



# EGYPT WHARF SHOREHAM



EGYPT WHARF (THE EMR SITE) • BRIGHTON ROAD • SHOREHAM BY SEA • WEST SUSSEX • BN43 6RN

## MAJOR REGENERATION OPPORTUNITY

PRIME WATERFRONT DEVELOPMENT SITE FOR UP TO 600 HOMES  
7.6 ACRES – SIGNIFICANT WATERSIDE FRONTAGE  
POTENTIAL FOR RESIDENTIAL /MIXED USE AND  
COMMERCIAL DEVELOPMENT (SUBJECT TO PLANNING)

FREEHOLD FOR SALE  
OF INTEREST TO DEVELOPERS  
AND OCCUPIERS

SOLE AGENTS



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## THE LOCATION

SHOREHAM BY SEA IS FAST BECOMING A SUSSEX PROPERTY HOTSPOT. OFFERING SEASIDE LIVING AND CLOSE PROXIMITY TO THE SOUTH DOWNS NATIONAL PARK, IT IS EXPANDING RAPIDLY WITH A NUMBER OF NEW HOME SCHEMES UNDERWAY OR RECENTLY FINISHED.

Shoreham has excellent road, rail and public transport connections to Brighton & Worthing respectively, together with rail services to London Victoria. Brighton City Airport is a short distance to the west across the River Adur and Shoreham Beach.

Egypt Wharf is located centrally within Brighton Road the principle arterial route into Shoreham By Sea fronting both the A259 Brighton Road and River Adur, forming part of the long term regeneration plan for the river frontage and Western Harbour Arm along the Brighton Road which is well underway in the locality.





## SITE INFORMATION

**EGYPT WHARF IS THE LAST REMAINING SIGNIFICANT PLOT OF THE WESTERN HARBOUR ARM REGENERATION PLAN, FRONTING BRIGHTON ROAD AND THE RIVER ADUR. IT PROVIDES AN UNRIVALLED OPPORTUNITY TO COMPLETE ADUR COUNCIL'S REGENERATION VISION FOR THE WESTERN HARBOUR ARM LINKING OLD TOWN SHOREHAM, WITH THE NEWLY CREATED COMMUNITIES VIA NEW PUBLIC REALM AND RIVER WALKWAYS.**

Largely rectangular in shape the site is made up of 4 titles, 2 of which have significant direct river frontage extending to over 300m metres. The combined site extends to 7.6acres and has potential for up to 600 homes.

The original Egypt Wharf site now incorporates Lennard's Wharf at the east boundary creating a formidable opportunity for a legacy regeneration development.

The site had been used as a metal recycling centre for many years and is partly concrete hardstanding and partly open storage. There are some commercial buildings on site which extend to approximately 6,000sqft. The combined area is approximately 7.6 acres /3.09hectares. A proportion of this area extends into the River Adur as shown overleaf.

It is considered that the site has potential for a variety of alternative development opportunities to include residential and commercial development, as supported by the Western Harbour Arm Planning Brief and Joint Area Action Plan (JAAP).

- **Approx 7.6 Acres**
- **Potential for significant mixed-use apartment or town house development (STP)**
- **Of interest to Developers & Occupiers**
- **Included within Adur Council Development Brief (JAAP)**



## SITE POTENTIAL

### WESTERN ARM DEVELOPMENT BRIEF

The site at Egypt Wharf falls within the Western Harbour Arm area of Shoreham Port and is located directly onto the River Adur. Egypt Wharf sits within the Western Harbour Arm Adur District Council Development Brief.

The Development Brief promotes Adur & Worthing Councils requirement to regenerate this part of Shoreham by supporting residential and ancillary commercial development along Brighton Road, moving away from the historic port related commercial uses and regenerating this exciting Waterfront area.

In 2021 EMR commissioned a pre app consultation with Adur & Worthing Council for a comprehensive regeneration of the site in line with the various development guidelines to incorporate approximately 600 residential units together with associated commercial spaces such as a Hotel or Supermarket. The responses from Adur & Worthing Council & the design review panel are included within a Design Document prepared by Brock Carmichael Architects together with potential amendments to the proposed designs . This document is included within the dataroom.



Several schemes within the Western Harbour Arm area are now well underway, including Free Wharf, located to the west of Egypt Wharf, which is nearing the completion of a mixed-use development to provide exciting new commercial spaces and 540 shared ownership apartments. To the west of Free Wharf Vivid Housing are completing a 176-apartment affordable housing scheme and directly opposite Hyde Housing are underway with a shared ownership scheme of 159 apartments and new commercial spaces on the site of the former Adur Civic Centre. Kingston Wharf West is currently consented for a 90,000sqft self-storage building to the west of this site. Kingston Wharf West is a remediated site to the west of this site , extends to 1.4 acres and is currently consented for a 90,000sqft self-storage building. This is also being marketed by Oakley Land & Development and the potential exists to combine the 2 sites – Further details upon request.

The only private market scheme sits to the east of Kingston Wharf West and comprises the recently approved Cayuga scheme on the former Howard Kent site for development of 21 town houses and 24 flats, which has started construction.



