

- **Redevelopment land**
- **Extent +/- 0.13 acres**
- **Freehold**
- **Acoustic Mirror (Grade II)**
- **Historic listed building consent (SY/09/01541LBC)**
- **Layout and drawings available**
- **0.2 miles to East Beach**
- **Auction Friday 15 March 2024**



## Auction guide £90,000

### Lot 97 The Listening Post, 2 East Beach Road, Selsey, West Sussex, PO20 0TA

**FOR SALE BY AUCTION:** To be sold by public auction on the owner's instruction. A unique opportunity to buy land with an Acoustic Mirror (Grade II) with historic listed building consent for a three/four bedroom detached bungalow. To be sold via online bidding on Friday, 15 March 2024.

'This Lot offers a unique opportunity to buy approximately 0.13 acres of redevelopment land, with historic listed building consent and historical importance due to its links to WW1, in the popular seaside village of Selsey, West Sussex.'

**Auction date**

The property is to be sold by public auction on Friday, 15 March 2024, via a 2-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Redevelopment land with historic listed building consent, approximately 0.13 acres

**Outside**

Wrap around garden, parking

**Location**

Selsey, West Sussex, 0.2 miles to East Beach

**EPC rating**

Exempt

**Tenure**

Freehold with vacant possession

**Local authority and council tax band**

West Sussex County Council and Chichester District Council  
Council tax band: A

**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.75% plus VAT (min. fee of £2,100 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.

