

# Land East of Woodgate Road, Woodgate, **PO20**

A great residential development opportunity benefiting from detailed planning permission for 180 homes in the well-located village of Woodgate.





Land East of Woodgate Road





# The opportunity.

## Land East of Woodgate Road, Woodgate, PO20 3GU

**Greenfield site with exceptional residential development opportunity in the highly desirable district of Arun, West Sussex.**

- Unconditional offers are invited.
- The 17.25-acre site benefits from detailed planning permission for 180 new residential units, with the proposed layout encompassing a range of dwelling sizes from one beds to four beds.
- The site benefits from a signed Section 106.
- Positioned in close proximity to the South Downs national park and the Sussex coastline, providing access to outstanding natural capital.
- Excellent transport links to central London, across the south coast and international travel hubs.
- In close vicinity to Bognor Regis, Chichester, Worthing and Brighton offering an abundance of employment and leisure opportunities for local residents.
- Situated with convenient access to a broad range of both independent and comprehensive educational institutions.

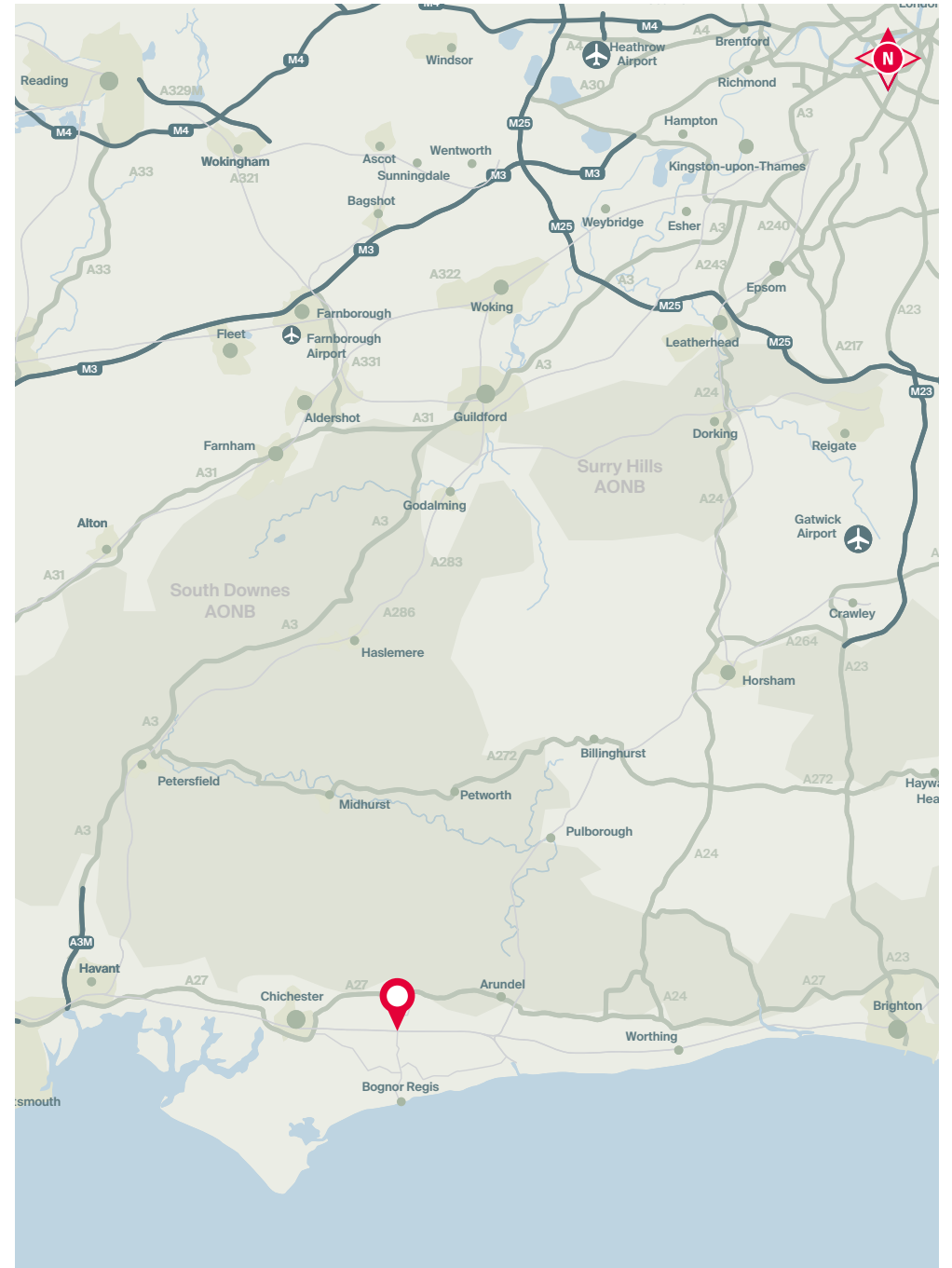
# Location

The site currently comprises a mixed-use premises collectively called the Woodgate Centre, including poor quality buildings occupied by small businesses, as well as stables with a number of paddocks. It is located just off the A29 which joins to the A27 to the north, Sussex's main coastal connection route, and to the A259 to the south.

Woodgate is a small village just south of Westergate and Southwest of Eastergate. It is surrounded by open farmland and residential dwellings, with a few small amenities. The site is with in view of the South Downs National Park, England's newest national park, designated on 31 March 2010, covering 1,627 square kilometres of beautiful countryside. Further local shopping facilities can be found in the nearby village of Barnham, some 3 miles to the southeast. Here there is also a mainline station providing a regular service to London Victoria in about 1 hour 30 minutes. Woodgate also benefits from close proximity to Chichester (3.77-miles to the west) providing a more comprehensive range of amenities and transport links including Chichester Train Station. The surrounding area of Woodgate offers a variety of recreational facilities including Goodwood Country Club, which host the Annual Festival of Speed. The south coast is only a few miles south, offering an array of picturesque sandy beaches and seaside village such as Bognor Regis and West Wittering. The south coast is also popular for sailing, with multiple mooring opportunities available.

