

SHOPWYKE LAKES

Chichester



CGI looking north across lake. For indicative purposes only.

Key Highlights

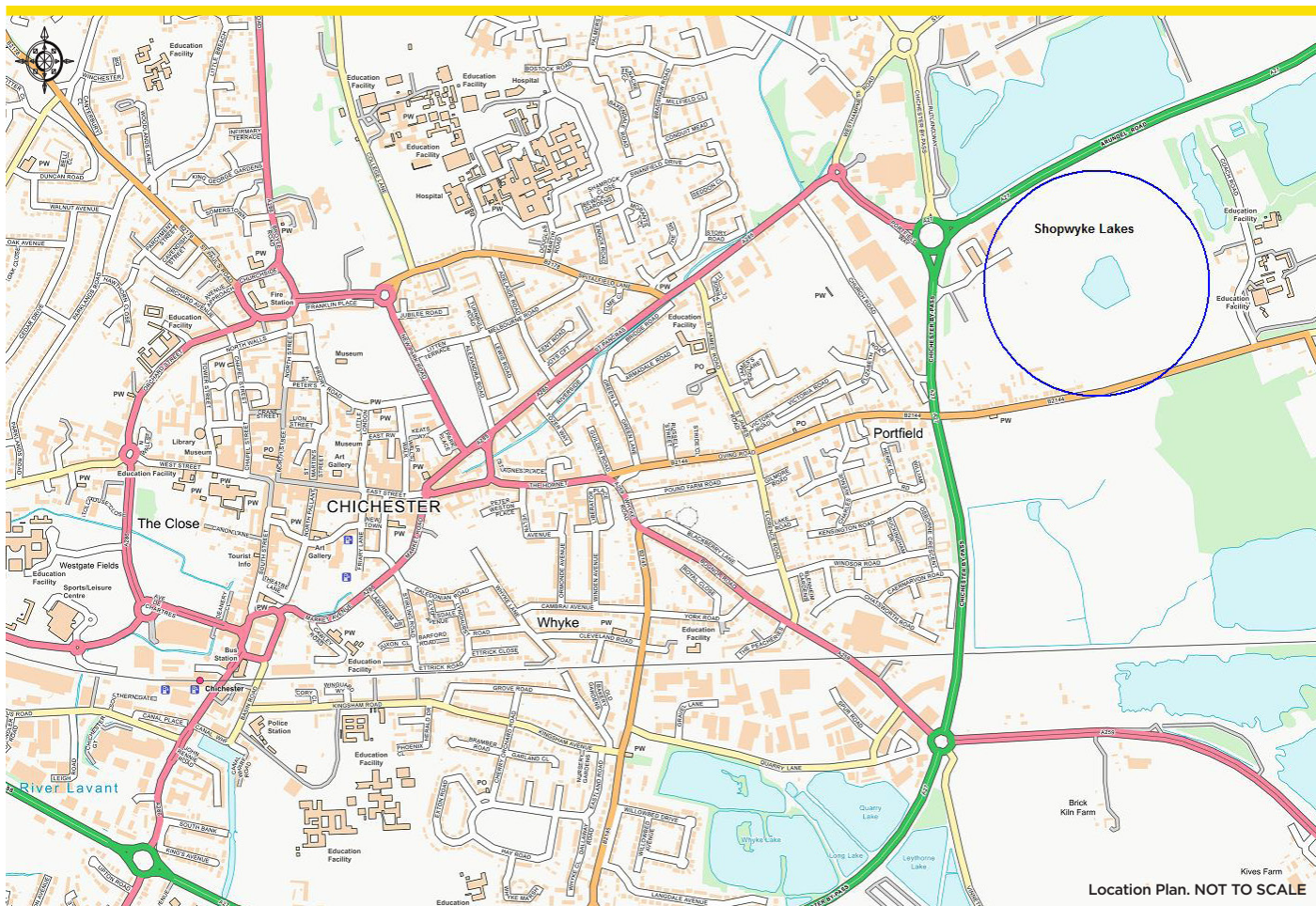
- Waterside location
- Opportunity to deliver residential-led development with complementary commercial, retail and leisure uses
- Opportunity to deliver circa 85 residential dwellings
- Part of a wider development for 585 dwellings
- Site extends to approximately 1.45 acres (0.588 ha)
- Fully serviced land parcel
- Of interest to residential developers, registered providers and retirement providers
- Subject to planning offers invited

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Location

Shopwyke Lakes is located approximately 1.2 miles from the city centre, an attractive Cathedral City in West Sussex. The subject site lies at the centre of the wider development of 585 dwellings, located off of the A27 which connects Chichester to Portsmouth and Brighton.

