

FOR SALE: DEVELOPMENT OPPORTUNITY

Strategic Development Opportunity

Land at Madgwick Lane, Westhampnett, Chichester



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Site boundary for indicative purposes only

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

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BACKGROUND

Savills are instructed to invite offers on the following basis:

- An Unconditional sale, subject to overage.
- A sale Subject to Planning.
- An Option or Promotion Agreement for the promotion and sale of the land, subject to planning permission being granted for residential development.

LOCATION

The Property is located to the east of Chichester, West Sussex, between Stane Street and Madgwick Lane.

The site is accessed via Madgwick Lane, which provides connection to the Chichester Bypass (A27), linking to Chichester to the west and Arundel, Worthing and Brighton to the east.

The Property lies opposite the Goodwood Motor Circuit. The western boundary adjoins an established residential development of 300 dwellings constructed by Barratt David Wilson Homes. The eastern boundary adjoins The March C of E Primary School. To the west of the school is the Rolls-Royce Motor Cars manufacturing facility at Goodwood.

Chichester railway station is approximately 2 miles to the west, providing regular services to London Victoria (fastest journey time approximately 1 hour 30 minutes).

DESCRIPTION

The Property extends to approximately 9.34 acres (3.78 hectares) and is held across three Land Registry titles (WSX379547, WSX337634 and WSX219479).

The land is laid to grass and operates as a private stud, comprising paddocks together with stables and barns. A small portion of the site is also used as a touring caravan site.

The site is irregular in shape and enclosed by established boundaries, including mature hedgerows, trees and post and rail fencing. The existing access is taken from the western boundary directly onto Madgwick Lane.



ENVIRONMENTAL

The Property is situated within Flood Zone 1 (Environment Agency) and publicly available mapping indicates no Tree Preservation Orders affect the site.

PLANNING

The Property lies within the administrative area of Chichester District Council.

The Chichester Local Plan 2021–2039 was adopted in Summer 2025 and forms part of the Development Plan.

Following adoption, revisions to the national standard method for calculating housing need and wider plan-making reforms were introduced. From July 2026, the Council will be required to demonstrate a five-year housing land supply with a 20% buffer (increased from 5%), materially increasing the deliverable land requirement.

The Local Development Scheme also confirms the preparation of a Site Allocations Development Plan Document to allocate any residual development needs not identified in the adopted Local Plan, through which further sites may be promoted for allocation.

The site abuts the defined settlement boundary. Adjoining the western boundary is a Barratt David Wilson Homes scheme comprising 300 dwellings, now fully built out. Persimmon Homes has also acquired land on the opposite side of Madgwick Lane for a residential development of 165 dwellings.

The site falls within Westhampnett Parish. At the time of writing, no made Neighbourhood Development Plan forms part of the Development Plan for the Parish.

Planning permission has previously been granted for the siting of a static caravan on the land for a temporary period.

Prospective purchasers should satisfy themselves in respect of planning matters and make their own enquiries of the Local Planning Authority.



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METHOD OF SALE

The Property is offered for sale by Informal Tender.

Offers should be submitted via email to Jack Sadler at the email address provided below.

Please note the Vendors are not obliged to accept the highest or any offer.

Where a Promotion or Option Agreement is proposed, submissions should also confirm:

- That you have no conflict of interest in promoting the Property
- Proposed Promotion Strategy
- The form of Promotion/Option Agreement
- The length of the agreement
- Details of any non-refundable premium or upfront payment offered
- Confirmation that an undertaking will be given in respect of the Vendor's legal and surveyor's fees
- Proposed price calculation including % discount from Market Value
- Minimum price calculation
- Planning promotion cost cap
- Details of your solicitor
- Any other relevant matters

ACCESS

Access is provided from Madgwick Lane, with additional access from Claypit Lane (currently sealed).

VIEWINGS

Interested parties are to arrange a viewing by appointment only.

TENURE

The Property is registered under freehold Land Registry title numbers WSX379547, WSX337634 and WSX219479.

UTILITIES

All interested parties are advised to investigate the availability of utility services to the Property and capacity thereof.

VAT

No option to tax for VAT has been exercised.

ADDITIONAL INFORMATION

Access to the dataroom is available on request.

LOCAL AUTHORITY

Chichester District Council
 East Pallant House, Chichester, PO19 1TY
 Planning Services: 01243 785166
www.chichester.gov.uk/planning

CONTACTS

For further information please contact:

Jonny Kiddle

jonny.kiddle@savills.com
 +44 797 775 7397

Jack Sadler

jack.sadler@savills.com
 +44 797 703 0140

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