



# Burnes Shipyard, Bosham - PO18 8JN

Guide Price £4,000,000



STRIDE & SON

# Burnes Shipyard

## Bosham

A rare opportunity to create two private dwellings in one of Bosham's most sought-after waterfront settings.

- Prime harbour-edge development site in sought-after Bosham, within the Chichester Harbour National Landscape
- Full planning permission granted for two contemporary detached waterfront homes (Ref: BO/24/01155/FUL)
- Rare opportunity to acquire a consented waterfront plot with direct harbour access
- Approved scheme offers two substantial homes (circa 375 sqm each) with garages, parking, and private gardens
- Stunning aspect with uninterrupted views across Cutmill Creek and spectacular sunset outlooks
- Thoughtfully designed layouts with west-facing living spaces, balconies, and terraces to maximise views
- Includes an existing slipway, reinforcing the site's unique maritime heritage
- Cleared site with demolition complete, ready for immediate construction
- Vendor advises CIL has been paid and part discharge of planning conditions already progressed

Do not scale! This is a design concept for planning purposes. See 'Project Information' sheet.  
**ACCOMPANYING DOCUMENTATION**  
 All details shown on other drawings and sections should be read in conjunction with this plan, specification and other consultative drawings and drawings.



SOUTH ELEVATION  
1:100



WEST ELEVATION  
1:100

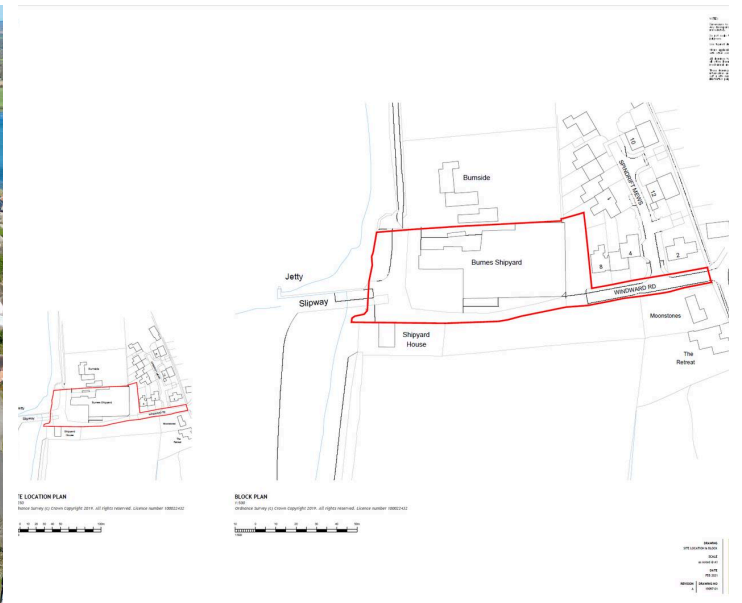
REV.	DATE	AMENDMENT	ISSUED

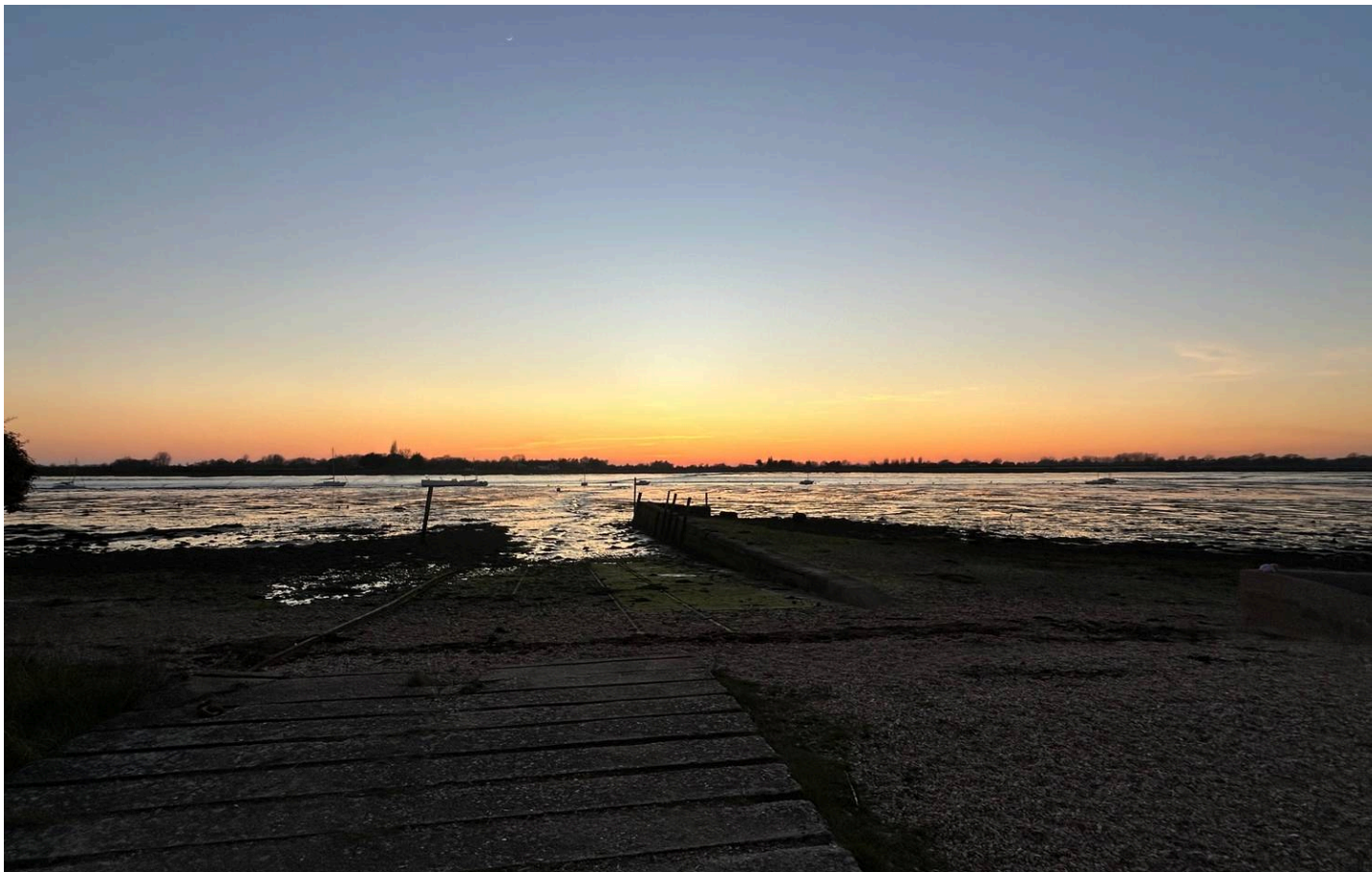
**Helver Davies Architects**  
 www.helverdaves.com  
 01243 821111  
 108 The Old Rectory, Queen St, Bournemouth, PO1 1PL

**PROJECT**  
 Burnes Shipyard  
 Residential Plot, Bosham

**DRAWING**  
 Street Elevations

**SCALE**  
 As noted on sheet





## Burnes Shipyard

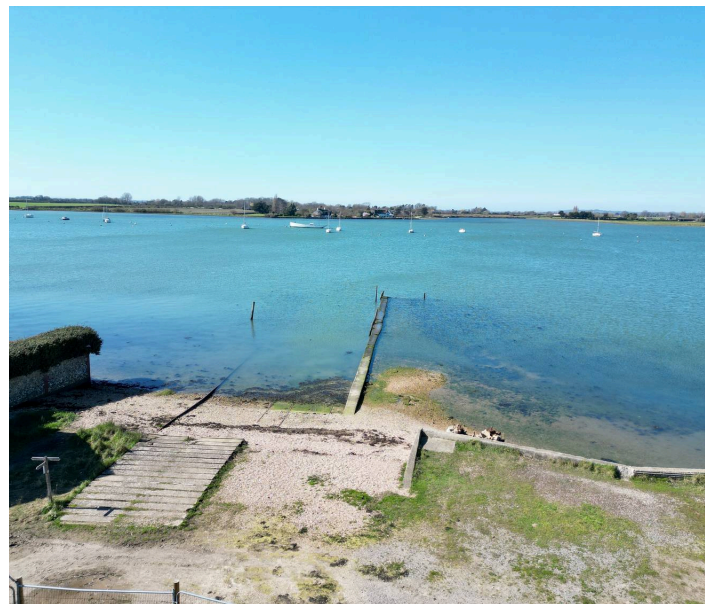
Bosham

Formerly Burnes Shipyard, this prime harbour-edge site occupies, in our opinion, one of the finest waterfront positions in Bosham, within the Chichester Harbour National Landscape (formerly AONB). The setting enjoys a predominantly west-facing aspect with excellent water views across Cutmill Creek and sunsets over the harbour.

