

SUMMER LANE

Pagham



Key Highlights

- Circa 23 Ha (56 acres) urban extension on the western fringe of Pagham
- A residential led development with a school and community centre
- Outline planning permission for 400 dwellings
- To be sold as a whole in part or in phases
- Mix of dwellings
- High value area
- Approximately 8.9km from Chichester City Centre
- Arun District Council planning reference P/140/16/OUT
- Walking distance from Pagham Harbour

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Location

Summer Lane is a circa 23 Ha (56 acres) extension on the western fringe of Pagham. It is located immediately to the west of Pagham Road and immediately south of Summer Lane.

The village of Pagham is an established coastal area, 8.9km (5.5 miles) south east of Chichester City Centre, with Chichester connected by the B2166 / B2145. Journey times to the Whyke Roundabout junction of the A27 by car are approximately 10 minutes.

London Gatwick Airport is approximately 69km (43 miles) to the north east. The nearest train stations are located in Bognor Regis and Chichester, the latter running direct trains to London Victoria twice an hour with a fastest journey time of circa 1 hour 35 minutes.

The site is accessed off Pagham Road which travels north to south and connects Pagham with the A27.

Site Description

The site comprises a residential greenfield development opportunity, approximately 23 Ha (56 acres) with outline planning permission for 400 dwellings. The development is arranged as 3 separate parcels, all of which are accessed from Pagham Road.

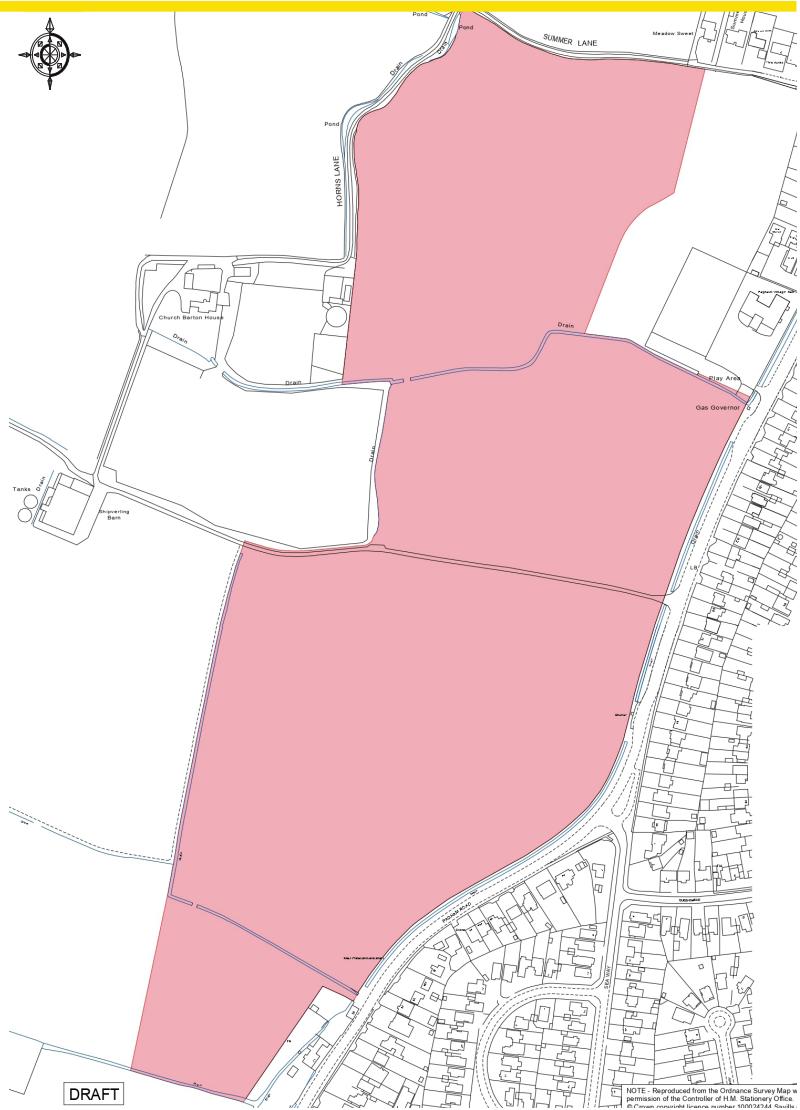
The site benefits from far reaching views across farmland and the world renowned SSSI of Pagham Harbour.

It is in a sustainable location immediately adjoining the urban edge of Pagham and has direct access to the principal route into the village from Pagham Road. It is within walking distance to a range of existing services and bus stops, providing ease of access to Bognor Regis.

The proposal for the site will provide a mix of house sizes and types, including family housing. Affordable housing will be provided in line with the Arun District Council (ADC) policy.

