



**Land off Arundel Road  
Angmering, West Sussex, BN16 4ET**

**Batcheller  
Monkhouse**

# Land off Arundel Road, Angmering, West Sussex, BN16 4ET

An opportunity to acquire approximately 9.07 hectares (22.43 acres) of residential development land with outline planning permission for 160 dwellings. Planning permission is granted under reference A/122/19/OUT



## SITUATION

The development site is situated on the northern edge of the popular village of Angmering, adjacent to Arundel Road. It is centrally located between Chichester to the west and to Brighton to the east, approximately 13 miles respectively.

The site is on the southern edge of the South Downs National Park and 1.5 miles to the north of the southern coastline.

In an accessible location, the development is close to the A27 and 0.75 of a mile from Angmering rail station. Angmering is well served by a number of services and facilities, including St Margaret's Church of England Primary School, a library, a pharmacy, a village hall, a public house, a supermarket and doctors' surgery.

## ACCESS

A new main access point will be created to the north-east of the site to serve the residential dwellings. A secondary entrance will provide access to the employment/commercial centre and Angmering sports hub. Both entry points lead directly off Arundel Road and incorporate cycle access points.

## DESCRIPTION

The site is bordered immediately to the north by a mature woodland named Steyne Wood. To the east, Arundel Road forms the eastern boundary which is indented by a small parcel of development land. The southern boundary is defined by the Angmering Sports and Recreation Ground whilst to the west is a mature hedgerow with farmland beyond.

The site itself comprises a block of scrubland in the north-east corner, which will form the new site access. A single detached residential property is located along the eastern boundary of the site, together with an extensive range of commercial buildings and hardstanding, currently utilised for the storage of caravans and containers. The main section of the site is agricultural land.

## DESIGNATIONS

The site is not covered by any national statutory or non-statutory designations for landscape, historical or ecology character or quality.

The South Downs National Park lies approximately 450 metres to the north.

## PLANNING

Planning application A/122/19/OUT was submitted to Arun District Council by Gladman Developments Ltd.

Outline planning was granted on 17th March 2020 with the Section 106 Agreement signed on 13th March 2020. All details relating to appearance, landscaping, layout and scale will be subject to a reserved matters application.

Planning is for 160 residential units together with 15,000ft<sup>2</sup> of B1/B2 units and provision of sports pitches.

The residential development area measures 4.55 hectares with an average net density of 35 dwellings per hectare. The housing mix will be determined at the reserved matter stage with 30% Affordable Housing units, of which 75% shall be rented units and 25% shall be intermediate units. It is proposed that the majority of the residential development will be situated in the northern and eastern sections of the site, with a mix of two storey and two and a half storey properties along the spine streets.

The site currently comprises 14,591ft<sup>2</sup> of industrial buildings together with 1.6 hectares of caravan and vehicle storage. These buildings will be removed and replaced with 15,000ft<sup>2</sup> of B1/B2 units with associated parking. The detailed design, layout and landscaping of the units will be decided at the reserved matters stage. It is proposed that the units will have flexible floor space between 500ft<sup>2</sup> - 2,500ft<sup>2</sup>.

The indicative site layout sets out that the site will have 4.07 hectares of green infrastructure including new native hedgerows, a woodland belt, a network of public open spaces for informal recreation and a children's play area. It is proposed that a new attenuation basin is located in the north-western corner of the site to manage excess surface water run-off and create a wetland habitat.

The proposed development includes the gifting of 2.1 hectares of land to the District Council to enable the creation of a local sports hub. The land is located in the south-western corner of the site and will accommodate two full-size adult football pitches.







**Existing on-site commercial buildings**





## TENURE

The site is offered for sale freehold with vacant possession on completion.

## OVERAGE CONDITION

The site is to be sold subject to an overage clause, details to be made available on request.

## VALUE ADDED TAX

The vendors have elected to pay VAT on this site.

## INFORMATION PACK

A password-protected dataroom has been prepared as part of this sale and can be provided upon request to include, but not limited to, title information and full details of planning application A/122/19/OUT. Further information on this site is available by contacting Oliver Robinson at Batcheller Monkhouse on 07747 864329 or email [o.robinson@batchellermonkhouse.com](mailto:o.robinson@batchellermonkhouse.com). Alternatively, contact Simon Wilson at Gladman on 07904 379001 or email [s.wilson@gladman.co.uk](mailto:s.wilson@gladman.co.uk).

## METHOD OF SALE

We are seeking unconditional offers subject to contract only for the freehold interest of the site., Offers should be for a fixed amount and unrelated to any other offer. The vendors retain the right not to accept the highest or indeed any offer.

Please provide the following information:

- Confirmation of how the purchase is to be funded.
- Whether board approval is required and, if so, whether it has been sought prior to the submission of the offer.
- Offers will be deemed to have been made with full consideration of the information available in the information pack.
- Estimated timetable,
- Solicitors acting in the transaction.

