

Outstanding Development Opportunity

SHOPWYKE LAKES, LONGACRES WAY, CHICHESTER PO20 2EJ

Final 1.45 acre fully-serviced development plot for sale at Shopwyke Lakes.
Suitable for Residential, Care, and Retirement Accommodation.



Site boundary for indicative purposes only



April 2025 - Drone Image of Shopwyke Lakes

KEY HIGHLIGHTS

- Freehold disposal
- Fully serviced plot with lakeside views extending c. 0.58 Ha (1.45 acres)
- Principle of high-density residential-led development is established.
- Potential for other uses, including care, retirement and key worker accommodation, subject to necessary consents
- Prime central location adjacent to retail units, the community centre and a bus stop
- Public Open Space and Play Areas have been provided within the wider development - potential to maximise net developable area
- Offers invited on unconditional and subject to planning basis
- Bid deadline: Noon on Friday 18th July 2025

LOCATION

Shopwyke Lakes is located approximately 1.2 miles to the east of Chichester city centre, on the edge of the existing urban settlement. The Site forms part of the wider Shopwyke Lakes development and occupies a central location within it. It is conveniently positioned just off the A27, with the historic city centre of Chichester, the Sussex coast, and the South Downs within easy reach.

Access to the Site is via Longacres Way, a link road connecting the B2144 to the A27 - the main trunk road along the South Coast, providing direct routes to Southampton, Portsmouth and Brighton.

Chichester Railway Station is situated approximately 2 miles to the west and offers direct services to London Victoria twice per hour, with fastest journey times of circa 1 hour 35 minutes. Southampton Airport is approximately 34 miles to the west and Gatwick Airport is circa 43 miles to the north east, both offering a wide range of domestic and international connections.

DESCRIPTION

The site extends to approximately 1.453 acres (0.588 hectares) and forms part of the wider 80 acre (32 ha) Shopwyke Lakes development. It is situated adjacent to one of the two feature lakes and areas of landscaped open space that serve as key focal points within the scheme.

Overlooking the central lake, the site benefits from direct access to the main distributor road through the development, with a bus stop located directly opposite. It has been allocated for a high-density residential-led development, adjacent to the community facilities, retail units and sports playing facilities that were delivered in earlier phases.

Two new pedestrian and cycle bridges, constructed as part of the wider development, provide connectivity to nearby amenities, including Portfield Retail Park, Chichester Water Sports Centre, several supermarkets, a gym and the South Downs National Park.



Aerial Photograph - Red line for indicative purposes only



CGI - Feasibility Study - 91 apartment scheme

TITLE AND TENURE

The Property is registered at Land Registry under the Freehold Title number WSX321673.

It is sold freehold with vacant possession subject to, and/or with the benefit of, any rights of way, easements or restrictions, which may exist, whether or not specifically referred to in these particulars.

SERVICES

All mains services and service infrastructure have been provided to the edge of the boundary for future connection.

GROUND CONDITIONS

To facilitate future development and to achieve the required planning levels set at the original outline stage, a process of excavation and ground improvement to form a stabilised layer was completed in 2016. Multiple ground investigations across the site, and an Earthworks Verification Report can be supplied upon request.

PLANNING

The original outline permission for Shopwyke Lakes (ref: O/11/05283/OUT) designated the site for residential use up to four storeys. The wider scheme has been built out pursuant to this and subsequent permissions. However, the subject plot will require a new planning application for future development.

More recently, the site had an appeal dismissed for a planning application for the erection of 87 apartments, including 10,000 sq. ft of Class E floor space, with associated parking, bike stores, landscaping and utilising existing access (ref: 23/00188/FUL). The appeal was dismissed principally on design grounds and the effect the proposal would have on the character and appearance of the area. The key takeaways from the inspector's report were:

- A 5-storey building could be supported, provided it tapers down in respect of the height of the existing residential buildings to the east.
- The design should address the main Longacres Way frontage, promoting an active street scheme, with parking situated behind a central cluster.
- A break in building form - potentially two separate blocks - should be incorporated to retain views of the central lake.
- The contemporary architectural style and material palette proposed were positively received.
- No additional public amenity space and play areas were deemed necessary, as these facilities are already well provided for within the wider Shopwyke Lakes development.
- The dismissed appeal scheme was seeking to provide zero affordable housing on viability grounds - this principle was agreed.

The principle of a high-density residential-led scheme has been established and is encouraged, subject to design considerations. The site may also lend itself to a high-density housing scheme.

A full suite of planning documents are available in the data room.

FEASIBILITY STUDIES

MH Architects have undertaken a comprehensive feasibility assessment and prepared an indicative residential scheme comprising 91 flats, informed by guidance from the appeal decision. Selected extracts from their study are shown on this page.

The full study is available in the data room.



Proposed Ground Floor (Feasibility Study)



Proposed First Floor (Feasibility Study)



Aerial CGI (Feasibility Study)

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ACCESS

The Site is accessed via the internal distribution road that links the A27 and Shopwyke Road, the B2144.

