road. The local schools include the Schoolsworks Academy (0.6 miles), River Beach Primary School (0.6 miles) and White Meadows Primary Academy (0.9 miles)

## Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (Sqft)
1	Flat with Balcony	3	112	1,206
2	Flat with Balcony	3	112	1,206
3	Flat with Balcony	3	114	1,227
4	Flat with Balcony	2	80	861
5	Flat with Balcony	3	106	1,141
6	Flat with Terrace	2	60	646
Total			584	6,287

## Site Location



## Block Plan



# 57 River Road, Littlehampton, BN17 5DD

## Transport

The site is highly accessible via public transport and is a 3 minute walk away from Littlehampton Railway Station which provides direct access to London Victoria.

## Access

Available upon request.

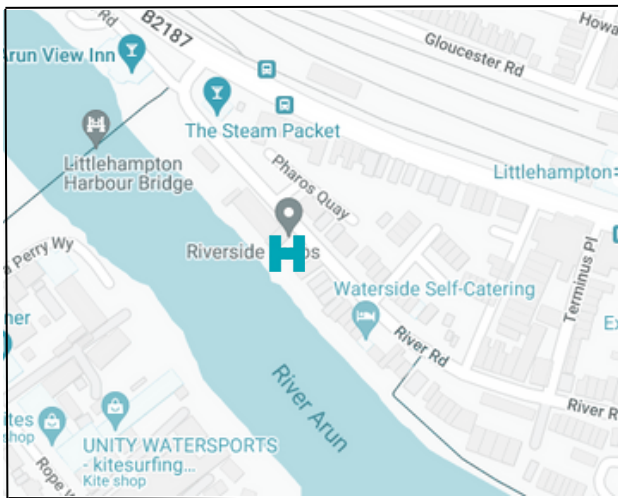
## Financial Contributions

We have been advised that CIL will not be applicable.

## Planning Permission

Reference Number LU/251/21/PL- Planning permission has been granted by Arun District Council for the part demolition of the existing building at 57 River Road and the construction of 6 new apartments with amenity space, parking, and cycle storage. Permission has also been granted for the partial demolition of adjacent boundary wall and the creation of a floating pontoon with resident morning spaces.

## Site Map



## Street View



Kishan Popat  
01992 660204 [Email Kishan](mailto:Kishan@highfield-investments.co.uk)

Dominic Gray  
01992 660204 [Email Dominic](mailto:Dominic@highfield-investments.co.uk)

## Local Neighbouring Development

A neighbouring site has been granted Outline Planning Permission for 105 Residential Apartments at BN17 5RA (0.3 miles).  
Ref:LU/238/20/OUT.

## Further Information

Please contact a member of the team at Highfield Investments for the further information pack.

## VAT

TBC

## Tenure

Freehold.

## Terms

Highfield are inviting offers in excess of £750,000 for the freehold interest

## River View



## Rear View



Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

+44 (0)1992 660204

[highfield-investments.co.uk](http://highfield-investments.co.uk)