

HAROLD KIDD UNIT, BLOMFIELD DRIVE, CHICHESTER PO19 6AU

AN OPPORTUNITY TO ACQUIRE
A UNIQUE DEVELOPMENT SITE
SET WITHIN AN ESTABLISHED
RESIDENTIAL LOCATION.



SUMMARY OF OPPORTUNITY

A UNIQUE AND CHARACTERFUL SITE THAT PROVIDES AN EXCELLENT OPPORTUNITY TO BRING FORWARD A RESIDENTIAL DEVELOPMENT.

- Freehold site extending to approximately **1.35 hectares (3.35 acres)**.
- The City of Chichester is located within walking distance. Chichester city centre provides a wealth of **shops, restaurants, and cultural amenities**.
- The South Downs National Park is a short drive away.
- The site is situated approximately **1.5 miles north of Chichester train station**, providing services to Worthing in circa 30 minutes and Brighton and Southampton in circa one hour respectively.
- Potential for a range of alternative uses **including residential, care, education or other uses (S.T.P.P.)**
- Offers invited on an **unconditional or subject to planning basis**.
- Guiding offers in **excess of £2,000,000**.



Images taken July 2022

SITE LOCATION

The Harold Kidd Unit is located in Chichester, to the east of Southampton and to the west of Brighton, within the jurisdiction of Chichester District Council. The immediate surrounding area is predominantly residential led in character, following the redevelopment of the wider Graylingwell site, with additional alternative uses such as a care home, school and two cafés located in close proximity.

Chichester is a historic cathedral city which benefits from an attractive architectural style, whilst providing a range of upmarket national retail and restaurant operators, as well a diverse selection of boutique independent occupiers. The city is also a tourist destination, with Goodwood located just 3 miles to the north east of the town which is home to the Festival of Speed and Revival. In addition, the town centre provides a range of amenities including Chichester Festival Theatre, The Novium Museum, a number of galleries and a large Waitrose supermarket.

The site is situated approximately 1 mile to the north of Chichester town centre with the University of Chichester situated in close proximity to the south. To the east of the site is Graylingwell Park a substantial redevelopment of part of the former hospital site which has been developed by Linden Homes and provides a mixture of converted apartments and new build houses.

Chichester railway station is located approximately 1.5 miles to the south of the site and provides journeys to Worthing in circa 30 minutes, Brighton and Southampton in circa 1 hour and journeys to London Victoria in circa 90 minutes. The city is well served by the road network, with the A27 providing access to Portsmouth and Southampton to the west and Worthing and Brighton to the east.



SURROUNDING CONTEXT

1 CHICHESTER STATION

CULTURAL & AMENITIES

2 UNIVERSITY OF CHICHESTER

3 CHICHESTER FESTIVAL THEATRE

4 CHICHESTER CATHEDRAL

5 THE NOVUM MUSEUM

6 PALLANT HOUSE GALLERY

7 CHICHESTER MARKET

8 CHICHESTER JAZZ CLUB

PARKS & GREEN SPACE

9 PRIORY PARK

10 HAVENSTOKE PARK

11 BISHOP'S PALACE GARDEN

RETAIL

12 WAITROSE

13 MARKS & SPENCER

14 SPACE NK

15 THE WHITE COMPANY

16 MINT VELVET

17 L'Occitane

CAFÉS & RESTAURANTS

18 THE PAVILLION CAFE

19 CHICHESTER HARBOUR HOTEL & SPA

20 GIGGLING SQUID

21 THE IVY CAFÉ

22 THE CHAPEL CAFE

23 CÔTE CHICHESTER



DESCRIPTION

The site extends to approximately 1.35 hectares (3.35 acres) and is broadly rectangular in shape with a taper along Blomfield Drive. The site comprises a former psychiatric inpatient unit known as the Harold Kidd Unit which provided mental health services for older adults in the local area. The building was vacated in September 2022.

The Harold Kidd Unit is predominantly a two-storey building with a part basement. The building occupies approximately a third of the site area and is an attractive period building. Access to the building is available from Blomfield Drive with an area of hardstanding car parking located in front of the building entrance. There are two areas of green space to the east and west of the drive. Around the perimeter of the site and along Blomfield Drive are a number of mature trees.

The building was built in the 1930s and is comprised of traditional build with solid masonry walls with clay brickwork, dressed stone and concrete detailing to the elevations, solid ground, timber upper floors and a pitched roof. We understand the existing building extends to the following area:

FLOOR	GIA (SQ. M)	GIA (SQ. FT)
Ground	1,218	13,110
First	1,091	11,743
TOTAL	2,309	24,854



Images taken July 2022

PLANNING AND DEVELOPMENT

THE SITE PRESENTS ITSELF AS AN EXCELLENT DEVELOPMENT OPPORTUNITY FOR A VARIETY OF ALTERNATIVE USES.