The scheme will be a high quality development characterised by green infrastructure that connects the 3 identified parcels.

Housing densities across the developments will vary with the lowest density at the western fringes achieving an average of 35 dwellings per hectare. This will differentiate across the scheme.



Planning

Summer Lane, Pagham has a planning application approved for the following (ref. P/140/16/OUT): 'Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000 sqm of A1/A2/A3/D1/sui generis floor space, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a Scout Hut, safeguarding of land to help link the site to Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved'.

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We provide a summary of the planning obligations below:

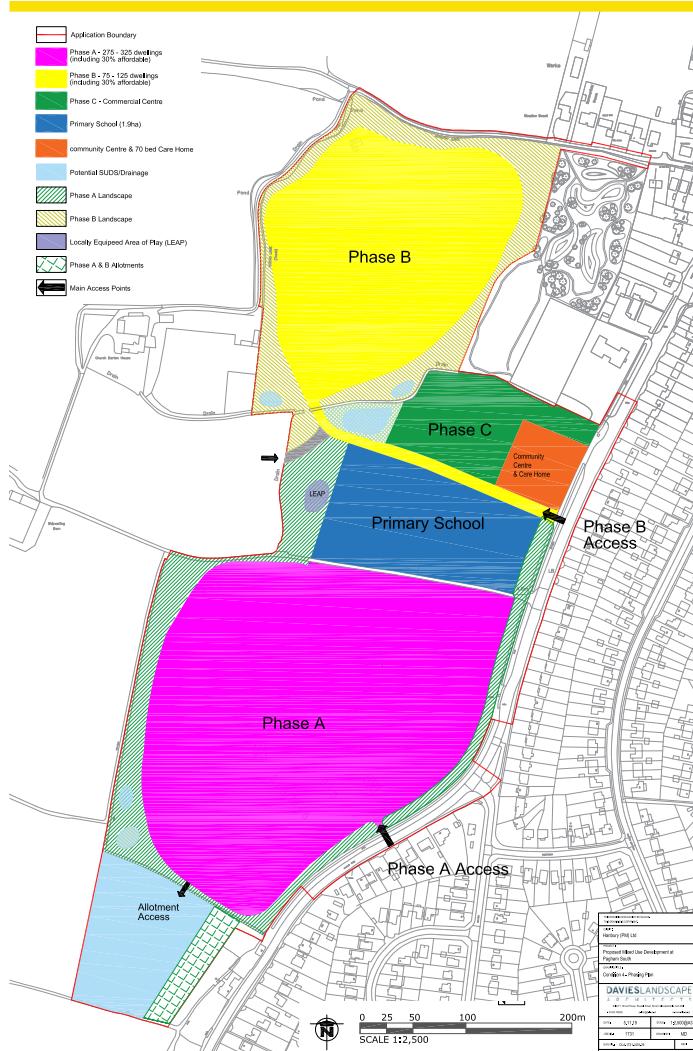
- 30% affordable housing (120 units)
- Cycle Track
- Nominal education contribution
- Off-site ecology programme to be delivered on land under control of the vendor
- Highways contribution

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Tenure

The site is offered freehold, with vacant possession on completion.

Foul Drainage

Southern Water records confirm that foul and storm water sewers exist within Pagham Road. The site is crossed by a DN375 foul pumped main taking flow from the village to Pagham Waste Water Treatment Plant. This land is within control of the vendor and an easement will be granted allowing this connection to the treatment works.

Surface Water Drainage

Details of the drainage strategy are contained within the data room.

Access

Phase A and Phase B each benefit from a separate access from Pagham Road. Each access has been designed as a priority junction with a ghost island right turn lane and uncontrolled pedestrian crossing facilities.

Services

The vendor has made enquiries and obtained quotes for all main services and service infrastructure to the site. Full details of these quotes are available in the data room.

Data room

A comprehensive pack of information relating to the development proposal is available on the link below. Please register your details for access.

