



**KINGSTON
WHARF**
SHOREHAM

PRIME WATERFRONT RESIDENTIAL & COMMERCIAL DEVELOPMENT SITE FREEHOLD FOR SALE

- 1.4 ACRES – PLANNING PERMISSION GRANTED FOR 90,000SQFT COMMERCIAL SPACE (SELF-STORAGE & OFFICE CENTRE)
- FULLY REMEDIATED SITE READY FOR DEVELOPMENT
- OF INTEREST TO OCCUPIERS & DEVELOPERS

KINGSTON WHARF WEST, BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RN





- **APPROX 1.4 ACRES**
- **OF INTEREST TO OCCUPIERS & DEVELOPERS**
- **EXTANT PLANNING PERMISSION FOR 90,000SQFT**
- **POTENTIAL FOR APARTMENT OR TOWN HOUSE DEVELOPMENT (STP)**
- **INCLUDED WITHIN ADUR COUNCIL DEVELOPMENT BRIEF**
- **SIGNIFICANT GROUND REMEDIATION & RIVER WALL WORKS COMPLETED**

LOCATION

Shoreham By Sea is fast becoming a Sussex property hotspot. Offering seaside living and close proximity to the South Downs National Park, it is expanding rapidly with a number of new home schemes underway or recently finished. Shoreham has excellent road, rail and public transport connections to Brighton & Worthing respectively, together with rail services to London Victoria. Brighton City Airport is a short distance to the west across the River Adur and Shoreham Beach.

Kingston Wharf West is located at the eastern end of the principle arterial route into Shoreham By Sea fronting both the A259 Brighton Road and River Adur, forming part of the long term regeneration plan for the river frontage and Western Harbour Arm along the Brighton Road which is well underway in the locality.

KINGSTON WHARF WITHIN THE WESTERN HARBOUR ARM

The site at Kingston Wharf West falls within the Western Harbour Arm area of Shoreham Port and is located directly onto the River Adur. Kingston Wharf sits within the Western Harbour Arm Adur District Council Development Brief.

The Development Brief promotes Adur & Worthing Councils requirement to regenerate this part of Shoreham by supporting residential and ancillary commercial development along Brighton Road, moving away from the historic port related commercial uses and regenerating this exciting Waterfront area.

Several schemes within the Western Harbour Arm area are now well underway, including Hyde Housing's scheme on the immediately adjoining Kingston Wharf East site providing 255 new shared ownership apartments. Free Wharf, located to the west of Kingston Wharf, is nearing the completion of a mixed-use development to provide exciting new commercial spaces and 540 shared ownership apartments. To the west of Free Wharf, Vivid Housing are completing a 176 apartment affordable housing scheme and directly opposite, Hyde Housing are soon to start work on a shared ownership scheme of 159 apartments and new commercial spaces on the site of the former Adur Civic Centre.

The only other competing private market scheme sits to the east of Kingston Wharf and comprises the recently approved Cayuga scheme on the former Howard Kent site for development of 21 town houses and 24 flats, which we understand will start construction imminently.



SHOREHAM-BY-SEA





THE SITE

Kingston Wharf West was acquired by Easistore Self-Storage operators as part of a JV purchase with Hyde Housing and they secured planning on the site for a new commercial building to include a major self-storage facility, Business Centre and café offering up to 90,000sqft of commercial space within a multi-level building.

As part of the original transaction, Hyde were obligated to completely remediate the site ready for the Easistore development, to include providing the new river wall and waterfront walkway and de-contamination of the site. This work has now been completed and full details of the works undertaken, and specification, are within the information pack.

The remediation works included:

- Site clearance and contamination remediation
- Flood defence and river wall works
- River promenade works
- Drainage diversions
- Regrading of levels, and provision of Easistore Enterprise Centre foundations
- Provision of drainage to site for future connections
- Flood defence walls
- Provision of statutory authority mains supplies to site boundary

SITE POTENTIAL

Kingston Wharf West now comprises a remediated and cleared site ready for development for a variety of uses, subject to planning and to include the existing and now extant (effectively commenced) planning permission for a self-storage centre.

