



# HAMPTON PARK

FOR SALE PLOTS A & B  
APPROX. 4.25 ACRES (1.72 HA)

**B1 OFFICE DEVELOPMENT  
OPPORTUNITY**

TODDINGTON LANE, LITTLEHAMPTON, BN17 7PP



**PLOT B**

**PLOT A**

NIIGHTINGALE WAY

LITTLEHAMPTON

Lambert  
Smith  
Hampton



## Location

The subject sites are located to the north of the town of Littlehampton. The sites are accessed via a new link road from Nightingale Way, via the A259. Additional access is to be provided via the newly formed Lyminster Bypass, which leads to the A27 via the A284. This provides direct links to East and West Sussex.

The site is well located approximately 10.6 miles to the west of Worthing, 13.6 miles to the east of Chichester and 30 miles to the west of Brighton. Site A is situated on the south-west and Site B on the north-west of the newly constructed Lyminster Bypass.



**Key**

<b>A</b>	Residential Area (excluding residential above retail)	<b>H</b>	Leisure
<b>B</b>	Commercial Use	<b>I</b>	Hotel
<b>C</b>	Retail Area (with residential above)	<b>J</b>	Energy Centre
<b>D</b>	Enterprise Centre	<b>K</b>	Care Home
<b>E</b>	Education	<b>L</b>	Recycling Area Extension
<b>F</b>	Youth Facility	<b>M</b>	Further Residential owned by others
<b>G</b>	Community Centre	<b>Roads</b>	

**The Site**

The subject site forms part of a regeneration plan for a mixed-use development, with the majority of the consented 1,260 dwellings (out of a potential 1,460 dwelling masterplan) built and occupied with works continuing on site, up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre,

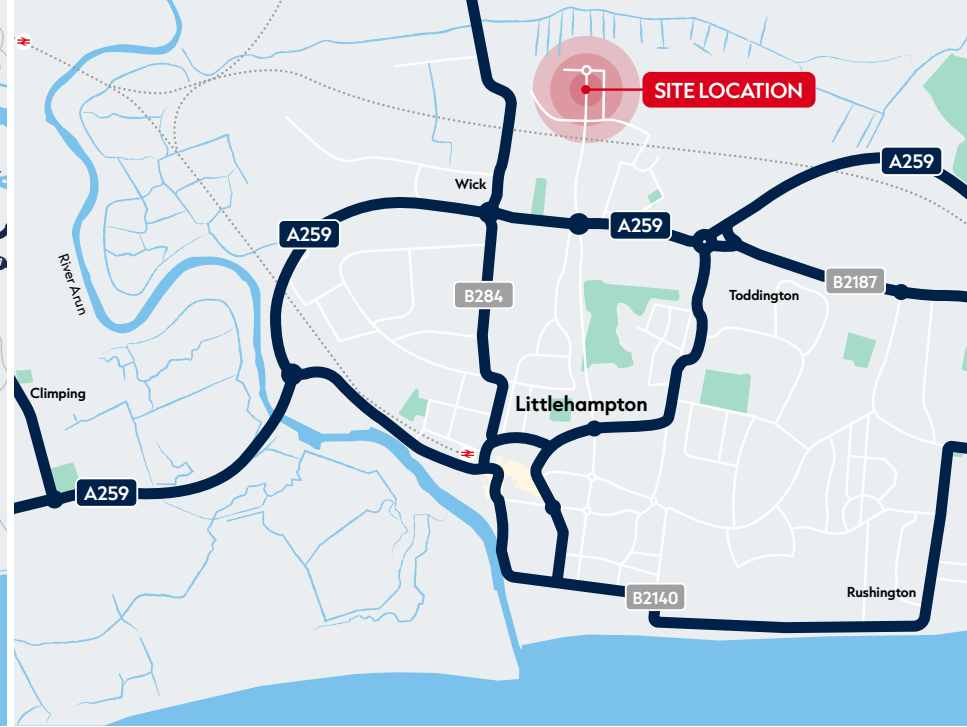
youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane.

Plots A & B consist of approximately 4.25 acres with consent for 13,000 sqm of B1 employment floorspace over 3-4 storeys. Further details can be found under planning application LU/47/11/.

The intention of the consent is to create significant new employment prospects for local people whilst providing opportunities for positive changes to the town's economic base.

## Drive Times

Location	Time
London	2hrs 15mins
Southampton	1hr 15mins
Heathrow	1hr 40mins
Gatwick	1 hr
Chichester	30 mins
Brighton	45 mins



## The Opportunity

- Population of 27,000 in immediate vicinity
- 1,260 new residential dwellings
- New Link Road to main arterial roads
- Outline consent for 13,000 sq ft of employment space
- 12.6 miles (25 minutes) to Goodwood.
- 7.4 miles (18 minutes) to Bognor Regis beach
- 1 mile (2 minutes) to South Downs National Park
- 16.7 miles (36 minutes) to Shoreham Port
- 1.9 miles to Littlehampton Train Station
- 3 miles (11 minutes) to Arundel Castle
- 7.4 miles (17 minutes) to Fontwell Race Course



## Proposal

Offers are invited on a conditional or unconditional basis.

## Further Information

For further information please contact the agents:

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**Lambert  
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