**OFFERS INVITED**

## VIEWINGS

For an appointment to view please contact Oliver Robinson on 07747 864329 or e-mail [o.robinson@batchellermonkhouse.com](mailto:o.robinson@batchellermonkhouse.com)



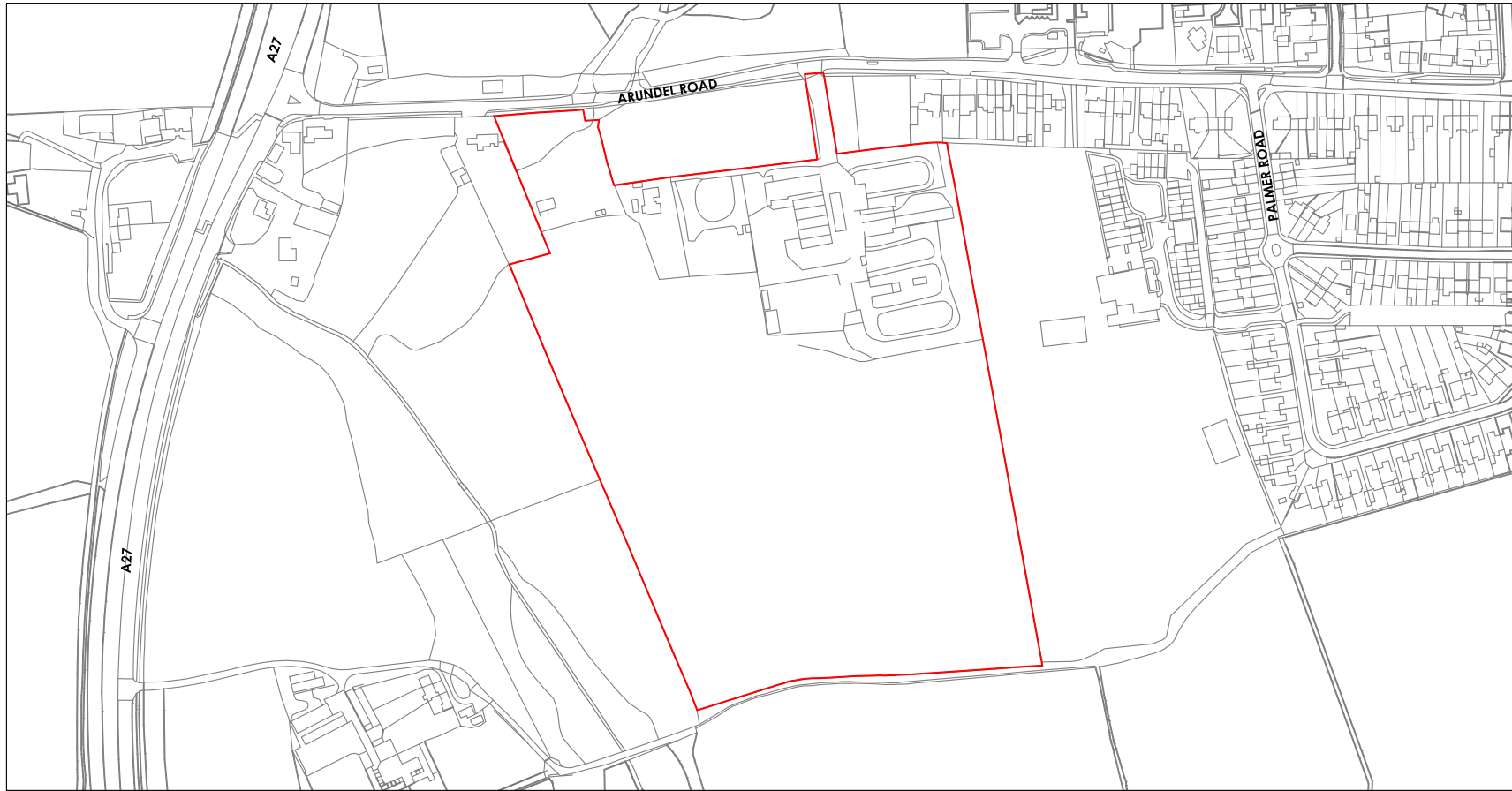


Scale: 1:2500 @A3  
Scale: 1:1250 @A1

Site Boundary, 9.10ha



B	05.10.17	JC	Amended Red Line
A	13.11.17	JC	Amended Scale Bars
Rev	Date	By	Description
<b>CSA</b> environmental			
Dales Barns, High Street, Ardwell, Hertfordshire SG7 5HT t 01462 743447 e cshwell@csaenvironmental.co.uk csaenvironmental.co.uk			
Project	Land West of Arundel Road, Angmering		
Title	Red Line Site Location Plan		
Client	Gladman Developments Ltd		
Scale	1:2500 @A3	Drawn	JC
Date	Nov 2017	Checked	SG
Drawing No.	CSA/2467/108	Rev	B



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**NOTE:**  
Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.





The picturesque village of Angmering



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