The site benefits from full planning permission for the construction of two contemporary detached dwellings within a landscape-led layout and is now a cleared site, ready for construction of the consented scheme.

The selling agent suggests there may be potential to deliver a single, larger dwelling in lieu of two, subject to securing the necessary planning consents.

*Potentially available as two individual plots at £2,000,000 per plot*





## Burnes Shipyard

### Key Information

- Tenure: Freehold
- Planning Permission: BO/24/01155/FUL
- Discharge of Conditions: 25/01252/DOC (PP-14038217) – part discharge progressed
- CIL: Vendor advises CIL has been paid
- Site condition: Demolition completed; site cleared
- Public right of way: A public footpath runs along the access/harbour frontage in the vicinity of the site
- Flooding: The consented built form lies within Flood Zone 1, the lowest flood zone; areas closer to the harbour edge fall within higher flood zones, as is typical of waterfront sites





## Situation

The site is within easy walking distance of Bosham village, the Sailing Club and the harbour shoreline, with the highly regarded The Anchor Bleu close by, together with Bosham's quay, cafés and a network of coastal footpaths.

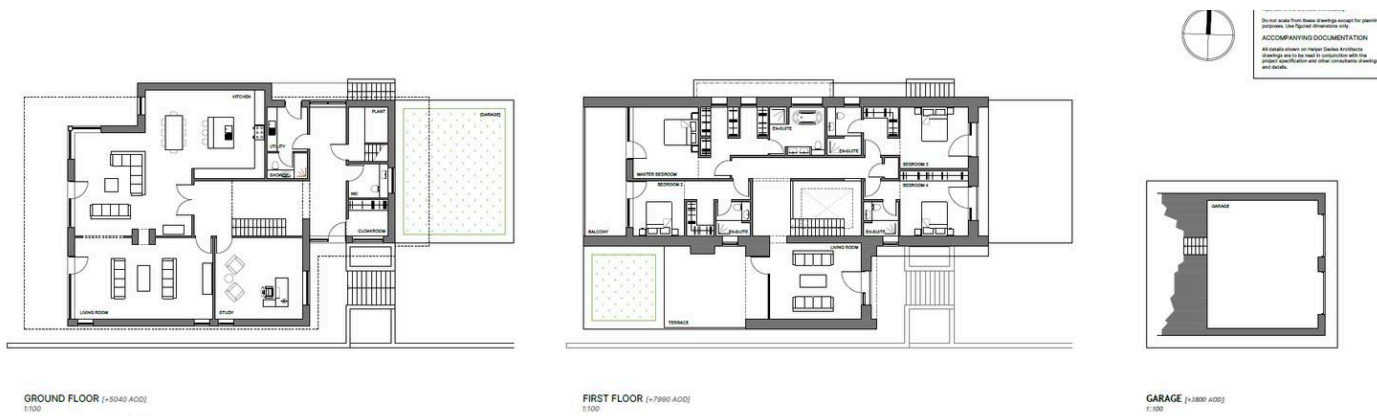
## The Opportunity

Opportunities of this nature in Bosham are rare: a consented, cleared waterfront site where the setting will strongly influence the end product. The west-facing aspect provides excellent natural light and views, and the harbour-edge position offers an immediate relationship with the water and coastal landscape.

## The Consented Scheme

The approved design provides two detached contemporary homes (Plot A and Plot B) arranged over two principal floors, each with garaging, private parking and garden space. A particular highlight is the site's direct harbour interface, including an existing slipway and immediate waterfront access. The accommodation in both houses is arranged to maximise the setting: west-facing living space and bedrooms are positioned to take full advantage of the water views, complemented by first-floor terraces and balconies for outdoor living and evening light.





# Burnes Shipyard Plot A

**Plot A - 376.9m<sup>2</sup> (425.7m<sup>2</sup> inc. garage); Garage - 48.8m<sup>2</sup>**

Plot A is arranged over two floors with a practical ground-floor layout and a strong first-floor living level, designed to make the most of the west-facing aspect and harbour views.

