

NEWHAVEN MARINA

Consented Development Opportunity

Colliers / Newhaven Marina

Colliers is delighted to present *Newhaven Marina*,
an exceptional mixed-use development
opportunity on the English south coast.

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Introducing Newhaven Marina

THE PROPOSAL IS THE THIRD AND FINAL PHASE OF THE WEST QUAY REGENERATION PROJECT WHICH WILL CONTINUE TO TRANSFORM A LARGE SECTION OF THE TOWN'S RIVERSIDE.

The 13.675 ha site is situated just over 800m south of Newhaven Town Centre along the western side of the River Ouse in a location historically known as 'Sleeper's Hole'. The location enjoys a broad range of services, employment and excellent transport connections.

Mixed-use redevelopment of Newhaven Marina aims to signal major positive change in the future of the town based around capitalising on key assets such as the river, the special landscape setting and surrounding amenities.

Planning secured for a range of uses including:
Residential, Retirement living, Aparthotel, Commercial, Marina facilities and 300-Berth Marina.

Unconditional offers are invited for the freehold interest of the entire masterplan or specific parcels.



LOCATION

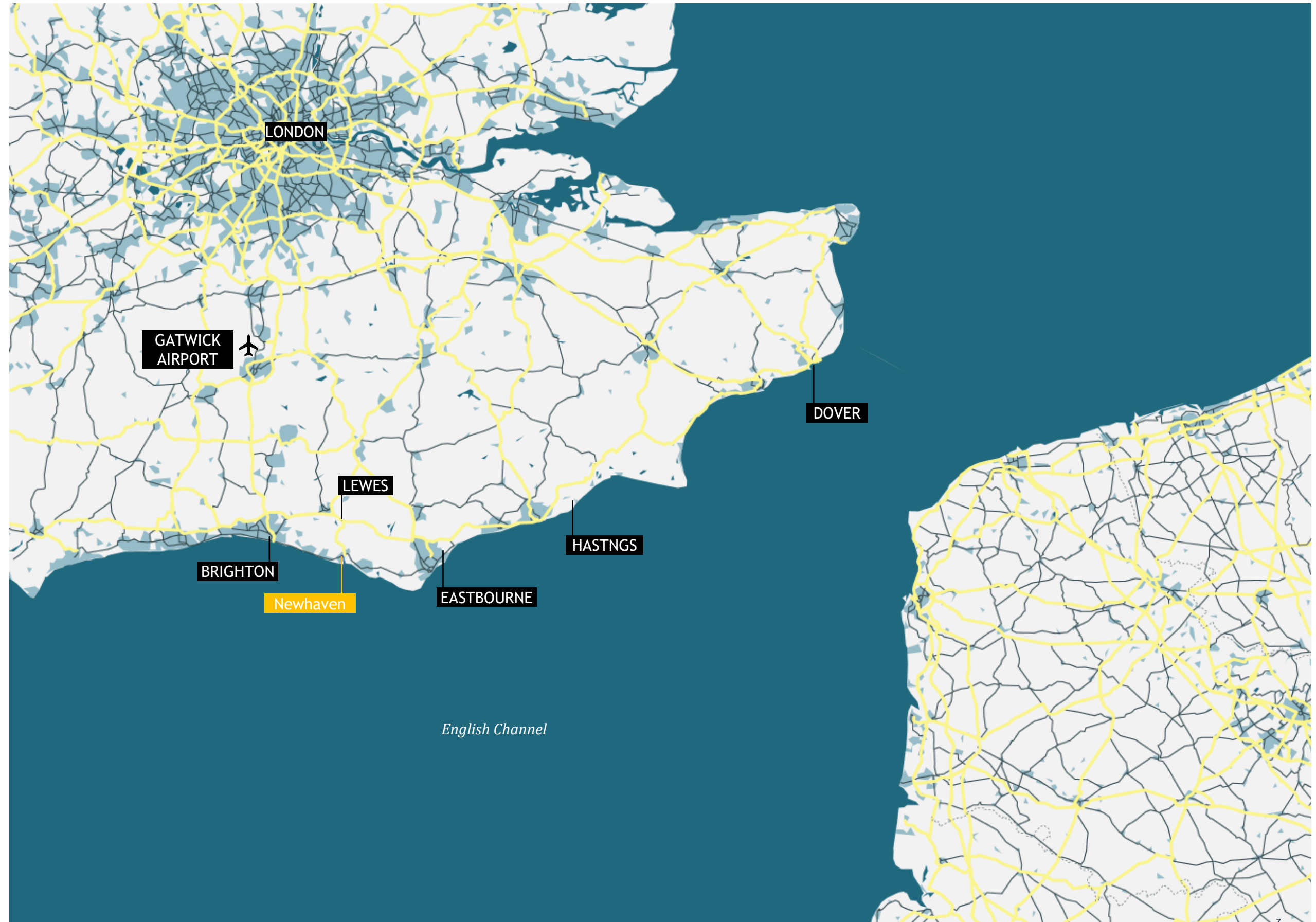
Gateway to the Continent

NEWHAVEN IS PART OF THE GREATER BRIGHTON CITY REGION. THE TOWN IS A GATEWAY TO THE UK FROM THE CONTINENT AND HAS GREAT STRATEGIC POTENTIAL.

The proposed development of Newhaven Marina and the completion of the West Quay regeneration project will serve as a catalyst for other investment in the town.