The site benefits from excellent connectivity to neighbouring areas, strategically positioned in close proximity to towns like Chichester and Bognor Regis. Moreover, it facilitates convenient access to prominent south coast cities such as Portsmouth and Brighton. The A27, easily accessible from the site, serves as a gateway for vehicular travel to surrounding areas and links seamlessly to major national travel routes including the A3(M), M27, A24, and A23. In addition to these primary road connections, there is a network of narrow roads and lanes, facilitating connectivity to smaller villages, housing clusters, and essential amenities. Barnham train station, located a mere 1.2 miles east of the site, provides regular trains towards Portsmouth Harbour, Littlehampton, Brighton and London Victoria.

In addition to the robust transport connections the site already benefits from, the site is strategically positioned to gain additional benefits from the wider master plan infrastructure improvements including but not limited to the rerouting of the A29 providing more convenient access to the arterial routes as well as the implementation of the pedestrian and cycles paths which will link the development to the wider area. Furthermore, the site will also benefit from close proximity to the new facilities and open spaces provided by the wider master plan for the area, including the new Rife Valley Park.







SL MP 23.5

The Dock

Ryefield Farmhouse

The Lodge

Woodgate Centre

Ryefield Bungalow

Ryefield Farm

EI Sub Sta

Willows Caravan Park

WOODGATE ROAD

WOODGATE CLOSE

31  
41

12  
24

13  
23

91  
01

4  
10  
6

## Local market demographics



The largest demographic group within 10km is **Senior Security**, described as "elderly people with assets who are enjoying a comfortable retirement". They account for **17%** local households and their average annual household income as a group is

**£21,376**



Woodgate is strategically positioned just **3 miles** north of the esteemed South Coast of England. This prime location provides a diverse array of amenities and employment opportunities, making it an appealing destination for home purchasers.