All off-site highway infrastructure, including roundabout improvements, a signalised junction, and two pedestrian cycle footbridges have been delivered as part of the wider scheme.

A bellmouth access has been formed into the site for future connection.

LOCAL AUTHORITY

Chichester District Council
East Pallant House, Chichester, West Sussex, PO19 1TY
Tel: 01243 785 166
www.chichester.gov.uk

DATA ROOM

For access to the data room containing all technical information, please contact Nita Patel at nita.patel@savills.com

VIEWINGS

Strictly by appointment only, through Savills or our Joint Agent. Contact details overleaf.

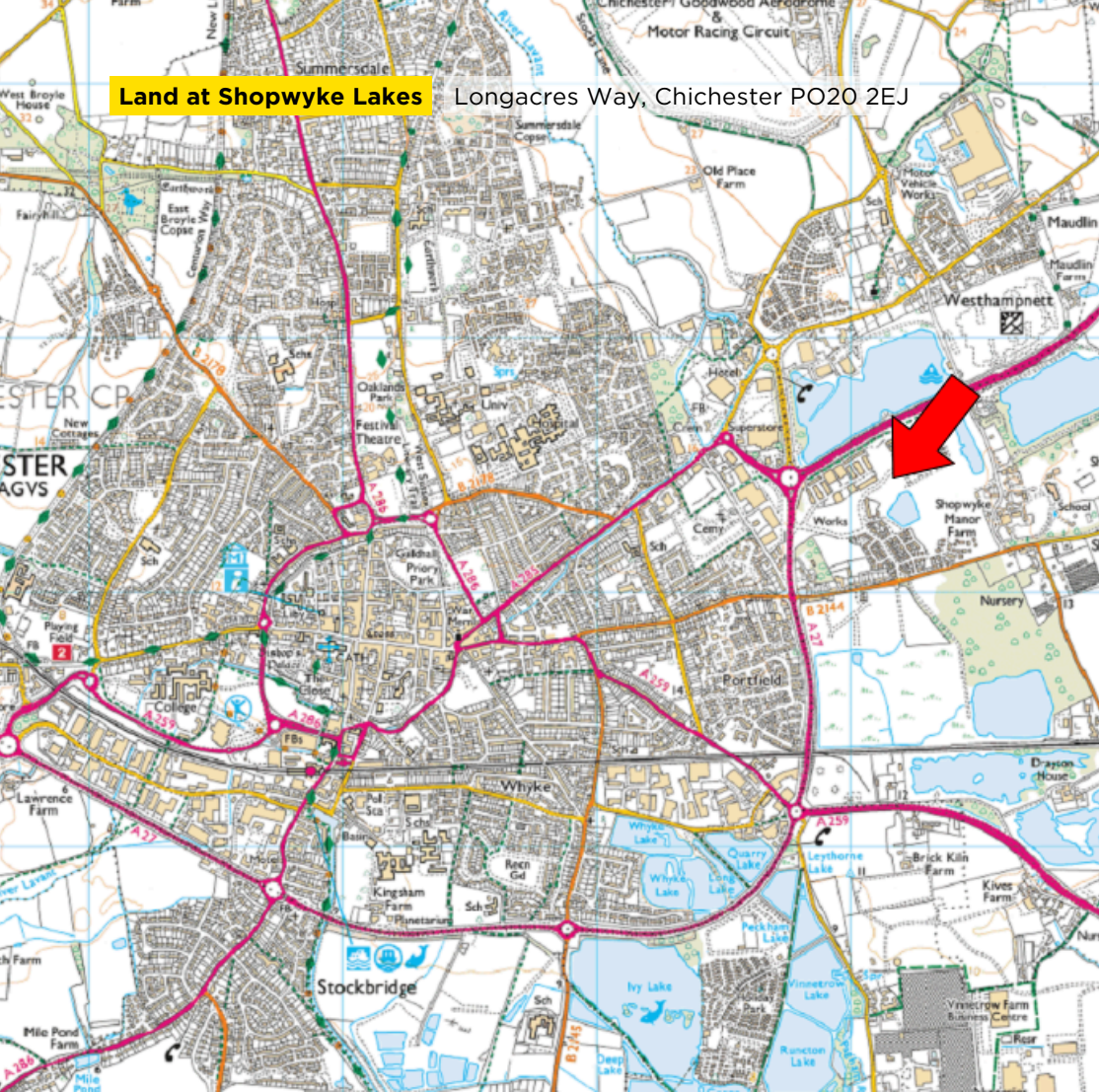
Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

VAT

The site is elected for VAT.

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METHOD OF SALE

The site is for sale via informal tender. Offers are invited on an unconditional and subject to planning basis. Other sale structures may be considered. Offers should be submitted via email to Jonny Kiddle and Zara Chamberlain (email addresses provided below). All offers must be clearly marked "Land at Shopwyke Lakes".

The Bid Deadline for offers is noon on Friday 18th July 2025. Please note the vendor is not obligated to accept any offer.

JOINT AGENT

Savills are joint agent on this instruction with Flude Property Consultants.

CONTACT

For further information please contact:

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