## Ground floor - 203.7m<sup>2</sup>

- Kitchen / dining room
- Living room
- Study
- Utility room
- Shower room
- Cloakroom / WC
- Plant room
- Garage



REV	DATE	AMENDMENT	DRAWN

**Helye Davies Architects**  
 www.helyedavies.co.uk  
 01246 521210

UNIT 1 The Old Mill Mill, Queen St, Burnes, W10 3JF

**PROJECT**  
 Burnes Shipyard, Burnes Mill, Burnes

**DRAWING**  
 Plot A

**SCALE**  
 As noted on sheet

## First floor - 173.2m<sup>2</sup>

- First-floor living room with direct access to terrace / balcony space
- Principal bedroom with en-suite and balcony
- Three further bedrooms with en-suite facilities

West-facing living accommodation and bedroom accommodation are positioned to enjoy water views and evening sunsets.



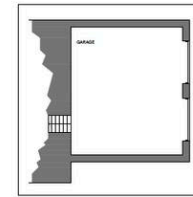
- Prime harbour-edge development site in sought-after Burnes, within the Chichester



GROUND FLOOR (+5040 AOD)  
1:100



FIRST FLOOR (+7900 AOD)  
1:100



GARAGE (+3800 AOD)  
1:100



Do not scale from these drawings except for plotting purposes. See 'General Information' sheet.  
ACCOMPANYING DOCUMENTATION  
All details shown on Helye Davies Architects drawings are to be used in conjunction with the project specification and other construction drawings and details.

# Burnes Shipyard Plot B

**Plot B - 374.1m<sup>2</sup> (422.9m<sup>2</sup> inc. garage); Garage - 48.8m<sup>2</sup>**

Plot B is arranged over two floors and provides a highly practical layout for day-to-day living and entertaining, including an additional informal reception room, with west-facing accommodation positioned to take advantage of the harbour outlook and sunset aspects.

## Ground floor - 194.5m<sup>2</sup>

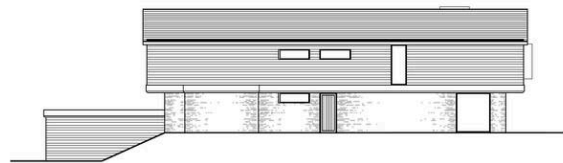
- Kitchen / dining room
- Pantry
- Living room
- Snug
- Study
- Utility room
- Shower room
- WC
- Plant room
- Garage



FRONT ELEVATION  
(level) 1:100



SIDE ELEVATION  
(level) 1:100



REV	DATE	AMENDMENT	DRAWN

**Helye Davies Architects**  
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info@helyedavies.co.uk  
01752 512 115  
Unit 1 The Old Forge Mill, Queen St  
Exmouth, EX20 9B

**PROJECT**  
Burnes Plot B  
Whitford Road, Burnes

**DRAWING**  
PLAN B

**SCALE**  
As noted on plan



## First floor - 179.6m<sup>2</sup>

- Principal bedroom with en-suite and balcony
- Three further bedrooms (with en-suite facilities to key rooms as shown on plan)

West-facing accommodation is arranged to benefit from the harbour outlook and sunset aspects.



## Burnes Shipyard

### Gardens, Outside Space & Harbour Interface

A key strength of the consent is the combination of private garden space with a setting that feels open and distinctly coastal. The approved scheme incorporates a considered landscape framework, including coastal planting and a well-planned layout that complements the waterfront position.

Of particular note is the site's immediate relationship with the harbour. An existing slipway remains in situ, providing a practical point of access to the water and reinforcing the site's former shipyard character. Prospective purchasers should satisfy themselves as to the precise extent of the title, ownership of any foreshore and/or slipway areas and any associated rights.



### Access

Access is taken via the established track serving Westbrook Field / the western end of Windward Road, with on-plot parking and turning incorporated within the approved layout.

## Planning & Progress

Planning Permission: Chichester District Council – BO/24/01155/FUL (decision dated 8 November 2024).

Discharge of Conditions: 25/01252/DOC (PP-14038217) – Part discharge of conditions 5, 6 and 30 pursuant to BO/24/01155/FUL.

A part discharge of conditions application has been progressed under reference 25/01252/DOC (pursuant to BO/24/01155/FUL).

Remaining construction-phase discharge matters are to be dealt with in the usual way through further submissions.



