

HARBOUR WAY COUNTRY CLUB

Chichester Road, West Wittering, PO20 8QA



Guide Price £2,000,000 | Reference number: 3890007

Christie & Co are delighted to bring to the market this exciting opportunity for a purchaser to acquire a substantial freehold property with the benefit of planning permission for a new country club and restaurant, in the affluent and highly desirable coastal area of West Wittering, just south of Chichester.



KEY INVESTMENT HIGHLIGHTS



01

Circa 1.8 acre site



02

Planning permission for comprehensive redevelopment of the sports and country club



03

Upmarket and affluent local demographic



04

Site largely cleared ready for the build



05

Other planning uses potentially available





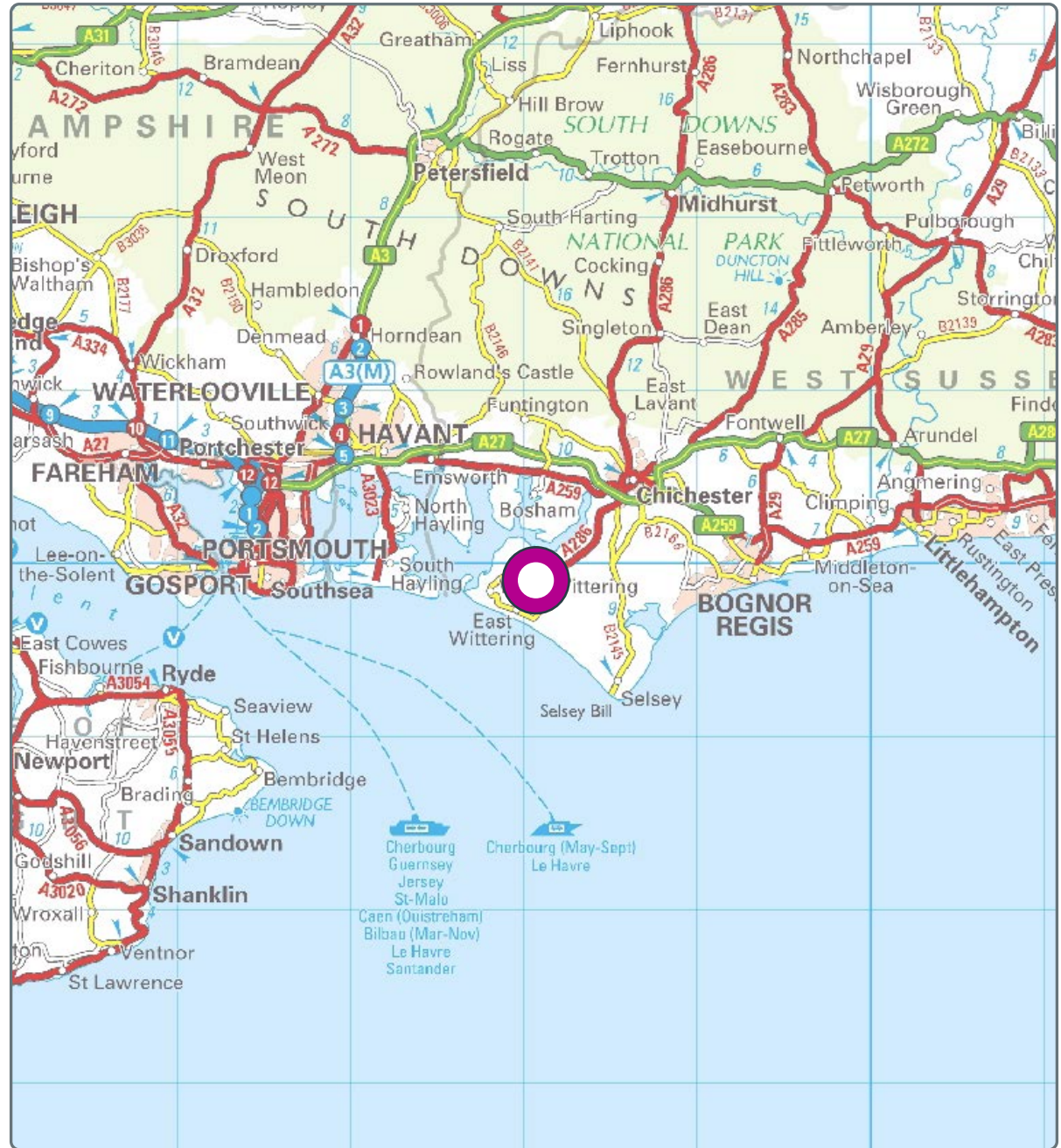
THE OPPORTUNITY

The Harbour Way Country Club was first established in the early 1960's and was previously known as The Roman Way Club. The country club occupies a site of around 1.8 acres, is broadly level, and is visible from the road.

The consented scheme will allow a gross internal floor area of 1663 sq meters (17893 sq ft).

SITUATION AND LOCATION

The site is located between West Wittering (1.9 miles), Itchenor (1.5 miles), East Wittering (1.7 miles) and Chichester (6.1 miles). The beautiful Chichester Harbour AONB is a beautiful setting and property hotspot. The site is surrounded by a mix of high value residential and a wide range of commercial properties in the leisure, retail and hospitality sector, as well as a number of public houses, Some other notable sites nearby include Itchenor Sailing club, Chichester Marina, a range of garden centres, care homes and a number of holiday parks.







PLANNING PERMISSION

The site is being sold with the benefit of planning permission for extensions and reconfiguration to the existing country club and grounds. Full details can be found using the planning reference 22/00782/FUL

Once completed the site will offer members access to tennis and padel courts, indoor and outdoor pools, sauna, steam, jacuzzi, class studios, gym, and a fantastic restaurant and bar space.

The design incorporates natural materials, and emphasizes sustainability. The existing landscaping will be revitalized to improve biodiversity and better reflect the location within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

randell design group
architecture | interior design | project management



STRUCTURE OF SALE

The land and buildings are to be sold on an asset sale basis.

CONTACT

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