



Open Land (A)

Offices & Car Park (B)

Field Cottage (C)

Workshop & Yard (D)

— Demise outline (approximate)

FOR SALE



Sussex
Police & Crime
Commissioner

FREEHOLD MIXED USE DEVELOPMENT SITE

Land adjacent to Chichester Police Station

To be sold as a single comprehensive opportunity

Site may suit a variety of potential uses including residential, leisure, industrial etc (STPC)

Kingsham Road, Chichester, West Sussex PO19 8AD

Summary



Rare undeveloped site in affluent urban location



Land and existing buildings to be sold with vacant possession



Site may suit a variety of potential uses in component parts including, residential, leisure, open storage, industrial and development*



Site is allocated for residential development in the most recent Local Plan (Summer 2025)



Total site approximately 4.54 acres



Site is understood to currently have sui generis use class

*subject to planning consents



Description

The property comprises a substantial freehold site extending to approximately 4.54 acres, currently arranged as former police station buildings, with a mix of various buildings and land parcels including offices, former residential accommodation, workshops and open land.

The site is offered with vacant possession and comprises four main component parts offering the opportunity for a range of uses.

The established lawful use is sui generis, reflecting its historic police function, with ancillary office, storage and operational elements across the wider holding. It is felt that this site would suit a varied range of uses, subject to gaining the necessary planning consent.

Opportunity

The site is being offered as a single comprehensive development opportunity, with a preference for disposal to an experienced master developer capable of delivering a coordinated scheme.

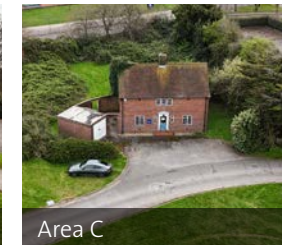
The vendor is seeking to conclude a conditional or unconditional transaction structure, enabling a purchaser to assume control of the planning, design and delivery process. This approach affords maximum flexibility for a developer to maximise the site's potential and bring forward a cohesive, high-quality development in a well-connected and sustainable location.

- 1 Chichester Police Station
- 2 Chichester Train Station
- 3 Chichester High School
- 4 Chichester Gate Leisure Park
- 5 Chichester Cross & Cathedral
- 6 Chichester Festival Theatre
- 7 Chichester Hospital



Accommodation *(areas & sizes are approximate)*

	Acres	Sq ft (GIA)
Open Land (Area A)	2.55	–
Office and Car Park (Area B)	0.52	5,974
Field Cottage (Area C)	0.55	1,587
Workshop and Yard Area (Area D)	0.92	5,500
TOTAL	4.54	12,881



