

Union Place, Worthing BN11

Residential led development opportunity.

LCR

The logo for Worthing Borough Council, consisting of a white circle containing the letters "WBC".
WORTHING BOROUGH
COUNCIL

**Coast to
Capital**



The opportunity.

Union Place, Worthing BN11

Major town centre redevelopment opportunity with resolution to grant outline planning permission for 147 apartments.

- Residential led development opportunity
- Attractive town centre redevelopment proposition with resolution to grant outline planning permission for 147 apartments, 90 key hotel and commercial floor space, subject to final S106 clarifications
- The site extends to 1.49 acres and currently comprises of two land parcels, one of which consists of a former police station and the other which comprises a car park and Cultural Centre
- Highly accessible town centre location with all necessary amenities in close proximity as well as numerous retail and leisure offerings
- Worthing train station is located under 1 mile away providing regular services to London Victoria, Brighton and Portsmouth
- The site is a short 5 minute walk to the seafront and offers easy access to the beaches of the south coast as well as the extensive natural capital of the South Downs National Park located to the north
- Worthing has a diverse cultural and leisure offering and benefits from its regional competitiveness
- Brighton and Chichester are also within easy reach, offering further amenities

Introduction

With its fantastic coastal position, access to the South Downs National Park and excellent transport links, Worthing is very much a place on the up, with thousands choosing to move here above other locations in the area.

A host of independent traders, affordable good-quality restaurants, a thriving cultural scene and dozens of parks makes the town perfect for people of all ages.

Worthing Borough Council is actively supporting and encouraging that change, bringing forward a range of improvements in its town centre, including £12 million in new public realm, gigabit broadband, free public WiFi and pop-up trading space for independent traders.

Union Place is very much central to that town centre investment, providing high-quality housing; a new hotel to support tourism and new independent cinema screens to enhance the cultural offer.

A range of flexible commercial space and connectivity to the wider town centre will also support the local economy for years to come.

Location

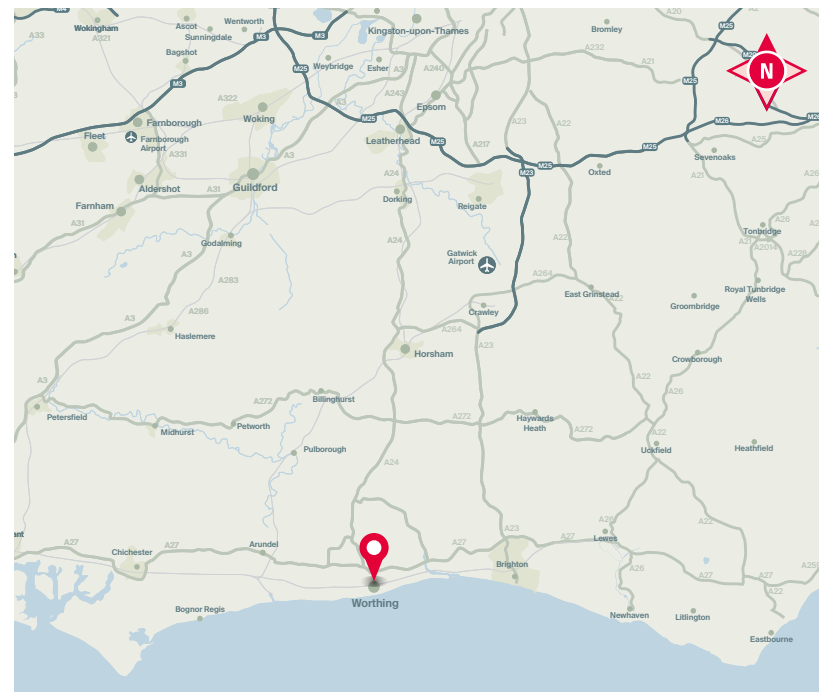
The site is located in the town centre of Worthing which has borough status in West Sussex. Worthing is situated at the foot of the South Downs National Park and is characteristic of a traditional English seaside town yet also boasts numerous examples of high quality buildings in the West Sussex vernacular. The town offers extensive beaches and promenades to the south and to the north offers open green space with a considerable amount of natural capital, from the Downs. Worthing has a

diverse cultural and leisure offering, with a booming independent arts and cultural scene. It is also well connected to the surrounding towns and villages, with Brighton and Chichester situated only 11 and 20 miles away respectively.

The site itself comprises of two parcels, one of which is a former police station and the other comprises a car park. To the east of the site lies Worthing High Street and the southern boundary of the site is enclosed by Chatsworth Road. To the west of the site is the Connaught Theatre Cultural Centre and NCP Car Park and the north of the site is lined by Union Place from which the site is accessed. Beyond the immediate site boundary lies a traditional English seaside townscape with an array of leisure and retail offerings.

With Worthing train station located under a mile away from the site, Central London is very accessible. There are 54 trains per day to London Victoria and a journey time of 1 hour and 22 minutes. There are also regular trains to Brighton and Portsmouth. The A24 provides road access into Central London of approximately 2 hours. Both Southampton and Gatwick airports are also within reach, located a 50 minute and 40 minute drive away respectively, allowing for international travel when required.

The surrounding areas are home to a host of outdoor activities including cycling, walking and water sports, as well as the extensive natural capital offered by the South Downs National Park. All necessary amenities are located in close proximity to the site as well as a range of pubs, restaurants, independent shops and car parking. Education in the area is well catered for with a broad range of pre schools, nurseries and schools covering all age groups, from both the state and private sector.