<https://sites.savills.com/summerlanepagham2/>

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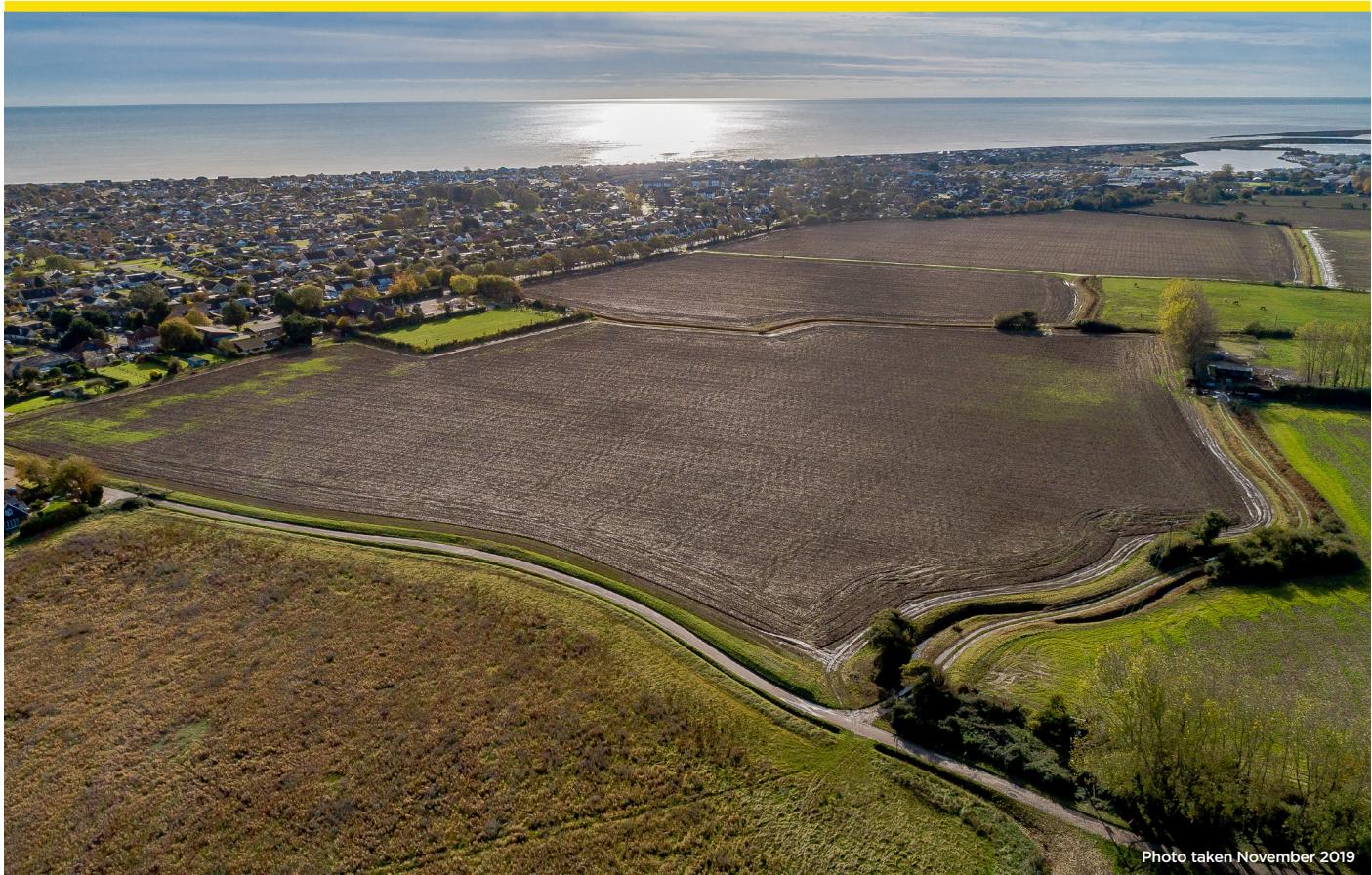


Photo taken November 2019

Purchaser's Obligations

- 30% affordable housing (120 units)
- Optimise the number of units on the site (Subject to planning)
- Permit vendor to connect into roads and services for the benefit of the retained land.
- Preserve vendors future connection into foul waste system

Overage

Our clients will require the provision of overage to capture value enhancement through intensification of the planning permission, as well as the GDV for the private and affordable housing.

We invite purchasers to submit overage proposals to capture future increased density or site coverage.

VAT

The vendor has elected to waive the VAT exemption in respect of the property. VAT will therefore be payable in addition to the purchase price.

Contact

Colin Wilkins

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cwilkins@savills.com

Simon Williams

+44 (0) 23 8071 3936
swilliams@savills.com

Method of Sale

The site is offered for sale by informal tender on an unconditional basis only as a whole or in part: Offers should be submitted via email or post to Simon Williams (swilliams@savills.com), Savills, 2 Charlotte Place, Southampton, Hampshire, SO14 0TB. Sealed offers must be clearly marked 'Summer Lane, Popham 2' and be for a fixed sum unrelated to any other offer. The deadline for offers will be confirmed in due course.

Marketing Information Pack

A marketing information pack containing detailed information relating to the site is available online at <https://sites.savills.com/summerlanepopham2/>

Viewings

Viewings are strictly by appointment with Savills.

Local Authority

Arun Civic Centre Maltravers Road Littlehampton West Sussex BN17 5LF 01903 737756

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