Southampton Airport is approximately 26 miles to the west and London Gatwick 34 miles to the north east. Direct trains to London Victoria run from Chichester Railway Station twice an hour with a fastest journey time of circa 1 hour 35 minutes.

Site Description

The site extends to approximately 1.45 acres (0.588 ha) and forms part of the wider 80 acre lakeside village. The Shopwyke masterplan has been designed around two lakes which are the focal points of the development.

The subject site is located at the centre of the overall site and overlooking the central lake.

Cala Homes are currently on site delivering Phase I comprising 398 dwellings. Phase I is located immediately to the south and north of the subject site. Taylor Wimpey have acquired the Phase II land, located on the eastern boundary of the site.

Planning

The wider development benefits from outline planning consent (ref: 11/05283/OUT) for '500 dwellings in a parkland setting with community facilities, an elderly care village, localised retail units, major new public open spaces, associated vehicular access, cycle and pedestrian access, drainage and landscaping'.

In addition to the above, a new planning application was approved in November 2016 (ref: O/15/03720/OUT) for 'Additional 85 dwellings on land with outline approval for 500 dwellings under reference O/11/05283/OUT'.

The subject site benefits from planning permission for Community Facilities and Employment uses under use classes A1, A3, B1, D1 and D2. We are of the opinion that the site can be optimised with a further circa 7000 sqm by way of C3 residential accommodation in conjunction with the commercial uses.

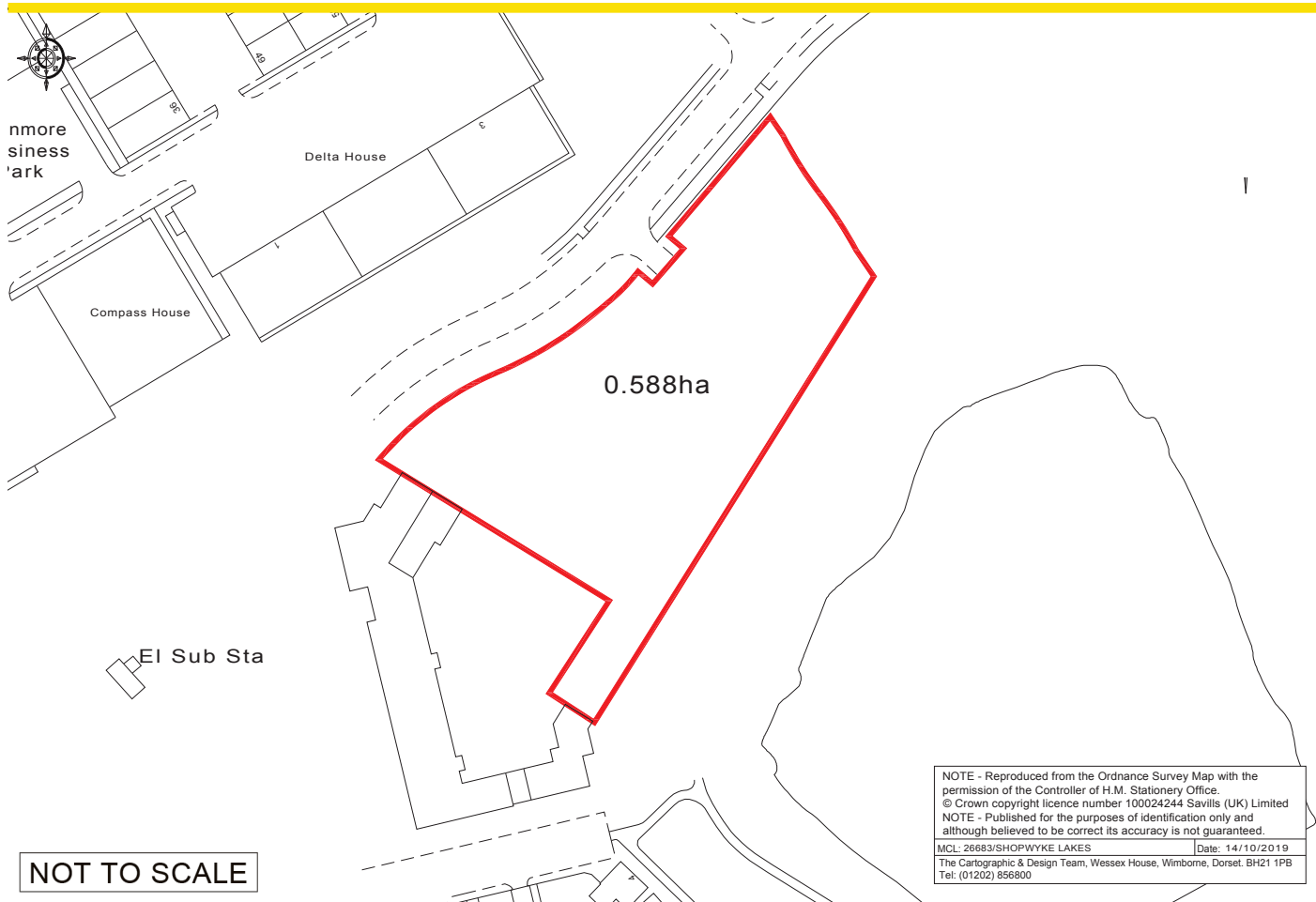
The Seller will require the Purchaser to apply for full planning and subsequently deliver the residential units together with the community and employment uses. The affordable housing requirement for the site is 30%. This will be an obligation for the Purchaser to provide.