Artist impression of proposed scheme

Transport



The site is accessed via Union Place which runs along the northern boundary of the site.

A27 – offers access to major towns along the south coast, such as Brighton and Portsmouth.

A23 – via the A27, the A23 connects with the M23 and M25, offering access to Central London.



Worthing station train travel times:

Brighton 18 minutes

Portsmouth 57 minutes

London Victoria 1 hr 22 minutes



Gatwick airport

40 minutes by car

Southampton airport

50 minutes by car

Description

The brownfield site, referred to as Union Place, currently comprises of a former police station and a car park in the town centre of Worthing, a location characteristic of a traditional English seaside town. The site is a long-standing vacant town centre site and offers a considerable opportunity for a comprehensive redevelopment to meet housing and community needs in Worthing.

The site is situated immediately to the south of Union Place and is accessed via this road. To the east lies Worthing High Street and the southern boundary of the site is enclosed by Chatsworth Road. To the west of the site lies the Connaught

Theatre Cultural Centre, an NCP Car Park and multiple shops and takeaways. Beyond the immediate site boundary lies a traditional English seaside town centre.

Worthing delivers an array of leisure and retail offerings for future residents, with increasingly diverse cultural and coastal activities. The site also has the added benefit of both the extensive beaches and promenades on the doorstep.

The extensive natural capital of the wider areas surrounding Worthing offers a host of country walks, golf courses and stunning beaches of the south coast. Chichester and Brighton also provide further amenity offerings.



Artist impression of proposed scheme



Identified as a strong
post-pandemic
recovery location



Extensive
natural capital

**Coast to
Capital**

**Local Enterprise
Partnership**



Gaining regional
competitiveness



**Attracting
significant** inward
investment



High calibre
businesses



**An opportunity
to deliver a**
transformational
scheme

Market commentary and investment drivers

Despite the Covid-19 crisis, the home counties and wider country residential market in England has recorded its best performance in more than six years, driven primarily by the change in consumer preferences caused by the restrictions implemented as a result of the virus. For example, the desire for more space, greenery and a change in lifestyle from that previously desirable in London has seen the country market thrive in the wake of the virus.

Worthing has been identified for its strong position in a post pandemic recovery. The combination of the coast and countryside, diverse cultural and leisure offering and modern infrastructure is attracting significant inward investment and creating a vibrant place to live, work and play.

The growth in popularity as a place to relocate and visit confirms Worthing as an increasingly desirable place.

The most populated demographic groups are “Aspiring Homemakers”, which are younger households settling down in housing priced within their means. The consented plans deliver flats marketed to this demographic group.

As Worthing continues to attract high calibre businesses and significant inward investment, the town's economy is growing and is gaining regional competitiveness. Further, demographic profiling of the micro location indicates that Worthing plays host to a high earning cluster – indicating the growing socio-economic demographics.

Worthing Borough Council is focusing heavily on delivering the regeneration of Worthing. With LCR, the government's placemaking and sustainable regeneration specialist and the Council's joint Strategic Board, the regeneration of Union Place is welcomed by leaders. This includes the £3.6m funding from Coast to Capital Local Enterprise which has been used by the partners to date in order to unlock the site.



Artist impression of proposed scheme

Planning

Worthing Borough Council has worked with LCR and the Coast to Capital LEP to unlock development at Union Place. This culminated in the submission of an outline planning application which was approved at committee in November 2020. There is resolution to grant outline planning and is subject to final S106 clarifications. The site has been promoted in outline in order to allow sufficient flexibility for the incoming developer to refine and influence the detailed design. It is intended that the site will be brought forward in two phases, of which this sale represents the first phase of development. The second future phase of development is on land to the west which Worthing Borough Council owns the freehold and which currently includes occupational leases.

The outline planning application (all matters reserved except for access) comprises the construction of a mixed-use development that includes 169 residential units in total across both phases, commercial floor space, 90 bed hotel, cinema and associated parking and landscaping. The first phases of development also includes permission for a c.14 storey (56.10 AOD) residential tower.

As phase 1, the land included within this sale provides for the following uses:

Block	No. Residential Units	Residential (sq ft GIA)	No. Hotel Rooms	Hotel (sq ft GIA)	Commercial (sq ft GIA)	Parking Spaces
C	25	21,678				
D			90	27,093	5,619	
E					19,440	45
E1	37	29,633				
E2	85	60,547				
Total	147	111,858	90	27,093	25,058	45

Phase 1: Extent of site for sale

Phase 1 comprises the residential led regeneration of the site. This is inclusive of 147 new homes, 90 key hotel and commercial floor space at ground floor, improved public realm and site permeability.

Phase 2: Adjacent to the site for sale

The second phase of the development involves the 3 – 4 screen extension to Connaught Theatre, F&B units, further residential development delivered to same principles as phase 1 and a multi storey car park.

The site will also benefit from a right of access to Chatsworth Road, granted over land in Worthing Borough Council’s ownership. This is denoted by the blue hatching on the plan below:





Artist impression of proposed scheme



Artist impression of proposed scheme

Tenure

The property will be sold freehold and with vacant possession.

Method of disposal

The property is for sale by informal tender subject to contract only.

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 can be found on the dedicated information site:

<https://www.land.knightfrank.com/view/unionplace>

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.

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Particulars dated June 2021.

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