



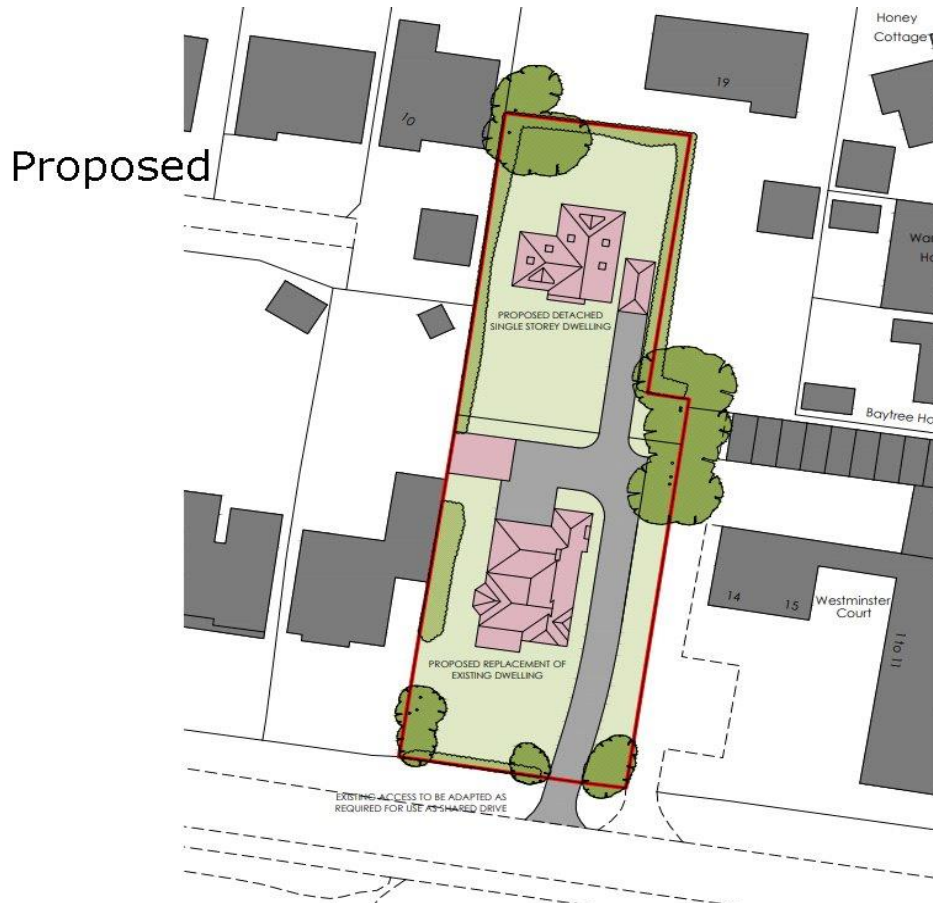
PETTENGELLS
ESTATE AGENTS

18 Marine Drive, Barton On Sea, Hampshire, BH25 7EG
Offers Over £1,000,000

18 Marine Drive, Barton On Sea, Hampshire,
BH25 7EG

- Prime sea front site for re-development
- Tender date 12:00 Friday 20th June 2025
- Site NOT to be entered please (Health & Safety!)
- Contact kevin@pettengells.co.uk for further details
- Unconditional offers only (not subject to planning)
- Cash buyers please (or with confirmed funds)
- For replacement house on seafront
- Plus potential bungalow plot to rear





NFDC planning department have indicated their broad agreement to the burnt down original house being demolished and replaced (subject to the outcome of a formal planning application) and would likely look favourably at an application for an additional new build bungalow in the rear garden, both sharing the same existing driveway off Marine Drive. NFDC response to proposed planning application advice included "Based on the information you have provided, there are no objections to the principle of an additional dwelling outside the Coastal Erosion Zone or the replacement, albeit slightly larger, of the existing property." We can supply a copy of the full letter from NFDC to interested parties.

The sellers are looking for unconditional offers to purchase the site outright. So no offers subject to planning please and buyers must be in a position to purchase quickly i.e have cash or confirmed funds to purchase. Although not preferred, you can also offer initially for the site with a future uplift payment if formal planning granted for plot to rear. Please note sale is subject to the Court of Protection authorising the sale formally.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

TENDER FORM (SUBJECT TO CONTRACT)
Private and Confidential

To: Potomacville Estates Agents, Five Millon

Re: **18 Marine Drive, Barnes On Sea, Hammersley, BH24 7EG**

We understand that the above is being offered for sale by informal tender and to that end I/we would like to make a best and final offer of £.....

On the understanding that should I/we be the successful bidder it is acknowledged that:

1. A draft contract and documentation is forwarded by my/our solicitors who are:
Company Name:
Address:
Tel No: Email:
2. That purchase being made in the name of/s:
Name:
Address:
Tel No: Mobile: Email:
3. That the purchase will be financed by CAHFC/confirmed funds in an related sale, and NOT subject to planning.

We understand that the vendor are not bound to accept any offer, however, if your offer is accepted then we will exchange contracts 21 days from receipt of draft contract and complete no later than 21 days thereafter. (This is subject to his Courts Order of Priority).

My/our offer is enclosed in a physical sealed envelope marked "18 Marine Drive" and it must reach Potomacville by 12PM on (should interested parties wish to offer "remotely" by a small (sealed) hard hat-envelope or as well as), then on the tender date (not before) we will be able to make our submission for the above sale. Please contact us before 20PM on if you wish to be put on a list for this sale-offer of the above (see final bids only).

I/we acknowledge that seller's decisions will be final and will be made as soon as practical after tender date.

Please note we can require proof and source of funds (to comply with AML and ECUA regulations) either before tender date or on completion.

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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