# SITE LOCATION

BRIGHTON CITY AIRPORT

EGYPT WHARF

RIVER ADUR

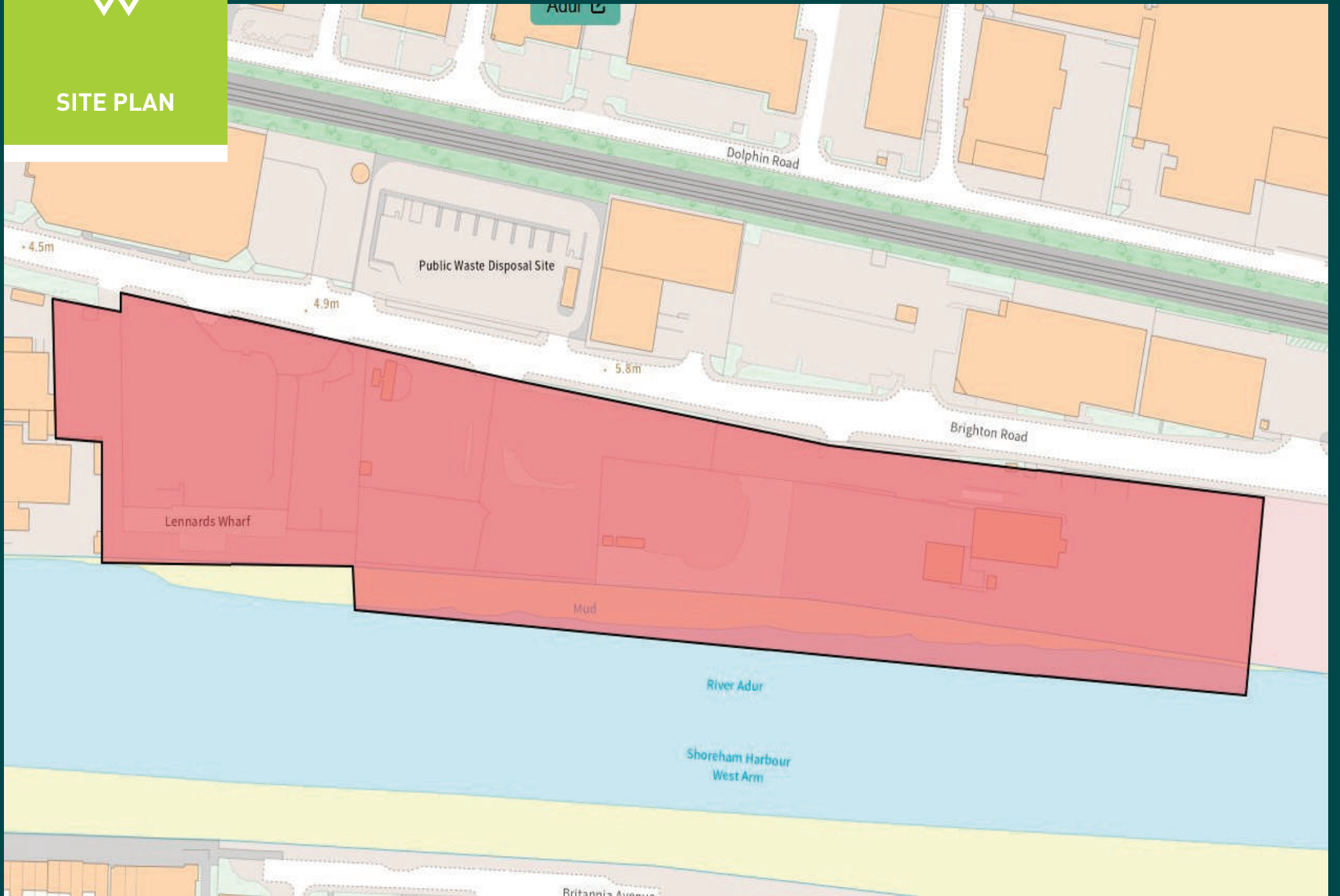
A259

KINGSTON WHARF





# SITE PLAN





OVERHEAD



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**GENERAL  
INFORMATION**

## INFORMATION PACK

Information Pack is available upon request.  
Within the Information Pack we have included:

- Legal Title information
- JAAP/Western Arm Development Brief information.
- Ground & Remediation reports
- Topographical reports
- Design Development document (indicative designs 2021)

Plus, additional documents

To access the information pack please email Steven Harvey at Oakley: [steven@oakleyproperty.com](mailto:steven@oakleyproperty.com)

## TENURE - FREEHOLD

The site is currently occupied by EMR and several companies occupying storage land on licenses and short leases. Details upon request.

## GUIDE PRICE

Upon application.

## BASIS OF SALE

Expressions of Interest are sought for the freehold interest of the site. Consideration will be given to either unconditional or subject to planning offers.

Interested parties will be expected to provide proof of funds and relevant ID in accordance with the Anti Money Laundering Regulations 2017.

Expressions of Interest should be sent to:

**Mr C Oakley & Mr S Harvey,**  
Oakley Land & Development  
30-31 Foundry Street  
Brighton BN1 4AT.

## VAT

The sale will be subject to VAT at the standard rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## SOLE AGENTS

Oakley Property  
30-31 Foundry Street  
Brighton BN1 4AT.

For further information contact

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