A Town Planning Assessment and Heritage Appraisal have been prepared by Montagu Evans in January 2026 and copies and are included within the Data Room. A summary is provided below.

PLANNING POLICY

The site falls within the jurisdiction of Chichester District Council with the adopted development plan comprising the Chichester Local Plan Plan 2021-2039 which was adopted on 19th August 2025. The National Planning Policy ('NPPF') (2025) is also a material consideration. In December 2025, the government launched a consultation on a revised NPPF, which is running until March 2026. Whilst this document holds limited planning weight at this stage, there are a number of substantive reforms that focus on unlocking development and delivery of more homes in the right places.

USE

Until recently the site provided mental health services for older adults in Chichester. It is likely that the existing use is Class C2. It should be noted that the disposal

of this site will not lead to any loss in the provision of healthcare services and on that basis, it should be possible to formulate an argument to satisfy planning policy that seeks to protect existing community facilities.

HERITAGE

The Harold Kidd building is not statutorily listed, however is located within the Graylingwell Hospital Registered Park and Graylingwell Conservation Area. There are two statutory listed buildings within the Graylingwell site which are detailed further in the Heritage Appraisal. The former Graylingwell Hospital site has been converted and substantially redeveloped for residential use by Linden Homes. Whilst the building is not statutorily listed, we expect that it is likely to be considered as a non-designated heritage asset that makes a positive contribution to the Conservation Area. As such, we expect that demolition and replacement of the Harold Kidd building would be resisted by the Council.

PLANNING PRE-APPLICATION

The site was previously under offer to an affordable extra care housing developer who sought planning pre-application advice in Autumn/Winter 2024. Further information on this pre-application advice is available within the data room for information purposes only.

The pre-application scheme comprised the refurbishment, part-demolition and redevelopment of the former Harold Kidd building to provide a larger building accommodating 50 supported living

apartments. In addition a development of 19 self-contained bungalows were shown to be developed on the lawns.

Overall, the pre-application advice concluded principle of development is likely to be acceptable, however issues were raised with the density and massing of the proposed development and the consequent impact upon heritage assets. In particular, the Council's Conservation and Design Officer made the following key comments:

- The principle of a sustainable reuse of a visually important building has benefits both to the property itself but also to the park and garden and wider conservation area.
- At the rear, the building is largely demolished behind its façade, which in itself is not an issue. This rear area is the best location for increasing the density of units provided by the scheme.
- The development of the bungalows, in particular the quantum of bungalows, was considered to be unacceptable on conservation and design terms.

Further correspondence took place after the pre-application to refine the proposals and the design officer confirmed via email in January 2025 that whilst concerns remained, there could be some potential for development on one of the airing courts. In particular a scheme of 5-6 bungalows was deemed to have most potential, subject to detailed design.

FURTHER INFORMATION

TENURE

The site is held Freehold (title number WSX213010).

VAT

The property has been elected for VAT.

SERVICES

The site is served with mains gas. The site is currently connected to a private electricity supply, connected to another property retained by the vendor, and it is expected that the purchaser will procure a new electricity supply with further information on the associated costs available on the data room. The site is connected to a private water and drainage network.

EPC

The EPC rating of the existing building is D. A copy of the EPC is available in the data room.

DATA ROOM

A Data Room with further planning, legal, technical and bid information is available at the following link: HaroldKiddUnit.co.uk

GUIDE PRICE

Offers in excess of £2,000,000

METHOD OF SALE

Offers are invited for the freehold of the site via informal tender. We will be seeking unconditional and subject to planning offers, with a preference for unconditional offers.

Offers that are conditional on planning or other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them.

Offers are to be submitted by no later than 12 noon Wednesday 25th March 2026.
Offers are to be submitted via email to:

Harry.Charman@montagu-evans.co.uk

Ed.Elliman@montagu-evans.co.uk

Bids received after the bid deadline may not be accepted or considered. Prospective purchasers are required when submitting offers to complete the bid form within the marketing data room. As a sale by an NHS organisation, bidders are encouraged to provide overage and clawback, including sell-on clawback.

The client reserves not to accept the highest, or any offer received.

ENQUIRIES / VIEWING ARRANGEMENTS

Accompanied viewings will be conducted by the vendor's sole agent on selected dates. For details of viewing arrangements please contact:



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