

**EMPLOYMENT LAND
4.29 ACRE SITE**

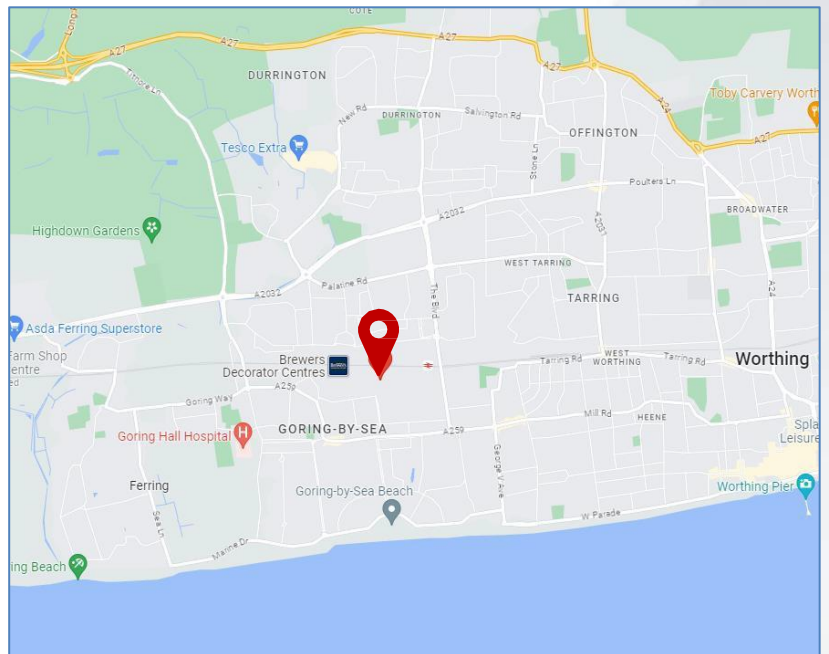
**Land North of Barrington Road,
Goring by Sea, BN12 4UB**



Indicative Red Line

KEY HIGHLIGHTS

- A 4.29 acre site situated adjacent to the Goring Business Park within the existing urban area.
- Self contained site.
- Close proximity to the A259 providing excellent connections to London, Brighton and Portsmouth via the A27 and A24.
- Potential redevelopment opportunity.
- Offered on a freehold basis.
- Forms part of the Employment Area within the Worthing Local Plan (Allocation A10 – Martlets Way).
- Access to the site is off Barrington Road to the south



Source: Google Maps

For more information please contact:

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LOCATION

The site is located within a mixed-use area of Durrington, Worthing. The site is immediately bound by the railway line to the North and Holm Business Park to the West. Directly to the East lies existing office accommodation which has been allocated for 250 residential units in the local plan.

Access to the site is currently gained via Barrington Road, which is accessed from the A259. The A27 is a short distance to the north of Worthing and connects Brighton and Portsmouth and also provides excellent links to London via the A24. The site is located c. 0.4 miles to the West of Durrington-on-Sea station which is served by regular trains to a variety of destinations including Brighton (32 minutes), Southampton Central (80 minutes) and London Victoria (88 minutes).

Town/City	Distance
Worthing	3.7 miles
Brighton	14.1 miles
Crawley	30.6 miles
Southampton	53.4 miles
Central London	61.1 miles

Source: Google Maps

DESCRIPTION

The site is broadly rectangular in shape and comprises c. 4.29 acres of cleared and vacant land held under the freehold titles WSX257366 and WSX257367.

The site was formerly used as a waste-water treatment plant and a gasholder site. It is well-screened to the North, East and West by mature trees. The site is fenced to the perimeter with gated access to Barrington Road.

The Worthing Local Plan, adopted March 2023, details the site to form part of an employment area with an indicative capacity of 10,000 sqm, although current access arrangements will require some improvements.

Local Plan site allocation – A10: Martlets Way



SITE PLAN



Indicative Red Line

ACCESS

The Site currently has an access agreement in place via Barrington Road, however use of this access is for servicing and maintenance of operation assets for SGN. This would not be suitable for Commercial Vehicles.

Commercial access can be obtained via one of three potential ingress points.

- Through the **Marlets Way Development** proposal, accessing the south western corner of the Site;
- Access can be gained via the residential development currently under construction by Bellway Homes. Access can be provided to a singular point on the Eastern Boundary & Southern Boundary.

No access for commercial vehicles has formally been agreed.

Further information about access can be provided by the retained agent upon request.

VAT

We understand that the sale price will be subject to VAT.

LEGAL COST

Each party is to be responsible for their own legal costs incurred in the transaction.

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