It is considered that the site has potential for a variety of alternative development opportunities to include residential and commercial development, as supported by the Western Harbour Arm Planning Brief.

HGP Architects have been commissioned to demonstrate the potential of the site for residential development and have produced a capacity study that illustrates development options for either riverfront housing or apartment development of up to 70 units.

In addition, they have, for the purposes of supporting employment planning policies and creating a buffer use between the residential development and the adjoining metal recycling plant, introduced an element of commercial use on the western boundary of the site to provide a terrace of commercial units that could provide in the region of 7,500 to 10,000 sq.ft. of E Class accommodation. However, subject to planning it may be possible to introduce residential development across the whole site.

Subject to planning, the site also has potential to appeal to a range of commercial development uses, examples of which could include employment-based uses such as an HQ office, manufacturing, drive through, storage and distribution, leisure or hotel use.

AFFORDABLE HOUSING CHALLENGE

Oakley New Homes and Oakley Commercial have had involvement with the sale of many of the sites within the Western Harbour Arm area and have advised upon and sold a number of recent new developments within Shoreham, to include Hyde's largely private market sale development of Shoreham Waterfront, which comprised 120 new houses and apartments.

Our Valuation team has also recently completed several successful viability challenges against the provision of affordable housing in the context of Adur & Worthing's policy for the area of a 30% provision. It is considered that in the case of this site that with an extant planning permission and as a remediated site, the Benchmark Land Value hurdle that has to be exceeded to demonstrate the Affordable Housing pot has the potential to be challenged through the planning process.

It should also be noted that Adur Council have **not** adopted a CIL policy.

THE SITE





CONSENTED SCHEME

EXISTING PLANNING - APP NUMBER AWDM/0204/20

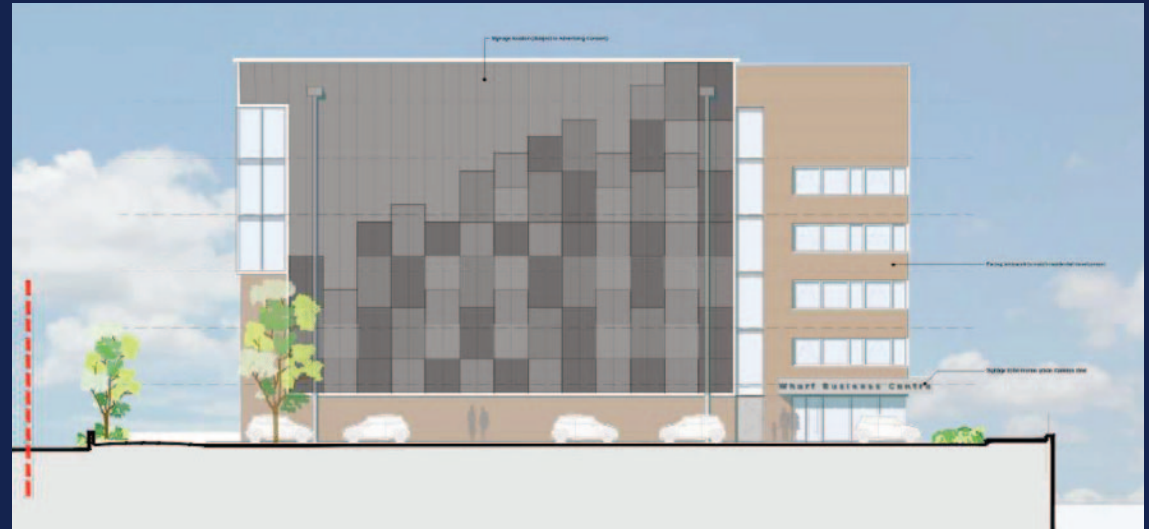
The site was originally subject to an application spanning both the east and west sections of Kingston Wharf for three blocks of residential dwellings (east section) and a mixed-use Business Centre (office, storage and café uses) incorporating a Riverside Walk, landscaping and ancillary car and cycle parking.

Both elements have been implemented with the residential scheme on the adjoining site well advanced as can be seen on the photographs of the area.

