

HAVENSTOKE CLOSE

CONNOLLY WAY, CHICHESTER PO19 6RR



Purpose-Built Student Accommodation (PBSA) site extending to 1.809 acres (0.732 hectares), offered for sale on a freehold basis. Presents as a development opportunity (STP)

**Lambert
Smith
Hampton**

The Opportunity

- + Purpose-Built Student Accommodation (PBSA) site offered for sale as a **development opportunity**
- + Site extends to approximately **1.809 acres (0.732 hectares)**
- + Located within the established **University of Chichester Bishop Otter Campus**
- + Previously developed land with **redevelopment potential**, including residential, PBSA, extra care or specialist uses (subject to planning)
- + Existing use as **student accommodation** with ancillary facilities
- + Situated within a high-value and **supply-constrained residential market**
- + Proximity to city centre (**c.15-minute walk**)
- + Adjacent to **Havenstoke Park** and landscaped open space
- + **Heritage considerations**, including proximity to Chichester Dyke (SAM)
- + Access arrangements subject to third-party rights and consents (Homes England)
- + Offers for the freehold interest are invited on an unconditional or conditional basis by **12 noon on 18th June 2026**

Description

The Site comprises an established cluster of purpose-built student accommodation located within Havenstoke Close, forming part of the University of Chichester's Bishop Otter Campus.

The existing accommodation is arranged as a series of low-rise buildings, typically configured as four-bedroom cluster units with shared kitchen, bathroom and living facilities. In addition, the Site includes a specialist nursing training flat, ancillary parking and landscaped amenity areas. The site will become vacant on 31st July 2026. The site is 95% occupied, currently achieving £219,825.

The Site represents a predominantly previously developed parcel within a well-contained campus environment. The built form is set within mature landscaping, with defined circulation routes, footpaths and communal spaces supporting its current use.

Following recent planning discussions, there is a clear opportunity to redevelop the previously developed areas of the Site for alternative uses, including residential or specialist accommodation, subject to planning. Whilst parts of the Site present planning sensitivities, particularly in relation to heritage assets and areas of open space, these are considered capable of mitigation through appropriate design and technical work.

Overall, the Site offers a rare opportunity to deliver a sensitively designed scheme within a highly sustainable and well-located urban setting.

