



The
Land & New Homes
Organisation

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Land at Hampton Quays, Banks of the River Arun, Littlehampton, West Sussex

An opportunity to purchase a vacant 3 acre site in this popular West Sussex town with 500m of river frontage/moorings onto the River Arun. Formerly a riverside campsite with full access off the A259 planning has been approved for the comprehensive redevelopment of the site. Initial approved plans allow for 105 apartments with subsequent reserved matter discussions suggesting 78 apartments and 18 townhouses, extensive parking, new café, public realms and pontoons for motor-leisure and possibly residential moorings.

OIEO £1,500,000 (One Million Five Hundred Thousand)



The Property

Currently a vacant parcel of land extending to some 3 acres with 500m of riverside frontage in this popular leisure area of West Sussex. Access is directly off of the Bridge Road Roundabout (A259) giving excellent links to the town and the surrounding popular areas of Chichester, Goodwood and Arundel. Whilst planning has been granted for a residential development the site would also suit a variety of alternative uses that utilise its riverside setting.

Planning has been granted for a landmark scheme that will transform the gateway to the town from the west. Creating 105 (8 affordable) mainly riverfront apartments with public realms and a new waterside café. Further Reserve matter (RM) work is ongoing to further enhance the permission creating 78 apartments with 18 townhouses along with a designated wetland area and moorings; some of which could be residential moorings along with more traditional motor-leisure moorings.

Proposal

Offers are invited subject to delivery of the current reserved matters application for

townhouses and apartments. Consent is expected late spring 2025 and buyers will be expected to commit to the purchase of the site with a 10% deposit with completion 8 weeks after expiry of the JR period, following written approval of the reserved matters consent. Full permission will be given to conduct all necessary ground, service and civil investigations required. Winter monitoring has already commenced (Nov24>).

Location

Located directly off the Bridge Road Roundabout on the A259 the site is located to the West with views out across Climping to the West and Arundel to the North.

Contact

Further details are available on request. Contact Matthew at The Land & New Homes Organisation for access and further details;

E: matthew@landandnewhomes.org

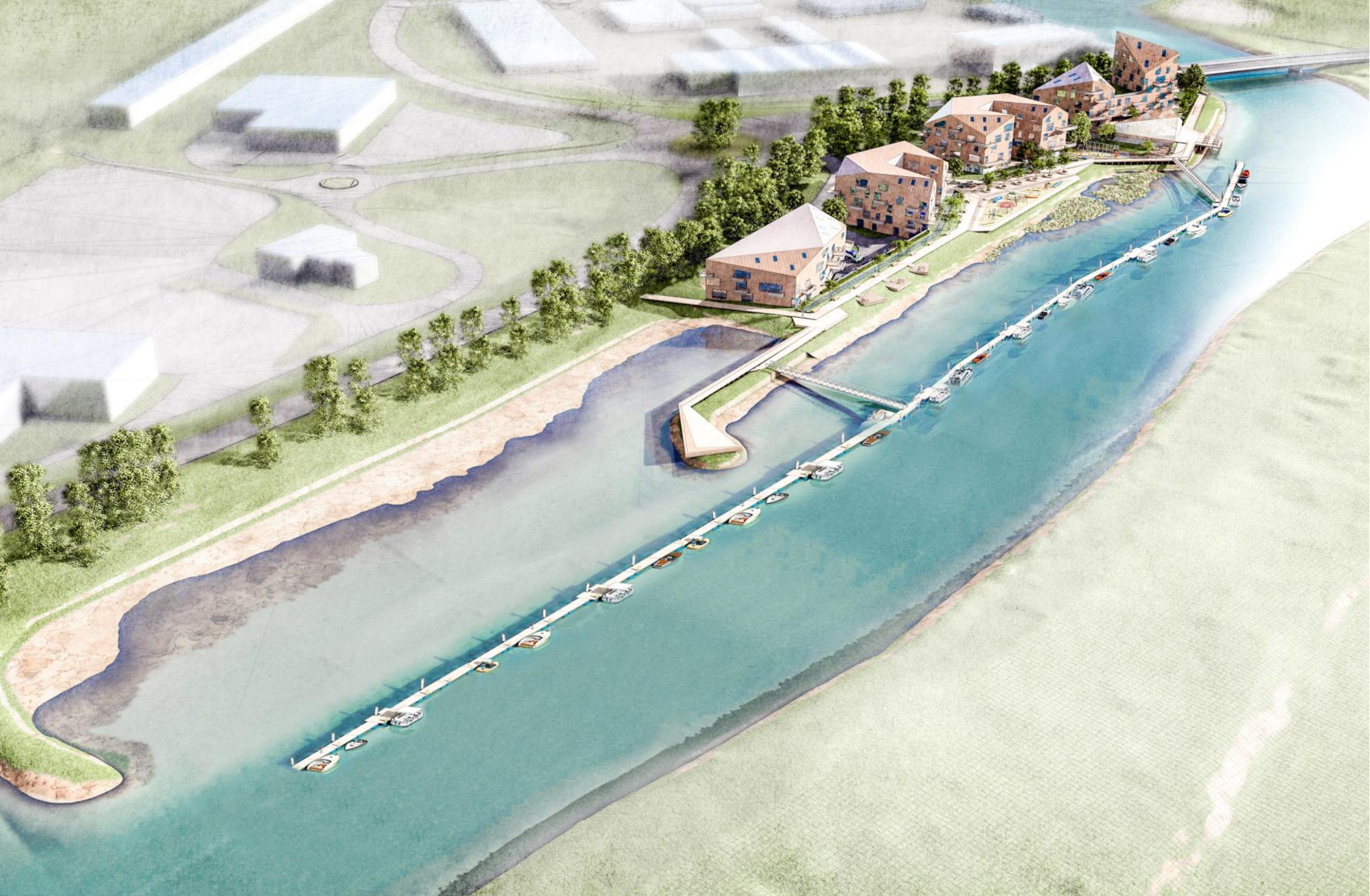
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NOTES: 1 All measurements shown in these particulars are approximate. 2 Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check information. Do so, particularly if you are contemplating travelling some distance to view the property. 3 The mention of any appliance and/or services in these particulars does not imply that they are in full working order.

For the vendors property whose agents we are, give notice that: 1 The particulars are produced in good faith, are set out as a general guide only and do not constitute a part of a contract. 2 No person in the employment of or agent of or consultant has any authority to make or give any representation or warranty whatever in relation to this property.



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