

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land to the north of Bognor Road
Chichester

Prime Residential Development Site **for up to 9 dwellings**

- Approximately 0.309 hectares/0.766 acres
- Freehold for sale by Informal Tender
- Offers welcomed on an unconditional or Subject to Planning basis
- **Offers to be received no later than 12 noon on Thursday 28th May 2026**



[Click here for What3Words location](#)

[Click here for Google Street View](#)

Location

The site is located on the A259 Bognor Road, Chichester, the last remaining undeveloped area of the Bellway Cathedral Park development less than one mile from the city centre.

Chichester is a small historic cathedral city known for its Roman walls, charming streets and Georgian architecture. The city centre is compact with shops, cafes, pubs and restaurants with nearby attractions such as the Goodwood House, Motor Racing circuit and racecourse and Chichester Harbour.

Bognor Road is part of the A259 the main southbound road from Chichester towards Bognor Regis and other coastal towns and offers good connectivity to the main south coast route of the A27 which is immediately adjacent.

Description

The site is approximately 0.309 hectares/0.766 acres and comprises two, part three-storey office block which formerly served as the office for Bartholomews. The site is level and it is understood that the building has no architectural merit. It has not been occupied for 2-3 years. Demolition quotes are being sought for the building and will be provided in the Information Pack.

The site faces Bognor Road, however access will be via Woods Road, at a point along the site's eastern boundary. The site is bordered by residential development on all sides.

EPC Rating

C - valid until 2029.

Planning

The site is located within the Settlement Policy Boundary of Chichester and was subject to a refused application under planning reference 21/00382/FUL.

This application was refused in January 2024 and it is understood that the reasons for refusal can be overcome in any revised application. The refusal reasons related to providing nitrate neutrality, A27 mitigation and the impact on the SPA. All of these are now overcome via contributions to the various schemes that are now available or via contributions within the Section 106. The documents from the previous application are available within the Information Pack.

Local Authority

Chichester District Council, East Pallant House, 1 East Pallant, Chichester PO19 1UA.

Services & Access

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

VAT

It is the intention of the landowners to charge VAT on the purchase price.

Information Pack

Further information relating to the site is available in an online Information Pack, by request. Please click [here](#) to request a link to the Information Pack via email.

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 on an unconditional or Subject to Planning basis. 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 Information Pack, together with a covering letter explaining the offer
- Confirmation that the offer is made with the benefit of the information available within the online Information Pack
- Confirmation of the amount of deposit payable upon exchange of contracts and timescales for exchange and completion
- 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

- Assumptions for abnormal costs (if Subject to Planning)
- Confirmation of Due Diligence required before exchange (if Subject to Planning)
- Confirmation of assumptions to be clarified pre-exchange and pre-completion (if Subject to Planning)
- Contract length (if Subject to Planning)

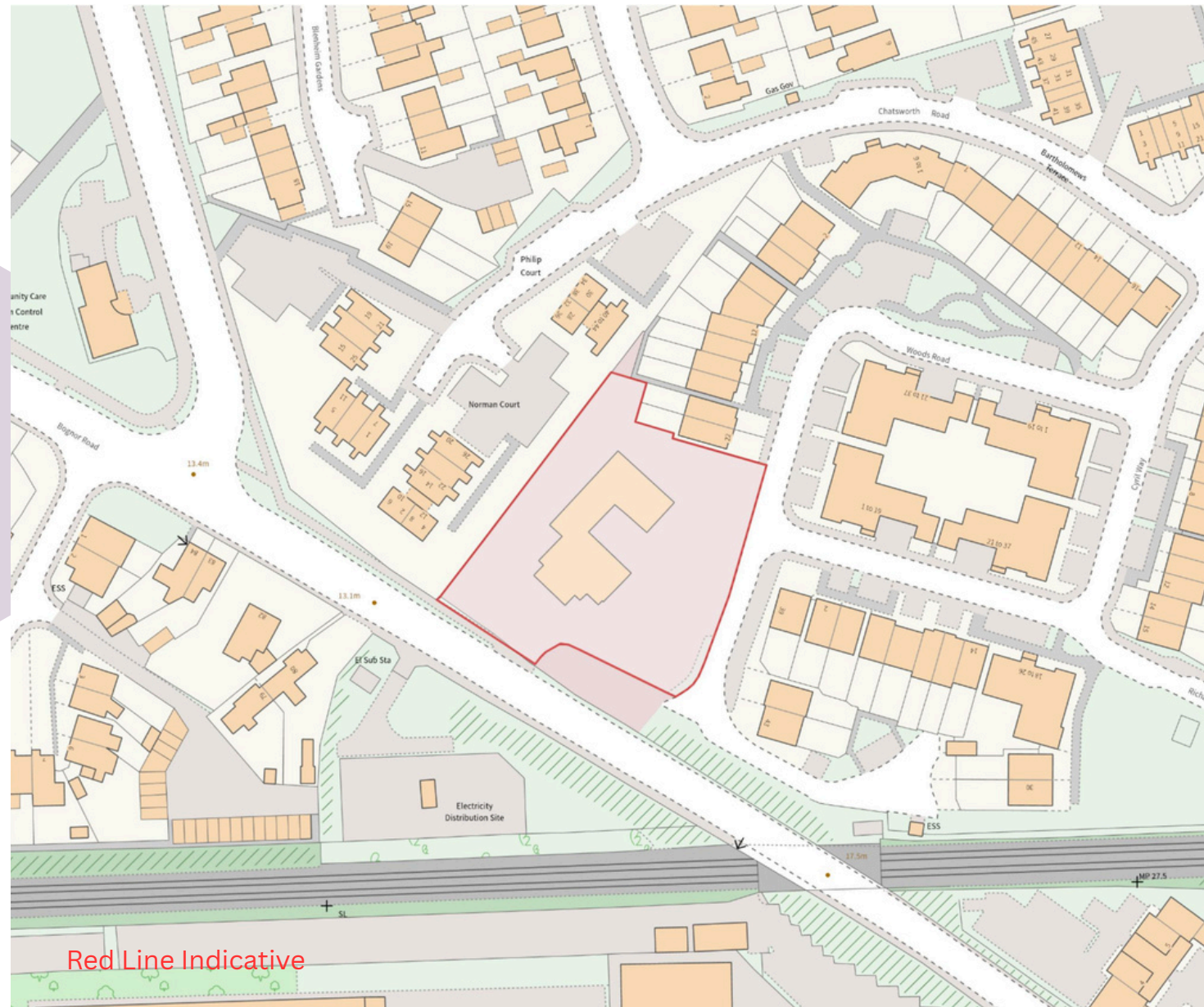
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Viewing

The site is visible from the road, however if any accompanied site visit is required, then please do not hesitate to contact Chris Locke or Martin Curry.

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.



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



Chris Locke
T: 01243 533633 (option 3)
E: chris.locke@henryadams.co.uk



Martin Curry
T: 01243 533633 (option 3)
E: martin.curry@henryadams.co.uk

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