The marina site is highly visible, located directly opposite the Newhaven-Dieppe Ferry berth and viewed daily by railway passengers travelling through the East Quay. Access from the English Channel provides the first glimpses of Newhaven to ferry and yacht visitors. The marina is a key symbolic element in the harbour arrival and gateway to Sussex. The marina's location tucked just behind the fort hill is interesting and promotes the notion of a haven welcoming visitors the scheme has been developed to explore this meaning and the relationship with the sea facing Fort.

The site is bounded to the west by Fort Rd and the existing recreation ground with community and associated leisure buildings. Set slightly back from the road lies Castle Hill with Newhaven's historic Napoleonic Fort at its crest. The northern edge is surrounded by the West Quay Phase II development a collection of prominent waterfront contemporary buildings which are oriented towards the river and the channel port which dominates immediately to the east.





Connectivity

THE CLOSEST STATION TO THE SITE IS NEWHAVEN TOWN, SITUATED JUST 1 MILE AWAY AND PROVIDES SOUTHERN TRAIN SERVICES.

Journey Times by Train

Lewes	9 minutes
Brighton	36 minutes
Eastbourne	45 minutes
Gatwick Airport	1hour 13 minutes
London Victoria	1hour 42 minutes

Journey Times by Car

Lewes	19 minutes
Brighton	32 minutes
Eastbourne	33 minutes
Gatwick Airport	50 minutes
Hastings	1hour 4 minutes

Journey Times by Ferry

Dieppe	4 hours 32 minutes
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Neighbourhood