Optimism pervades the housing market, with a nationwide outlook projecting a resilient and stable 2024/2025 for residential house prices in the South East. A **3%** uptick in mainstream house prices is anticipated in 2024, with cumulative growth of **20.5%** anticipated in the five years to 2028, signalling a positive trajectory



The second largest demographic group within 10km is **Aspiring Homemakers**, described as "younger households settling down in housing priced within their means". They account for **12%** of local household, with an annual average income of

**£49,709**



The group with the highest average annual household income is **City Prosperity**, described as "high status city dwellers living in central locations and pursuing careers with high rewards" at

**£68,341**

However, they account for only **1%** of local households.

## Investment drivers



**Extensive** natural capital



**Gaining regional** competitiveness



**Attracting significant** inward investment to neighbouring coastal areas



**High calibre** businesses



**An opportunity to deliver** a transformational scheme



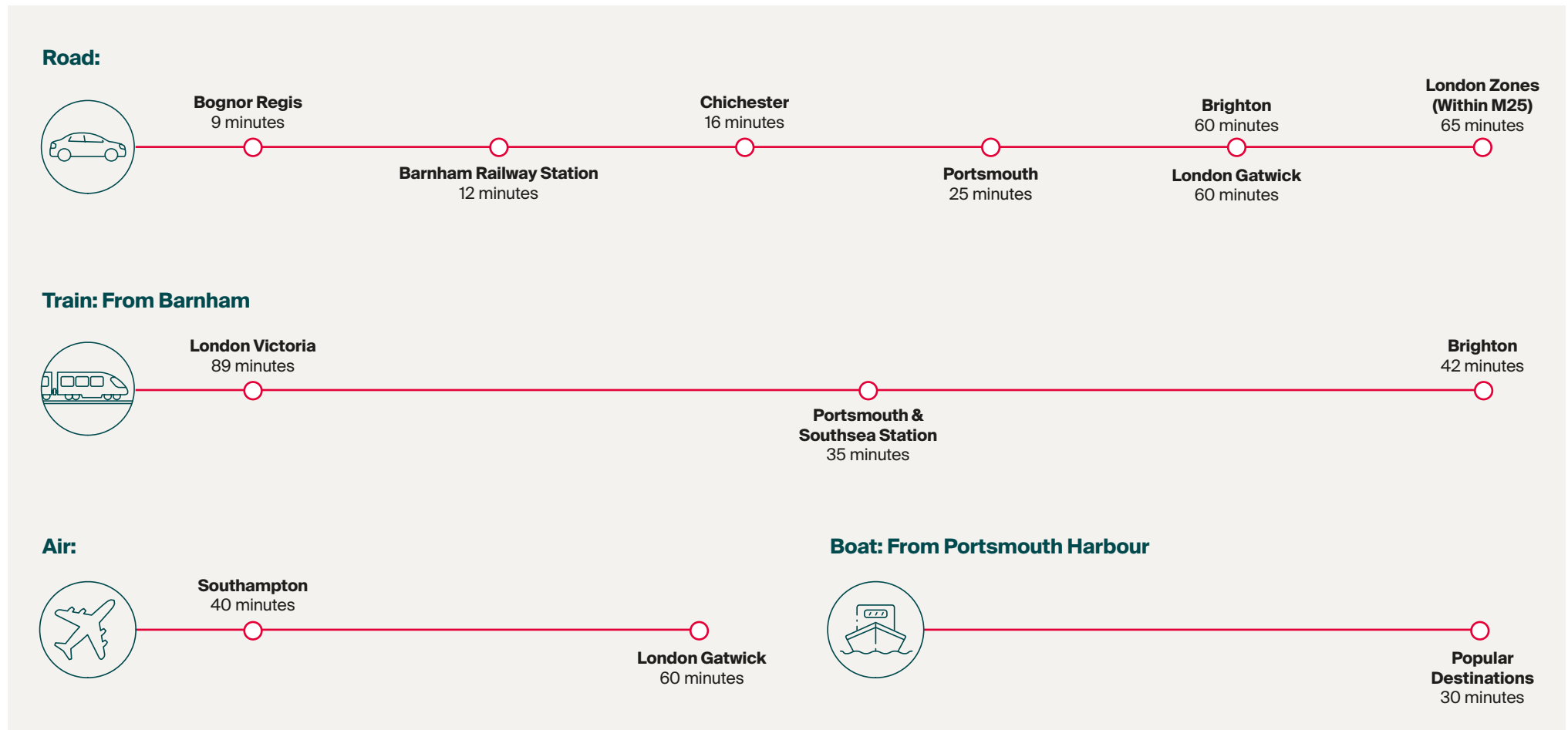
# Travel

**Road** – The site is located immediately to the south-west of the A27, Sussex’s main coastal connection route. This provides swift vehicular access to some of the UK’s most picturesque beaches and towns. The A3(M), M27, A24 and A23 provide national travel links. Within the surrounding landscape, a further network of narrow roads and lanes connect smaller pockets of villages, housing clusters and amenities.

**Trains** – Barnham train station is only 1.5 miles south-east of the site and provides regular trains towards Portsmouth Harbour, Littlehampton, Brighton, and London Victoria.

**Air** – London Gatwick Airport lies approximately 30 miles to the northeast and can be reached in approximately 60 minutes by car via the A24 and M23. The site is approximately 30 miles east from Southampton Airport which provides a good selection of short- haul flights and can be reached in 40 minutes via the A27/M27.

**Boat** – Portsmouth Harbour is located just 19 miles from the site, offering ferries to popular destinations, reached in just over 30 minutes.



## Description

The site is currently a mix use premises collectively called the Woodgate Centre, including several small businesses in poor quality buildings as well as horse stables with a number of paddocks providing some open green space. The site is rectangular and predominately regular in shape. The site periphery comprises of a mixture of pastureland to the north and west, a caravan park to the south and a residential enclave to the west. The West Coastway Trainline also runs just north of the site.

