



Prime Development Opportunity with Adopted Local Plan Allocation

- 1.08 hectares
2.68 acres
- Freehold for sale by Informal Tender
- Offers on an unconditional basis
- Offers to be received no later than 12 noon on Thursday 26 March 2026

Guide Price: £1,250,000

PRIME DEVELOPMENT OPPORTUNITY

**Land at Kingsham Road, Chichester, West Sussex
PO19 8AE**

LOCATION

The site is located in Kingsham Road and is a prime location within the city centre of Chichester. Given the potential commercial uses for the site, it is ideally located in very close proximity to Chichester railway station (approx. 400m away) and Chichester bus station (approx. 300m away).

In addition, the A27 provides a good connection east/west and is approximately 650m to the south of the site. There is also good access to the shopping and eateries in the city centre and leisure facilities at Chichester Gate, which are all within 1km of the site.

[Click here for What3Words///](#)

wasp.friday.banana

DESCRIPTION

The land (1.08 hectares/2.68 acres) forms part of the former Chichester High School for Boys site which closed in September 2016.

The site is within the Southern Gateway allocation, which is an adopted allocation within the Chichester Local Plan. The area is proposed to be master planned to provide further employment and residential and this site represents a proportion of this. The surrounding buildings comprise a mixture of uses including a High School, residential properties and Chichester Police Station.

PLANNING

The land is allocated for Class E use as set out in the Henry Adams Planning Note and in the Chichester Site Allocation Development Plan Document 2014-2019 (January 2019) and is identified in the adopted Chichester Local Plan 2021-2039 as being part of the Southern Gateway Regeneration Area (Policy A3). It is also part of the strategic level east-west corridor where, along with Chichester City, Policy S1 seeks to focus the majority of planned sustainable growth.

The majority of the site lies in Flood Zone 3 with small areas in Flood Zones 1 and 2. It also lies within an area affected by nutrient neutrality and has a number of trees along the northern boundary subject to Tree Preservation Orders.

LOCAL AUTHORITY

Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex PO19 1TY.

SERVICES & ACCESS

Buyers are expected to perform their own due diligence with regard to service capacity and location.

INFORMATION PACK

Further information relating to the site is available for download from our online data room. Please [click here](#) to contact us for access to this.

VAT

It is not the intention of the landowners to charge VAT on the purchase price.

METHOD OF SALE

We are seeking offers for a fixed sum, unrelated to any other offer for the freehold interest by way of Informal Tender. Prospective purchasers should confirm the following in their offer:

- Confirmation of the offer amount, unrelated to any other offer
- Offers should be made on the Financial Proposal Form, a copy of which will be located within the Data Room, together with a covering letter explaining the offer
- Confirmation that the offer is made with the benefit of the information available within the online Data Room
- Confirmation of the amount of deposit payable upon exchange of contracts and timescales for exchange and completion
- Confirmation of any due diligence or conditions required to reach an unconditional
- Confirmation of the proposed future use of the site
- Confirmation of how the purchase is to be funded and what, if any, arrangements need to be made to secure funding
- Confirmation if Board approval is required and the timescale and process to obtain such approval

- Confirmation the purchaser is aware that any decision to accept an offer will be subject to appropriate WSCC internal approvals.

The vendors retain the right not to accept the highest or indeed any offer

All offers should be received no later than 12 noon on Thursday 26 March 2026.

OVERAGE

The vendors will be looking to agree a turn overage for a period of 5 years once the sale is completed.

VIEWING

The site is visible from the road. However, we will be arranging viewing days where accompanied viewings will be possible. Please contact us for further details.

ANTI-MONEY LAUNDERING

In accordance with applicable Anti-Money Laundering Regulations, Henry Adams LLP will require certain information from the successful bidder. When submitting an offer for the land you agree to provide such information as reasonably required.



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100 m
Scale 1:4099 (at A4)





All offers and requests for further information should be directed to:



Chris Locke
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E: chris.locke@henryadams.co.uk



Martin Trundle
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