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CIL

We understand that Chichester District Council currently have an adopted CIL charging schedule and that net additional residential, retail (A1-A5) and purpose built student housing floor space is charged as set out below (plus indexation):

USE OF DEVELOPMENT	LEVY (£ PER SQUARE METRE)
Residential – South of the National Park	£120
Residential –North of the National Park	£200
Retail (wholly or mainly convenience)	£125
Retail (wholly or mainly comparison)	£20
Purpose Built Student Housing	£30
Standard Charge (applies to all development not separately defined)	£0

An indicative schedule of uses is as follows:

USE	SQ M (GIA)	ACRE	PLANNING USE
Residential	7,000	-	
MIXED USE BUILDING 1			
Convenience	370	0.3	A1
Ancillary Retail	325	0.1	A1/A2/A3
Restaurant	370	0.2	A3
Day Nursery	650	0.3	D1
Business Hub	650	0.5	B1
MIXED USE BUILDING 2			
Gym	930	0.25	D2
Café	325	0.1	A3
SINGLE USE BUILDINGS			
Public House	930	1.2	A4

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Subject site is outlined in yellow on masterplan. For Indicative purposes only

Tenure

The site is offered freehold with vacant possession on completion.

Ground Conditions

Shopwyke lakes is a former gravel works that has been restored in recent years.

This process was completed during Q1 of 2016. The land has been remodelled in accordance with the agreed levels plan and has a minimum CBR of 3% to 5%.

Significant contamination testing has been undertaken and sign off by NHBC, the Environment Agency and Environmental Health has been achieved.

Access

The site is accessed from the internal distribution road that links the A27 and Shopwyke Road. There is a dedicated access point to the site.

Services

All main services and service infrastructure will be provided to the edge of the boundary for connection

Method of Sale

Expressions of interest are invited by email to Katharine Hassan, Savills. The deadline to submit expressions of interest is available on request.

Marketing Information

A marketing pack containing detailed information relating to the site is available online at <https://sites.savills.com/shopwykelakessavills/>

Viewings

Interested parties are invited to view the site from the road to the north of the site.

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