Bosham is one of West Sussex's most sought-after harbour villages, known for its historic quay, vibrant sailing community and outstanding waterside setting within the Chichester Harbour National Landscape.

At the heart of the village stands the remarkable Holy Trinity Church, one of the oldest in England, with Saxon origins dating back over a thousand years. Famously depicted in the Bayeux Tapestry, the church is a focal point of village life and a draw for visitors and history enthusiasts alike. The surrounding streets retain much of their historic character, with the tidal quayside creating one of the most photographed scenes on the south coast.

Bosham has a strong and welcoming community, with an active sailing club, local events throughout the year and a genuine village atmosphere that is increasingly rare to find. The village offers a range of day-to-day amenities, well-regarded pubs and eateries including the Anchor Bleu with its sought-after waterside terrace, and a mainline railway station with regular services to Chichester and along the south coast, with onward connections to London.



The wider area is widely regarded as one of the most desirable parts of the south of England, offering an exceptional quality of life with a blend of natural beauty, heritage, culture and leisure. Chichester Harbour itself is an Area of Outstanding Natural Beauty stretching across 50 square miles of tidal waterways, creeks and coastline, popular with sailors, paddleboarders, kayakers and walkers year-round. The harbour's sheltered waters and surrounding nature reserves make it a haven for wildlife, with abundant birdlife drawing naturalists from across the country.

Chichester city centre is readily accessible for a broader range of shops, restaurants and cultural facilities. The Chichester Festival Theatre, one of the country's most celebrated regional theatres, attracts world-class productions and acclaimed performers throughout its season and has launched numerous productions to the West End and Broadway. The city itself is steeped in Roman history, with the well-preserved city walls, the Cathedral and a wealth of independent shops, galleries, cafés and restaurants all contributing to its considerable charm.



Goodwood is just a short drive away and needs little introduction — home to the iconic Festival of Speed, the Goodwood Revival, Members' Meeting and Goodwood Racecourse, the estate draws motorsport and horse racing enthusiasts from around the world. The Goodwood Estate also encompasses a hotel, spa, golf course and farm shop, making it a destination in its own right.

The South Downs National Park rises to the north, offering some of the finest walking, cycling and riding countryside in the south of England, with sweeping views across to the coast.

The nearby village of Singleton is home to the Weald and Downland Living Museum, whilst Arundel — with its magnificent castle, cathedral and independent town centre — is also within easy reach.

For those looking to explore further, Portsmouth and Brighton are both accessible within the hour, offering additional shopping, dining, nightlife and mainline rail connections to London.

Council Tax - TBC once built

Tenure - Freehold







**GENERAL NOTES**  
 Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.  
 Do not scale from these drawings except for planning purposes. Use figured dimensions only.

**ACCOMPANYING DOCUMENTATION**  
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**SOUTH ELEVATION**  
 1:100



**WEST ELEVATION**  
 1:100

REV	DATE	AMENDMENT	DRAWN

**Helyer Davies Architects**  
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 hda@hdaarchitects.co.uk  
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 Unit 1 The Old Flour Mill, Queen St  
 Emsayth, PO19 7ET

**PROJECT**  
 Burnes Shipyards  
 Winward Road, Bosham

**DRAWING** SCALE  
 Street Elevations As noted @A1

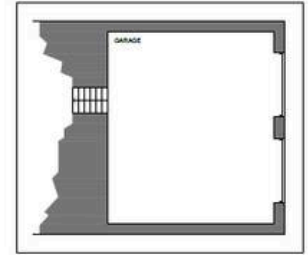
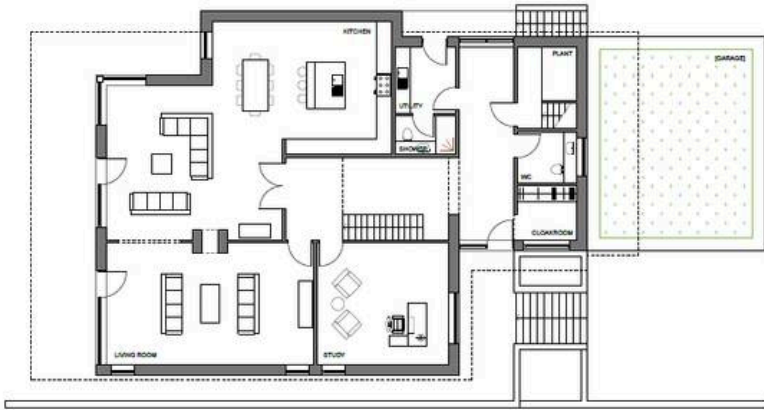
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 May-24 TW