The consented commercial space extends over ground and five upper floors served by two passenger lifts and provides a state-of-the-art self-storage facility with integral class E office space and a café area.

THE APPROVED AREAS FOR THE BUSINESS CENTRE BUILDING WERE IDENTIFIED AS FOLLOWS:

- 4,188sqm / 45,000sqft - Class B8 Storage & distribution
- 2,276sqm / 24,500sqft - Class E (g) Offices
- 1,927sqm / 20,750sqft - Either of the above
- 99sqm / 1,065sqft - Class E (b) Café - with additional outside seating area.
- **Total area:** 8,490sqm/91,400sqft



WEST ELEVATION

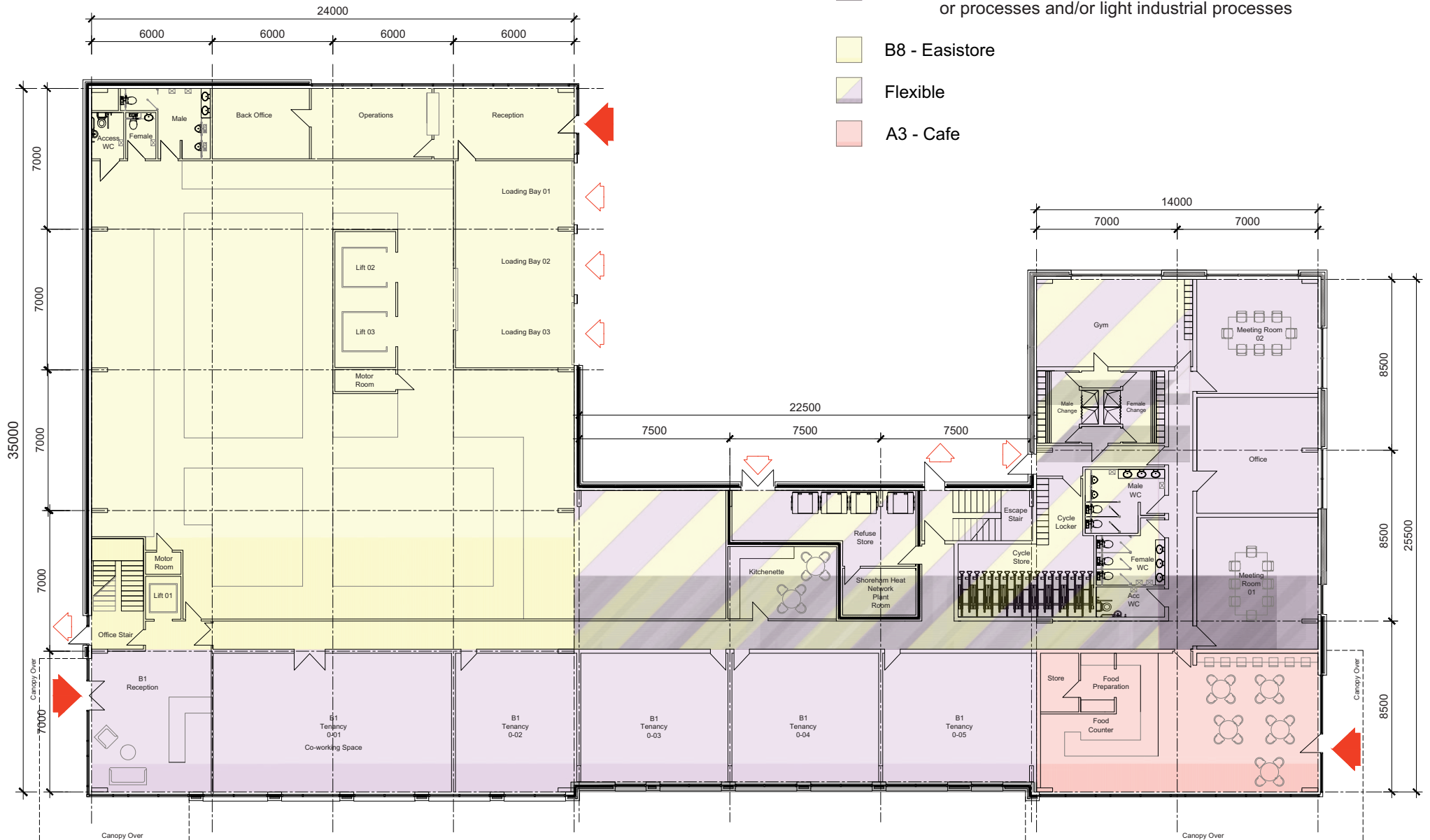


SOUTH ELEVATION

GROUND FLOOR PLAN

Legend

- E(g) - Office, research and development of products or processes and/or light industrial processes
- B8 - Easistore
- Flexible
- A3 - Cafe





POTENTIAL RESIDENTIAL SCHEME WITH COMMERCIAL UNITS



Ground Floor



1st - 5th Floor

ACCOMMODATION:

BLOCK 1 - APARTMENTS

Level	1B2P @50m ²	2B3P @61m ²	2B4P @70m ²
5th Floor	4	1	7
4th Floor	4	1	7
3rd Floor	4	1	7
2nd Floor	4	1	7
1st Floor	4	1	7
Ground Floor	4	1	5
Total:	24	6	40
Total Units:	70		