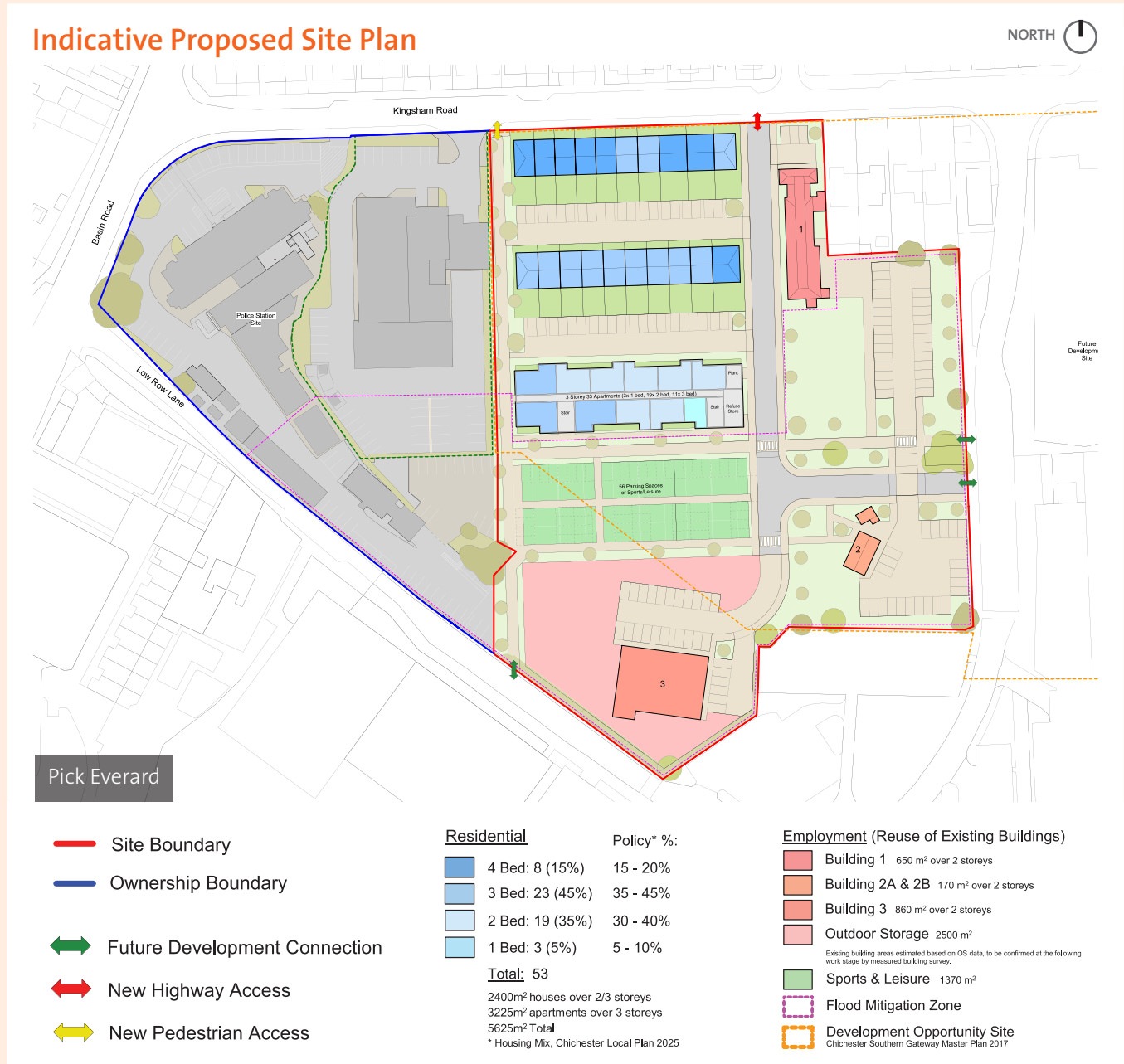
Planning

The site falls within the administrative area of Chichester District Council and is governed by the adopted Chichester Local Plan 2021–2039 alongside the Site Allocation Development Plan Document 2014–2029. While the Local Plan now forms the primary planning framework, the earlier Site Allocations document remains in place until it is replaced.

The site itself is allocated under Policy A5 (Southern Gateway – Police Field, Kingsham Road) for approximately 70 residential units, forming part of the wider Southern Gateway Regeneration Area. The allocation supports a comprehensive, master-planned residential scheme in a sustainable and well-connected location, with opportunities to enhance green infrastructure and connectivity.

Key considerations include heritage setting (notably views towards Chichester Cathedral), ecological requirements within a SPA Zone of Influence, and areas of flood risk (Flood Zones 2 and 3).

An indicative mixed use scheme has been prepared by Pick Everard which outlines the potential delivery for a mixed-use scheme in consideration of the various site constraints.



Southern Gateway Overview

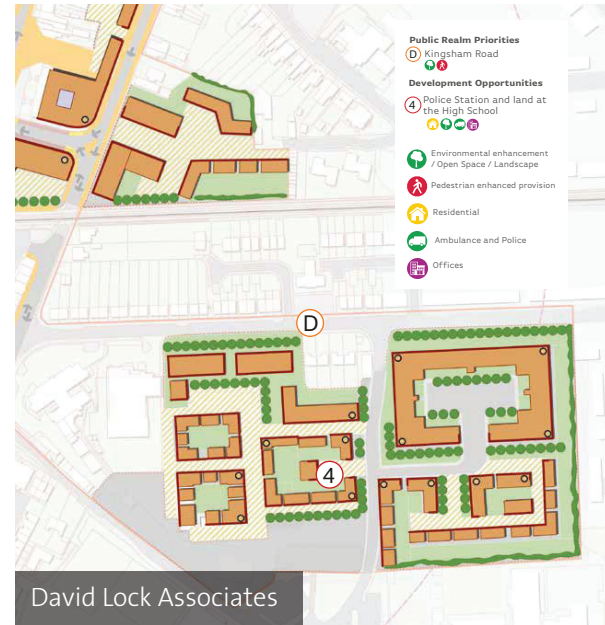
The site forms part of the wider Southern Gateway, a key regeneration area on the southern approach to Chichester. Identified for comprehensive redevelopment, the Southern Gateway will deliver a vibrant mixed-use quarter including new homes, commercial space and enhanced public realm, alongside significant improvements to connectivity with the city centre, transport hubs and canal basin.

The subject site extends to approximately 4.54 acres and is allocated for residential development of around 70 dwellings, forming an integral component of this wider masterplanned vision.

Development Framework

Development of the site is expected to come forward as a high-quality, well-integrated residential-led scheme that responds sensitively to its surroundings.

Key considerations include protecting important views, particularly towards Chichester Cathedral, respecting the setting of the Conservation Area, and delivering strong landscaping and green infrastructure. The scheme should promote sustainable travel through enhanced pedestrian, cycle and public transport connections, while also addressing ecological requirements, flood risk and infrastructure provision.



Method of Sale

Offers invited for the freehold of the land on a conditional or unconditional basis, with a preference for a sale of the whole. The vendor will look to negotiate and agree an overage clause as part of the transaction.

Legal Costs

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

Price Price on application.

VAT VAT is to be confirmed.

Data Room

Further plans and documents are available to serious applicants. Access to the data room is available upon request.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

More Information

Please contact selling agents Vail Williams for more information and for site inspections.



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