

FORMER LEC AIRFIELD

BOGNOR REGIS, WEST SUSSEX, PO22 9NG



FOR SALE ON AN UNCONDITIONAL BASIS
LAND IDENTIFIED FOR MIXED EMPLOYMENT USE
45.6 ACRES (18.5 HA) APPROXIMATELY



- An opportunity to purchase a Strategic Employment Site identified by Arun District Council
- The site is being sold without the benefit of planning consent offering a purchaser planning gain.

Location

The site is located 2 miles to the north east of Bognor Regis Town Centre.

The Town has a population of 168,000 with major employers including Bourne Leisure (Butlins) and The University of Chichester.

It is approximately 55 miles South West of London, 24 miles West of Brighton and 6 miles East of Chichester. Gatwick airport is 34 miles to the North East.



Description

Formerly used as a private airfield by LEC, the site is level and abuts the railway line to the West. The North East boundary abuts the Bognor Regis Golf Club. The site also benefits from limited access from the A29 and A259.

The site does not currently have main road access. An Option Agreement has been agreed to provide access to the site. Arun District Council would like to see a North-South link road constructed, the alignment is reserved in the 2003 Local Plan and in the draft Arun Local Plan 2014. The Option Agreement permits access from the A259 and overage provisions have been agreed in respect of any uplift in value of the site being sold.

Planning

The site has been identified in the draft Arun Local Plan (2014) as a strategic employment site. It is considered suitable for a mix of business accommodation for advanced manufacturers, warehouses, offices and small business/studio units (B1, B2 and B8 uses). Class C1 Halls of Residence for workers and students may be considered acceptable within the mix of employment land delivery.

Local Authority

Arun District Council, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

Tenure

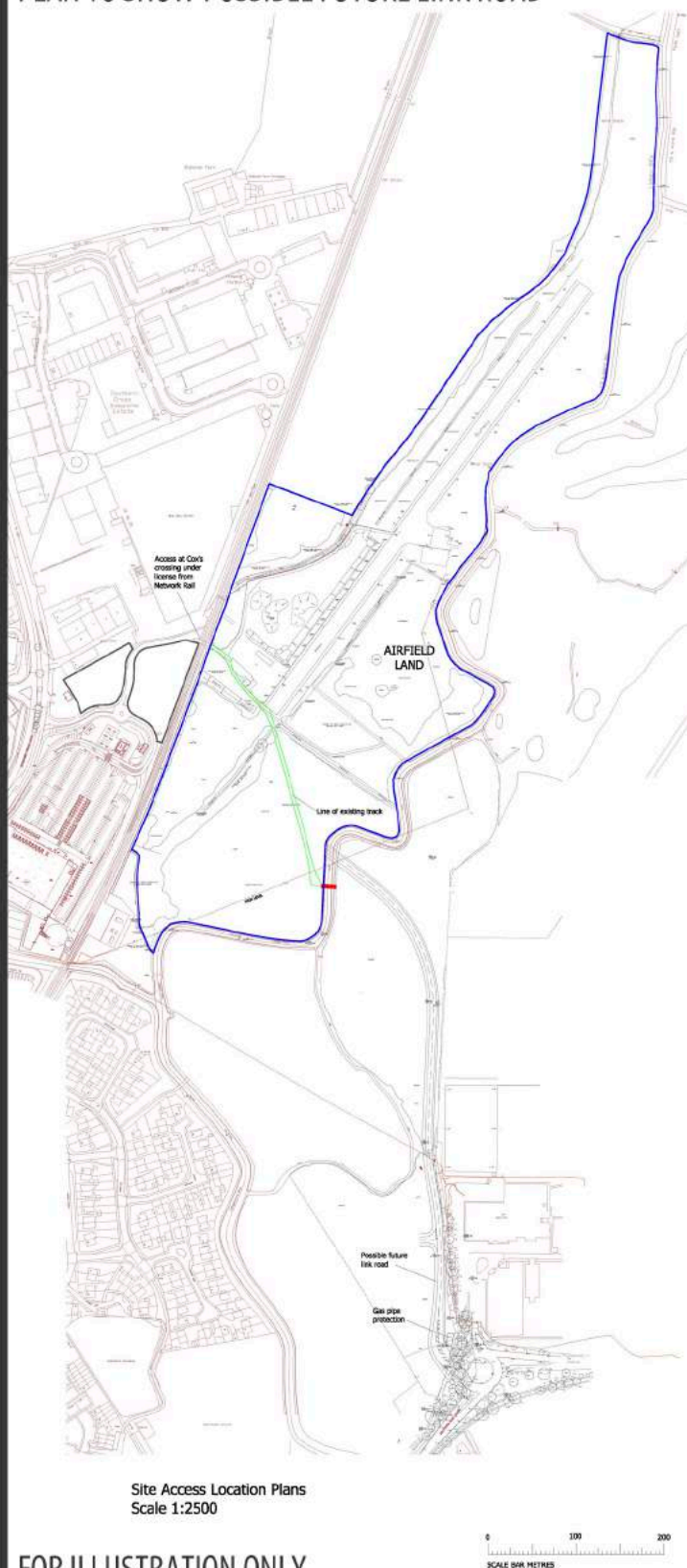
The site is being sold freehold with vacant possession.

Method of Sale

The vendors are seeking Expressions of Interest in the first instance.

Shortlisted parties will be provided with access to a data room with offers sought on an unconditional basis by noon on the 1st April 2016.

PLAN TO SHOW POSSIBLE FUTURE LINK ROAD



FOR ILLUSTRATION ONLY

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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