



HAMPTON PARK

FOR SALE PLOTS A & B
APPROX. 4.10 ACRES (1.66 HA)

**B1 OFFICE DEVELOPMENT
OPPORTUNITY**

TODDINGTON LANE, LITTLEHAMPTON, BN17 7PP



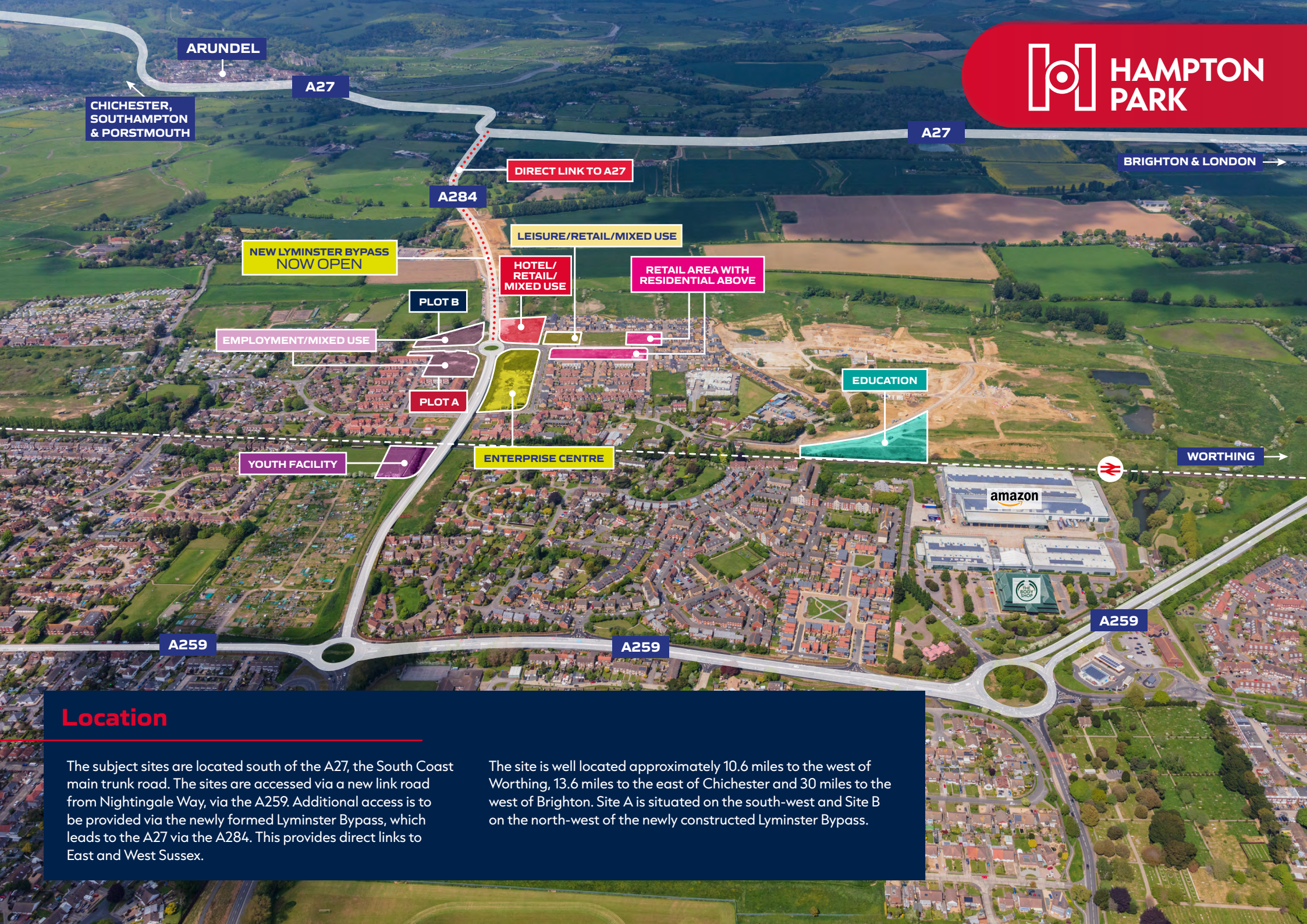
PLOT B

PLOT A

NIGHTINGALE WAY

LITTLEHAMPTON

**Lambert
Smith
Hampton**



Location

The subject sites are located south of the A27, the South Coast main trunk road. The sites are accessed via a new link road from Nightingale Way, via the A259. Additional access is to be provided via the newly formed Lyminster Bypass, which leads to the A27 via the A284. This provides direct links to East and West Sussex.

The site is well located approximately 10.6 miles to the west of Worthing, 13.6 miles to the east of Chichester and 30 miles to the west of Brighton. Site A is situated on the south-west and Site B on the north-west of the newly constructed Lyminster Bypass.

Key

| | | | |
|----------|--|----------|--|
| A | Residential Area (excluding residential above retail) | H | Leisure |
| B | Commercial Use | I | Hotel |
| C | Retail Area (with residential above) | J | Energy Centre |
| D | Enterprise Centre | K | Care Home |
| E | Education | L | Recycling Area Extension |
| F | Youth Facility | M | Further Residential owned by others |
| G | Community Centre | ■ | Roads |



The Site

The subject site forms part of a regeneration plan for a mixed-use development, with the majority of the consented 1,260 dwellings (out of a potential 1,460 dwelling masterplan) built and occupied with works continuing on site, up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre,

