

UPON THE INSTRUCTIONS OF



For Sale - City Centre Development Opportunity

Land at Kingsham Road, Chichester PO19 8AL – approx 3.6 acres

BK Bruton Knowles

est. 1862

City Centre Development Opportunity

Land at Kingsham Road, Chichester PO19 8AL – approx 3.6 acres

Bruton Knowles, 2 Paris Parklands, Railton Road,
Guildford GU2 9JX

Guy Emmerson 0780 890 4480
guy.emmerson@brutonknowles.co.uk

OPPORTUNITY

Expressions of interest are invited – the Vendor will consider a conditional or unconditional sale of the freehold interest and will also consider Joint Ventures propositions.

LOCATION

The site currently forms part of Chichester Police Station with an independent access off Kingsham Road. The City's main retail offer is within a short walk and the Southgate Basin of the Chichester Ship Canal is moments away. The site adjoins the Chichester High School campus.

DESCRIPTION

An irregular shaped, flat field extending to some 3.6 acres (1.45 hectares) mainly laid to grass and supporting two buildings in need of refurbishment if retained. The site will be made independent from the police station as part of any sale.

PLANNING

The site has potential for a variety of uses

It forms part of Development Opportunity No 4 (along with part of the adjoining High School site) within the "Southern Gateway Masterplan SPD" adopted in November 2017. This masterplan identifies the site for the "provision of a new residential quarter"

The SPD refers to the need for flood mitigation and interested parties are advised to study that and the Chichester Surface & Foul Drainage SPD in detail. Bidders will be aware of general affordable housing and Community Infrastructure Levy requirements

Interested parties should make their own enquiries of Chichester District Council.



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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SERVICES

A services report is available in the Data Room

TENURE

The property is available Freehold with vacant possession.

DATA ROOM

Please contact the marketing agents by email at julie.mills@brutonknowles.co.uk for access to an online Data Room to include site plan, copy SPD/Development Brief, Report on Title, services report, EPCs, floor plans and asbestos surveys

TERMS

Expressions of interest are invited. All parties who have been provided with access to the data room will be informed of timescales in due course. It is envisaged that the sale will progress by way of informal tender.

VIEWING & HEALTH AND SAFETY

As the site is currently part of an operational Police facility all viewings need to be by strict appointment only.

A number of viewing days will be held and dates will be released upon enquiry. The existing buildings are in disrepair and the electricity supply has been turned off. Interested parties should be aware of health and safety issues associated with any internal inspection. Covid-19 precautions will have to be adhered to.

Please contact Julie Mills (01483 238380 / julie.mills@brutonknowles.co.uk) to arrange a viewing day appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is not registered for VAT purposes.

Subject to Contract - June 2021



Regulatory

Customer Due Diligence Checks: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



Jonathan Bishop BSc MRICS