The village-scape surrounding the site largely consists of Woodgate, Westergate and Eastergate's residential housing, farming, and local business communities. The surrounding conurbation offers a competitive range of independent and chain stores. The site also benefits from a pleasant range of nearby eateries, pubs, and activities. Including the Fontwell Racecourse, Arundel Castle and Goodwood Motor Circuit.

## Investment into Arun

Arun has witnessed a significant surge in investment over the past few years, solidifying its reputation as an attractive hub for commuters, families, and young professionals. The site is mentioned within Arun's Local Plan under the designated as the Barnham, Eastergate and Westergate (BEW) masterplan as the 'Woodgate Equestrian', marking it as a key strategic development site with anticipated growth future proofing the village. The district council has implemented a series of strategies to foster sustainable development, collaborating with investment partners and vigilantly overseeing planning accommodations, encompassing vital aspects such as healthcare, transport infrastructure, education accessibility, and local employment opportunities.

Residential investors stand to gain from these initiatives, as the continuous expansion of employment avenues and rising incomes is expected to attract new populations, subsequently increasing the demand for local properties. The plan ensures that Arun will persist as a sought-after residential enclave in the southeast, with a commitment to enhancing the cultural, community, and leisure offerings in the surrounding area.

## Planning summary

The site benefits from granted planning permission (AL/107/21/PL) for the demolition of the Woodgate Centre building including the three residential dwellings and the construction of 180 residential dwellings and the associated works required.

Within the Arun Local Plan, it has been noted that substantial infrastructure improvements are required to foster the development of the strategic development parcels. The costs of which have been allocated depending on the scale, nature and location of the development through section 106 obligations.

### Employment

Employment and Skills Plans in Arun District will not require any financial payments but will instead deal with site-specific measures delivering jobs and training for local people. These measures will be negotiated on a site by site to ensure real benefits on the ground.