**DRAWING No.** REV  
 23000 - 04 \*





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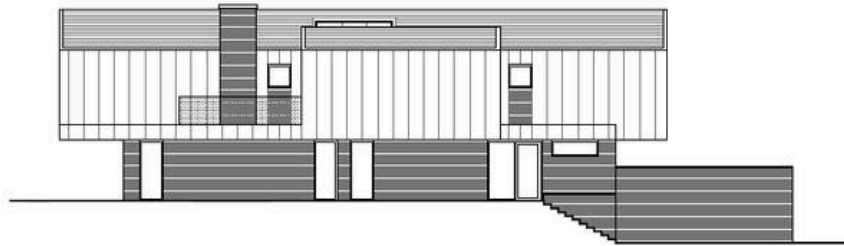
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**FIRST FLOOR** [+7990 AOD]  
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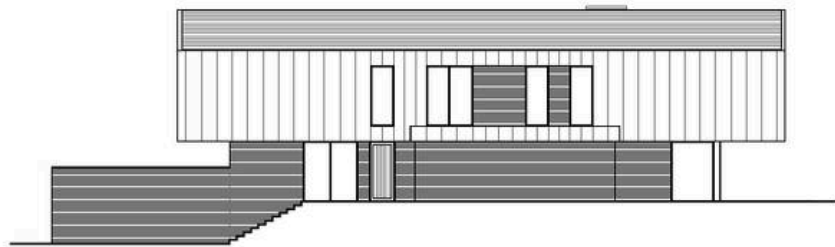
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 1:100



**FRONT ELEVATION**  
 [west] 1:100



**SIDE ELEVATION**  
 [south] 1:100



**SIDE ELEVATION**  
 [north] 1:100



**REAR ELEVATION**  
 [east] 1:100

REV	DATE	AMENDMENT	DRAWN

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**PROJECT**  
 Burnes Shipyard  
 Whitward Road, Bosham

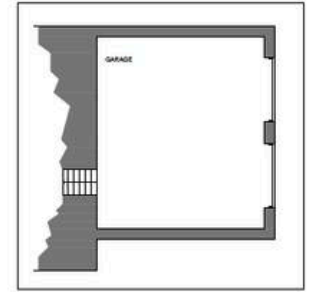
**DRAWING**      **SCALE**  
 Plot 4              As noted @A1

**DATE**              **DRAWN**  
 May-24              TW  
**DRAWING No.**      **REV**  
 22099 - 02              \*





**GENERAL NOTES**  
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**GROUND FLOOR** [+5040 AOD]  
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**FIRST FLOOR** [+7990 AOD]  
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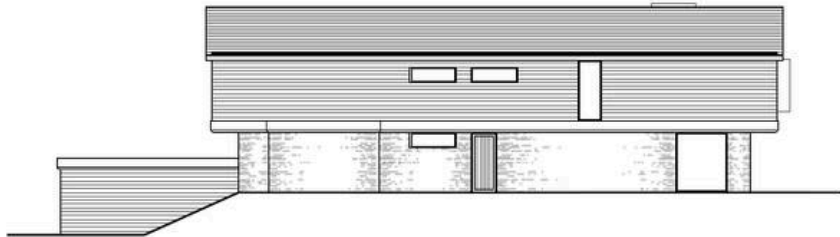
**GARAGE** [+3800 AOD]  
 1:100