BLOCK 2 - COMMERCIAL UNITS

7,836 sqft footprint with scope to install mezzanines

ARTISTS IMPRESSION

Proposed
Commercial Units

Proposed
Residential Units

Hyde
Residential Units

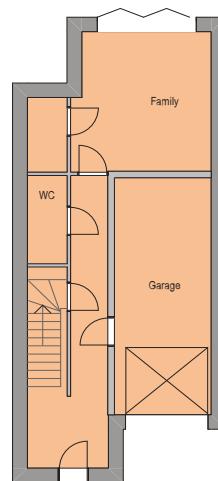




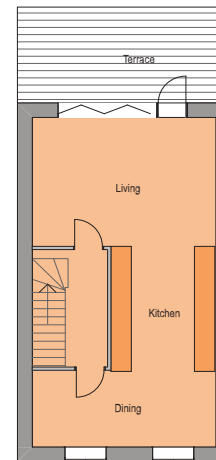
ALTERNATIVE TOWNHOUSE & COMMERCIAL SCHEME



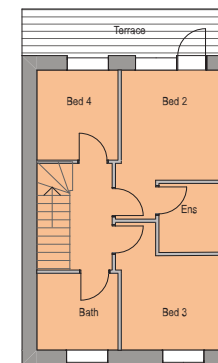
Ground Floor



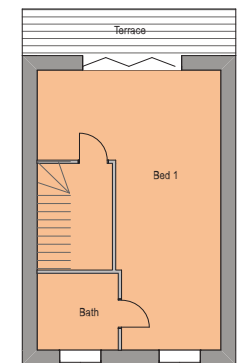
Ground Floor



1st Floor



2nd Floor



3rd Floor

Typical Townhouse Unit



Vivid Housing
176 Affordable
Units

Civic Centre Site
Hyde Housing 159 Units
& Commercial

LOCAL SCHEMES

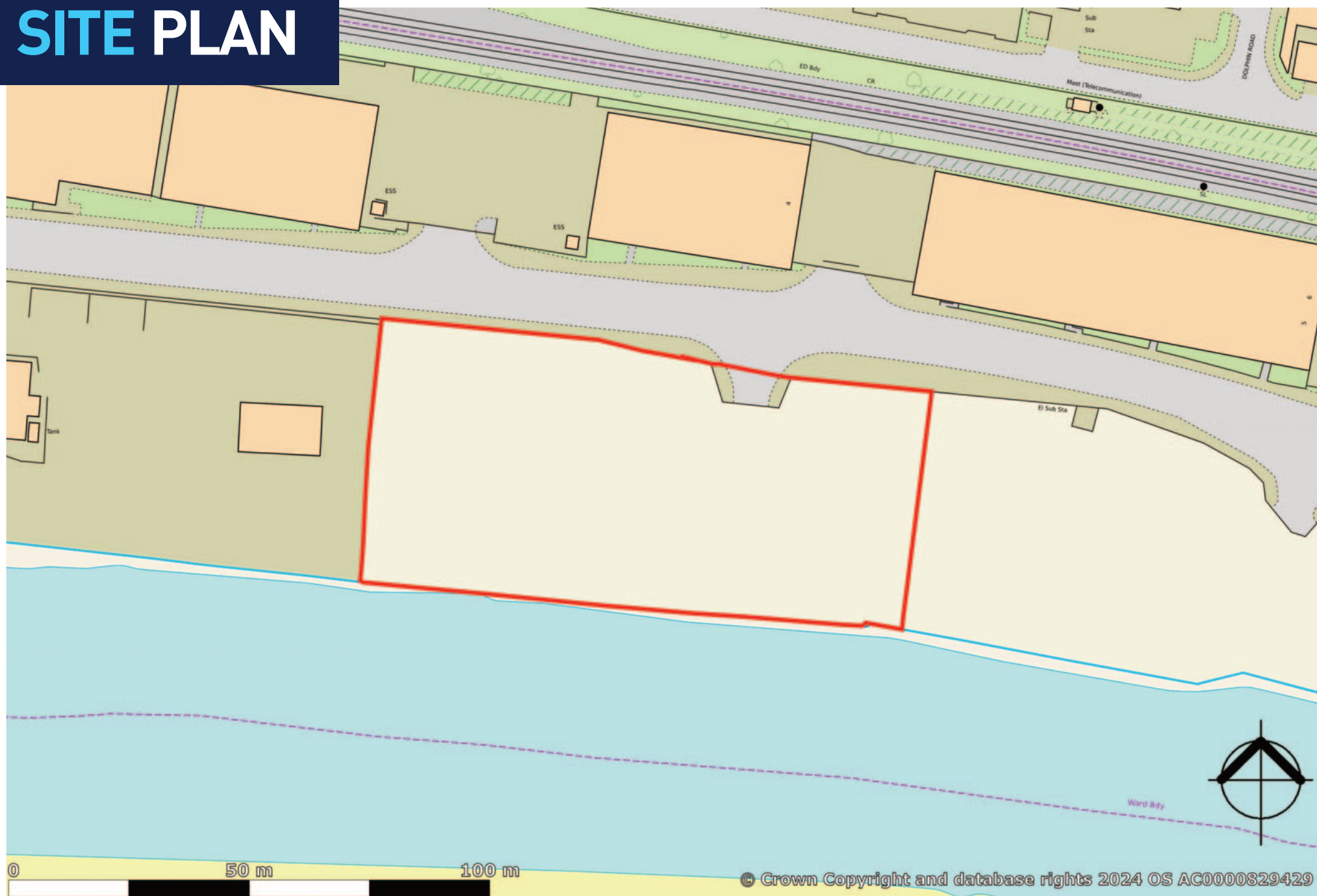
Free Wharf
540 Shared
Ownership Units
& Commercial



**Kingston
Wharf East**
255 Shared
Ownership Units

Cayuga Site
21 Houses &
24 Flats
(Private Sale)

SITE PLAN



SITE LOCATION





INFORMATION PACK

Within the Information Pack we have included: -

- Legal Title
- S106 agreement
- Drainage Plan
- Decision notice
- Approved plans
- Specification of Works undertaken to Site by Hyde
- Design Document prepared by HGP Architects
- Planning statement
- Plus additional documents

To access the information pack please email

steven@oakleyproperty.com

TENURE

Freehold with vacant possession

BASIS OF SALE

Expressions of Interest are sought for the freehold interest of the site. Consideration will be given to either unconditional or subject to planning offers.

Interested parties will be expected to provide proof of funds and relevant ID in accordance with the Anti Money Laundering Regulations 2017.

Expressions of Interest should be sent to:

**Mr C Oakley & Mr S Harvey, Oakley Property, 30-31
Foundry Street, Brighton BN1 4AT**

VAT

Vat will be chargeable at the standard rate

LEGAL COSTS

Each party will be responsible for their own legal costs.

LOCAL AREA PLAN





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KINGSTON WHARF WEST, BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RN



SOLE AGENTS

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