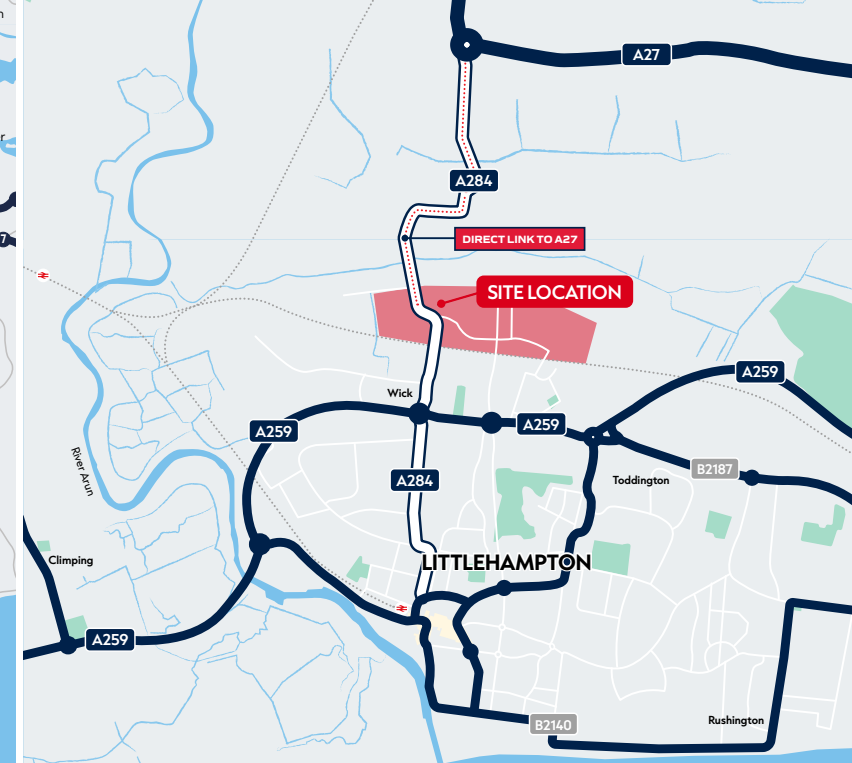
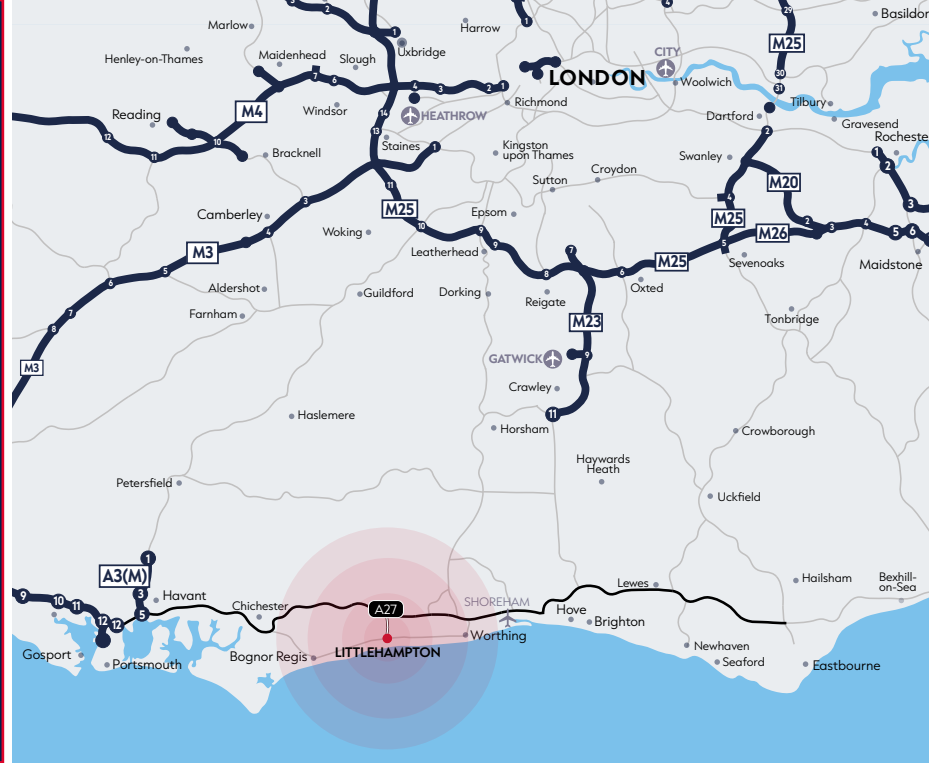
youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane.

Plots A & B consist of approximately 4.25 acres with consent for 13,000 sqm of B1 employment floorspace over 3-4 storeys. Further details can be found under planning application LU/47/11/.

The intention of the consent is to create significant new employment prospects for local people whilst providing opportunities for positive changes to the town's economic base.

Drive Times

| Location | Time |
|-------------|-------------|
| London | 2hrs 15mins |
| Southampton | 1hr 15mins |
| Heathrow | 1hr 40mins |
| Gatwick | 1 hr |
| Chichester | 30 mins |
| Brighton | 45 mins |



The Opportunity

- Population of 27,000 in immediate vicinity
- 1,260 new residential dwellings
- New Link Road to main arterial roads
- Outline consent for 100 bed hotel and leisure facilities
- 12.6 miles (25 minutes) to Goodwood.
- 7.4 miles (18 minutes) to Bognor Regis beach
- 1 mile (2 minutes) to South Downs National Park
- 16.7 miles (36 minutes) to Shoreham Port
- 1.9 miles to Littlehampton Train Station
- 3 miles (11 minutes) to Arundel Castle
- 7.4 miles (17 minutes) to Fontwell Race Course
- May be suitable for other employment uses subject to obtaining any necessary consents



Proposal

Offers are invited on a conditional or unconditional basis.

Further Information

For further information please contact the agents:

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