Newhaven Fort overlooking the harbour and Seaford Bay



River Ouse and South Down National Park



Newhaven Breakwater Light



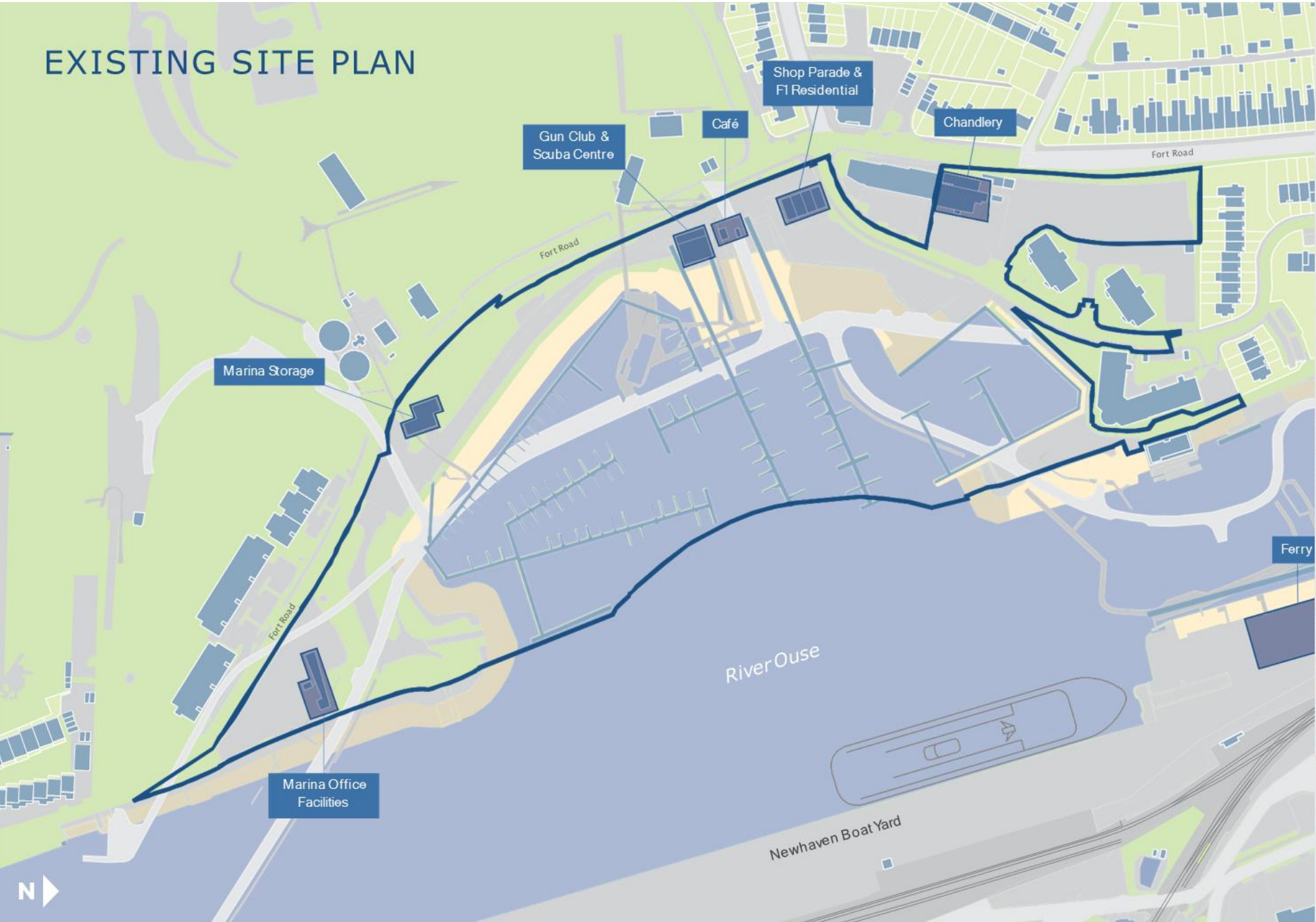
Newhaven Fort



Newhaven Dieppe Ferry



Newhaven fishing landing stages



The Site

THE EXISTING SITE MEASURES 13.675 HECTARES (33.791 ACRES).

- Title Ref. ESX188303 (Freehold)
- The site is a complex ribbon of thin land around the marina basin. The varying revetments and slipways, and their condition, presents a significant technical and financial challenge. The land area is limited so

- development proposals have been efficiently maximised to allow sufficient space for the proposed mix of uses, public spaces and parking.
- The existing marina has berths for 285 crafts from 6 metre to 15.5 metre on pontoons between individual finger piers

- and related facilities including parking, shower - toilet facilities, shopping and storage.
- The buildings on site are of poor quality and do not merit retention.

Planning Consent

THE PROPERTY FALLS WITHIN THE JURISDICTION OF LEWES AND EASTBOURNE COUNCILS

Demolition of existing structures and a phased development consisting of the erection of:

- 259 **Residential** apartments (Use Class C3) & 141 **Retirement Living** apartments (Use Class C2) with car parking;
- up to 3,500m2 **Commercial** floorspace (including restaurant (Use Class A3));
- Marina related **Retail** (Use Class A1), marina related **Workshop**(Use class B2);
- **Marina facilities** (including offices, clubroom changing rooms etc.);
- **Office floorspace** (Use Class B1);
- 50 bed **Apart hotel** (Use Class C1);
- Ancillary gym and boat/car park; berths & riverside walkway.

The proposals will be carried out in six phases, preceded by demolition of existing structures associated with each phase. The Marina pontoons will be reconfigured with the building phases.

Planning Ref: LW/19/0926.

[Dataroom Access: Colliers / Newhaven Marina](#)



The Masterplan

THE MASTERPLAN PROPOSALS LOOKS TO ATTRACT A BROAD RANGE OF END-USERS AS WELL AS THE BOATING COMMUNITY.