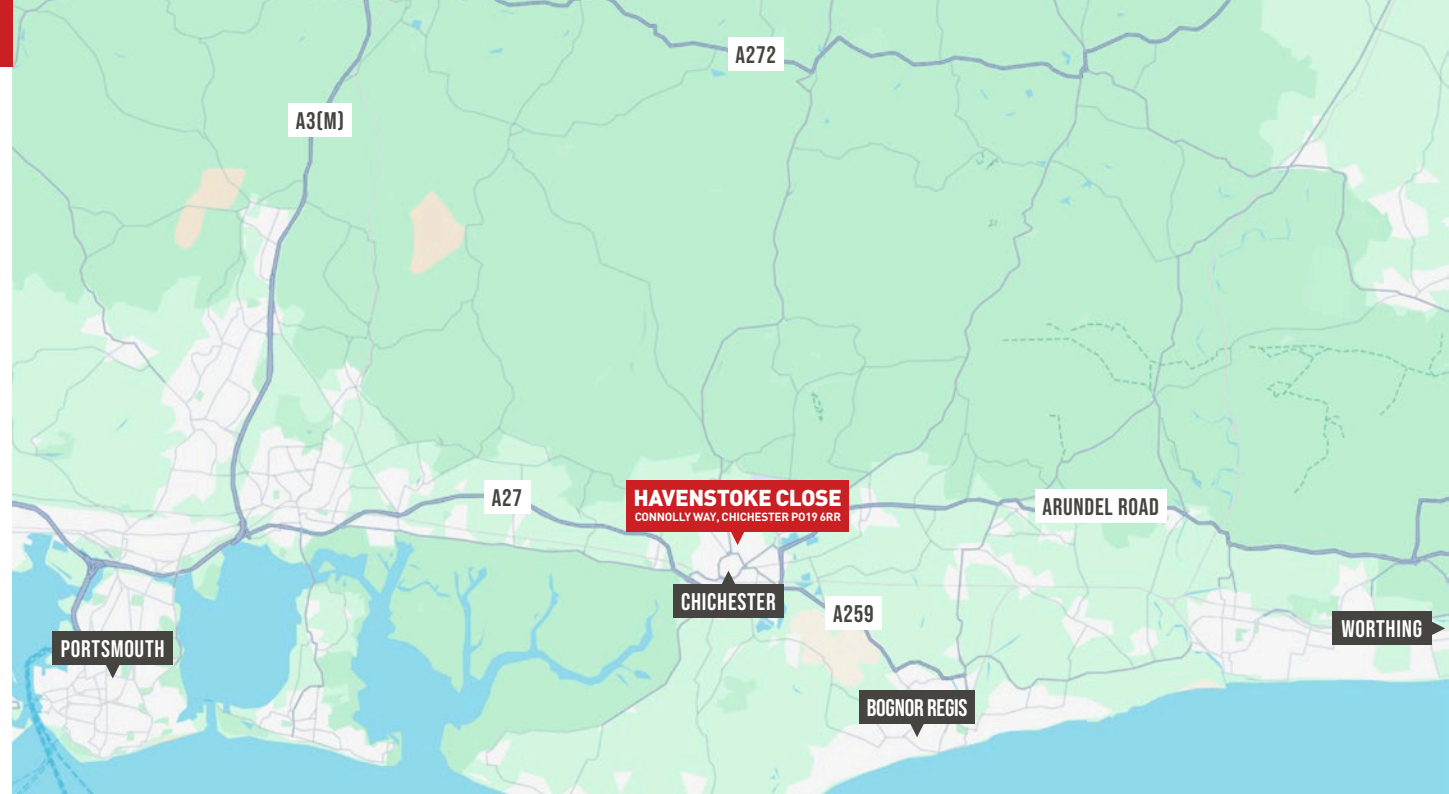


Location

The Site is located within the Bishop Otter Campus, approximately 0.2 miles from the University's principal academic buildings and around a 15-minute walk north of Chichester city centre.

Chichester is an affluent and historic cathedral city, benefitting from strong connectivity and a high quality of life. The Site is well served by public transport, with regular bus services (including the 707 and U8 routes) connecting the campus to the wider city and the University's Bognor Regis campus.

The surrounding area is characterised by a mix of educational, residential and open space uses, including Havenstoke Park. The Site also lies in close proximity to the Chichester Conservation Areas and the Chichester Dyke Scheduled Ancient Monument, which forms an important historic feature in the locality.



Accommodation

Description	Acres	Hectares
Total Site Area	1.809	00.732

EPC

1-10 Havenstoke Close, Chichester, PO19 6RR:
EPC C, expires on 10th April 2036

Access & Ransom Considerations

Access to Havenstoke Close is obtained via Connolly Way, over which rights were granted in a 1997 Transfer.

- Connolly Way is not an adopted highway
- Homes England consent is required for works affecting retained land
- No guarantee is provided for acceptance of intensified use
- Homes England retains the right to relocate access, subject to equivalence
- Ongoing maintenance contributions are payable

In addition, a narrow strip of land between Havenstoke Close and Connolly Way is in NHS ownership. Whilst rights exist for services, any new or altered access arrangements would require third-party agreement.

These matters will be fully documented within the Data Room.



Market Commentary

Residential

Chichester's residential market is characterised by strong underlying demand and constrained supply. Average house prices were recorded at approximately £441,000 as of December 2025, reflecting a stable market following earlier growth cycles.

Whilst transaction volumes remain subdued, the medium-term outlook is positive, supported by public investment, regeneration initiatives and improving affordability conditions. Demand remains particularly robust for well-located family housing.

Student Accommodation (PBSA)

The UK PBSA sector continues to perform strongly, with national occupancy levels of approximately 97.5%. Within Chichester, demand is stable and underpinned by the University's consistent enrolment base.

Opportunities exist for appropriately scaled, high-quality accommodation aligned to local demand.

Extra Care & Specialist Uses

There is a recognised shortfall in Extra Care provision within Chichester, with an identified need for approximately 321 units against a current supply of 68 units.

The Site's location and configuration may lend itself to:

- Extra Care / later living accommodation
- SEN or specialist residential uses
- Repurposing of existing buildings

Care Home Sector

Whilst the national care home sector remains strong, the local Chichester market is relatively well supplied, with several new facilities delivered in recent years. New entrants would require a clearly differentiated or premium offering.



Further Information

Terms:

Offers for the freehold interest are invited on an unconditional or conditional basis by 12 noon on 18th June 2026.

Guide Price:

Price upon application.

Tenure:

Chichester University owns the freehold interest of the property, which is registered under Title Number WSX298096.

VAT:

We understand that the property is not elected for VAT.

EPC:

A copy of the EPCs are available in the Data Room.

Overage and Clawback:

Purchasers are encouraged to submit proposals for planning overage and/or clawback

Method of Sale:

The freehold interest in the property is being offered for sale by informal tender.

Deposit:

A 10% deposit will be payable by the Purchaser to the Vendors on exchange of contracts.

Viewings:

Viewings can be arranged for interested parties through the sole selling agent Lambert Smith Hampton. Please contact Arjun Takiar, Ben Evans or James Bromhead to book an appointment.

Legal Costs:

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to the Land Registry documents, red line plan and additional supporting documents should register to access the Data Room.

Sales Process and Basis of Offer:

Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of the offer must be clearly stated. All bidders are required to complete a Bid Proforma which is available in the Data Room. The template requires bidders to state the financial offer, details of any conditions, solicitors' details and proof of funding for the transaction.

Bidders should submit their bid by email to **James Bromhead (JBromhead@lsh.co.uk)** at Lambert Smith Hampton with subject reference: **"Havenstoke Close"**. It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of James Bromhead, Land & Development.

All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

Arjun Takiar

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☎ 07702 644 684

Ben Evans

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James Bromhead

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