### Infrastructure provision and implementation

Where on site provision was not possible financial contributions have been sought from developers to combine with public funding to deliver the necessary facilities and infrastructure identified through the Independent Development Plan.

### Transport

The Arun Transport Study identified a number of measures which relate directly to the strategic development locations, including The Land East of Woodgate, which have been identified as strategic policies to reduce congestion on the highway network and will be distributed across the strategic development locations.

The granted planning permission at Woodgate is contingent upon the development complying with the specified condition and the obligation outlined in the Section 106 Agreement outlined over, totalling £8,818,853.



# Summary of Section 106 contributions

3D Pitch Contribution	£24,560
3G Pitch Land Cost Contribution	£7,862.07
A27/A29 Fontwell Eastern Roundabout Junction	£46,046.51
A27/A29 Fontwell West Roundabout Junction	£64,548.84
A27/B2233 Nyton Road Junction Improvement	£13,688.37
A29 Realignment Contribution	£1,816,032.55
A29/A259 Felpham Relief Road Contribution	£33,906.98
A29-A259 Rowan Way Contribution	£63,879.07
B2233 Pedestrian Improvement Contribution	£50,262.28
Barnham to Chichester Cycle Route Contribution	£164,431.26
Barnham to Bognor Regis Cycle Route Contribution	£131,860.47
Barnham to Tangmere Cycle Route Contribution	£148,604.65
Barnham Village Centre Improvements	£15,027.90
Bus Improvements	£39,200
County Council S106 Monitoring Fee	£2,400
Cycle Parking Contribution	£1,453.61
Early Years	£259,534
Early Years Land Cost Contribution	£4,018
W-E Link	£2,274,951
Fire and Rescue Service	£4,862
Health Care Contribution	£231,771
Library Contribution	£4,186
Monitoring Fee	£9,900
Playing Pitch Contribution	£206,626
Playing Pitch Land Cost Contribution	£15,201.20
Police Service Contribution	£27,257.87
POS Maintenance	£11.23 per sqm Index-Linked *conditional upon management company not appointed
Primary Education Contribution	£1,225,813
Primary School Land Cost	£56,580
Public Art Contribution	£6,930
Railway Crossing Contribution	£62,791
Secondary Education Contribution	£879,515
SEND Contribution	£100,465
SEND Land Cost	£2,521.50
Sixth Form Education Contribution	£136,537
South Downs National Park Cycle Link Contribution	£221,860.47
Sports Hub: Ancillary Facilities Contribution	£92,117.59
Sports Hub: Community Centre Contribution	£180,000
Sports Hub: Health and Fitness Contribution	£22,400
Sports Hub: Sports Hall Contribution	£71,498
Sports Hub: Land Costs	£15,170
Swimming Pools Contribution	£79,083
Travel Plan Audit Fee	£3,500



Proposed development towards Westergate and Eastergate

# Proposal Scheme Layout (AL/107/21/PL)





## Tenure

The properties will be sold freehold.

## Method of disposal

The property is for sale by informal tender with planning permission.

## Bid date

Potential purchasers will be notified of the closing date for offers via the dedicated information site.

## Inspection

The property may only be inspected strictly by prior appointment through Knight Frank LLP. A number of open days will be held to facilitate viewings. The dates of these will be communicated to potential purchasers on request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

Please note the site is elected for VAT which will be payable.

## Dataroom

Further information available on request, please contact Tim or Isabel.

## Purchaser notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

## Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms. For more information, please contact:

**[craig.wilson@knightfrank.com](mailto:craig.wilson@knightfrank.com)**

+44 20 7861 5226

**[simon.mathews@knightfrank.com](mailto:simon.mathews@knightfrank.com)**

+44 20 7861 5362

# Contact us.

**Tim Traynor**  
+44 1483 617 929  
[tim.traynor@knightfrank.com](mailto:tim.traynor@knightfrank.com)

**Isabel Wright**  
+44 7976 668 493  
[Isabel.wright@knightfrank.com](mailto:Isabel.wright@knightfrank.com)



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Particulars dated January 2024.

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