- Completing the marina ‘arc’ to define a new destination brings several benefits including continuity of the riverside walk, flood defences, Fort Road urban realm improvements and enhanced connections between currently disparate areas.
- The proposals look to acknowledge the symbolic significance of the regeneration with exciting architectural and landscape designs.

BLOCK	UNIT NO.	NO. OF STOREYS
A	20	6
B	49	8
C	48	9
D	24	4
E	26	6
F	49	9
G	47	10
H	64	13
I	59	11
J	50 (APARTHOTEL)	7
K	14	4
TOTAL	400	



The Masterplan Phases

- The marina is the third and final phase of the masterplan to extend from the town centre along the West Quay. The delivery of Phase 3 is strategically important to establish the masterplan as a marina destination.
- In bringing forward these proposals the site has been subject to extensive studies and assessments including topographical, civil engineering, ecology and marina surveys to guide new berthing layouts. Ecological survey and mitigation measures have been progressed by AECOM.
- The ongoing West Quay works have brought several benefits including RNLI station, riverside walks and flood defences.



PHASE 01	PHASE 02	PHASE 03	PHASE 04	PHASE 05	PHASE 06
<ul style="list-style-type: none">▪ Temporary marina office and chandlery accommodation▪ 1x mixed-use 3–4 storey building comprising Commercial and Residential Use▪ Associated flood defence works and ancillary car / cycle parking	<ul style="list-style-type: none">▪ 4x Retirement apartment blocks 4–9 storeys tall▪ Associated flood defences including flood bund and riverside walkway enhancements▪ Associated ancillary car / cycle storage	<ul style="list-style-type: none">▪ 2x mixed use buildings 11 & 13 storeys tall▪ Commercial and Residential Use, associated ancillary car / cycle parking▪ Associated flood defences, main public spaces and riverside walkway enhancements	<ul style="list-style-type: none">▪ Marina office (B1)▪ Associated car / cycle parking, boat storage facility▪ Associated flood defences and riverside walkway	<ul style="list-style-type: none">▪ 2x mixed-use buildings 9–10 storeys tall▪ Commercial and Residential Use▪ Associated ancillary car / cycle parking	<ul style="list-style-type: none">▪ Apart Hotel (C1) stepped over 6–7 storeys▪ Associated ancillary car / cycle parking▪ Construction of dry stack boat yard including associated works



£45m Funding Awarded in 2021

NEWHAVEN HAS RECEIVED MULTIPLE FUNDING AWARDS BY THE UK GOVERNMENT TO ENABLE REGENERATION.



£19.3m
Town Deal Fund



£12.7m
Levelling Up Fund



£6m
Port Infrastructure Fund



£5m
Future High Streets Fund



£1.2m
Getting Building Fund



£850k
Cultural Recovery Fund for Newhaven Fort



RETAINED
Professional Team

BARON'S BAY LIMITED HAVE APPOINTED A COMPREHENSIVE TEAM OF DESIGNERS AND TECHNICAL ADVISORS TO ENSURE THIS COMPLEX SCHEME IS BROUGHT FORWARD IN A ROBUST MANNER.

Lead Architects

MORGAN CARN | ARCHITECTS

Marina Advisors



Planning Consultants



Heritage Consultants



Ecology Consultants



Landscape Consultants



Civil, Drainage & Marine
Engineers & Flood Risk Consultants



Sustainability &
Energy Consultants



Further Information

TENURE & VACANT POSSESSION

The property is available Freehold with Vacant Possession.

METHOD OF SALE

The subject property is for sale via informal tender (unless sold prior) with a bid date to be announced in due course. The vendor is not bound to accept any or the highest offer.

SALE FORMAT

The property is owned within a clean, purpose built, special purchase vehicle (or 'SPV'). It can be transacted via a company sale format (share purchase agreement). The vendor is happy grant the necessary corporate warranties to cover any potential future liability.

VIEWING ARRANGEMENTS

Viewings are strictly by prior appointment. Please contact the sole selling agents to arrange access.

IDENTITY CHECKS / AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.

DATAROOM

Further information can be found in the dataroom: [Colliers / Newhaven Marina](#)



For further *details*
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