**FRONT ELEVATION**  
 [west] 1:100



**SIDE ELEVATION**  
 [south] 1:100



**SIDE ELEVATION**  
 [north] 1:100



**REAR ELEVATION**  
 [east] 1:100



REV	DATE	AMENDMENT	DRAWN

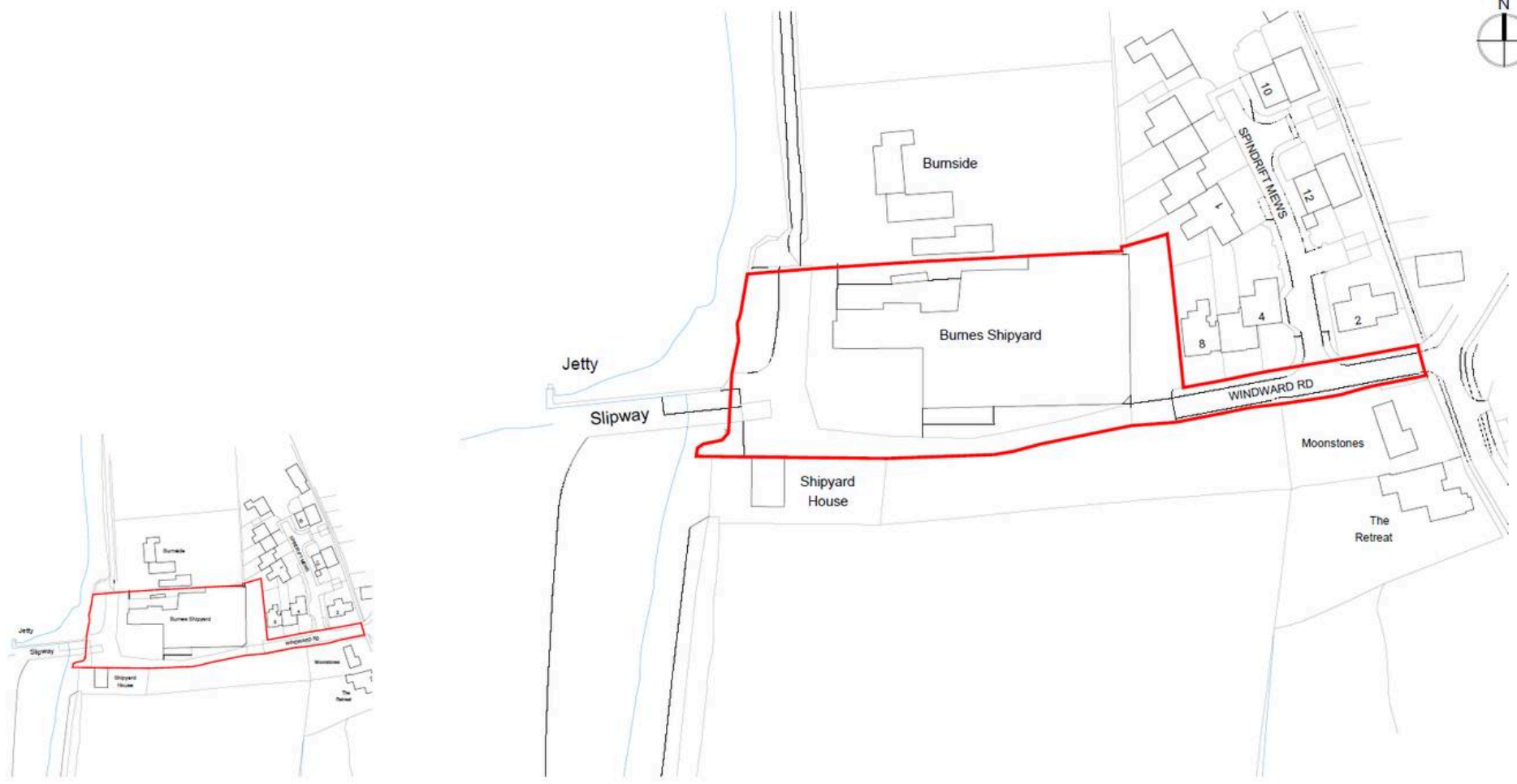
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**PROJECT**  
 Burnes Shipyards  
 Wickward Road, Bosham

**DRAWING** SCALE  
 Plot 9 As noted @A1

DATE	DRAWN
May-24	TW
DRAWING No.	REV
23099 - 03	*

NOTES:  
 1. Information to be checked on site before commencing work and any discrepancies should be reported to the architect immediately.  
 2. Do not undertake any work outside the planning application.  
 3. Use of the site is subject to the relevant planning permission.  
 4. The site is shown on the Ordnance Survey map and the aerial photograph.  
 5. All buildings to be built in accordance with the approved plans and all other buildings within the site should be retained and repaired and brought up to the current standards.  
 6. The site is shown on the Ordnance Survey map and the aerial photograph. Other details have not been shown and the architect is not responsible for their accuracy.



**SITE LOCATION PLAN**  
 1:1250  
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**BLOCK PLAN**  
 1:500  
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