

# NEW SALTS FARM

## SHOREHAM



NEW SALTS FARM ROAD • SHOREHAM-BY-SEA • WEST SUSSEX • BN43 5FE

## STRATEGIC LAND OPPORTUNITY

69.5 ACRES - POTENTIAL FOR SIGNIFICANT  
RESIDENTIAL DEVELOPMENT (400+ UNITS)

69.50 ACRES OF LAND  
**FOR SALE**

BY INFORMAL TENDER ON FRIDAY 1st MAY 2020

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Plotted Scale - 1:7,500

### SITUATION

New Salts Farm is located in a strategic location between the eastern edge of Lancing and the western edge of Shoreham-by-Sea. It lies immediately to the south of Shoreham Airport with frontage to the A259 Brighton Road with access off New Salts Farm Road which itself is partly included within the ownership.

Shoreham-by-Sea is located between the A27 trunk Road and the A259 South Coast Road with easy links onto the national motorway network to the north. Brighton is approximately 8 miles to the west and Worthing 6 miles to the east.

The town has an urban population of approximately 48,500 (source 2011 census) and a catchment population of 290,000 within 12 miles of the town centre.

The site is located on the western edge of Shoreham Town Centre boarded to the north by the Southdowns National Park and to the west by the open valley of the River Adur and on the south by Shoreham Beach.

Shoreham-by-Sea railway station lies approximately 1600 metres to the east of the site and offers regular services to London Victoria, Gatwick Airport and Brighton and Hove.

Journey times to London Victoria are approximately 1 hour 15 minutes.

Shoreham Town Centre offers a good range of shopping, banking and catering amenities and is regarded as the Western Extreme of the Brighton & Hove conurbation which stops at the River Adur.



## DESCRIPTION

**This significant irregular shaped parcel of land comprises agriculture grassland with enclosures divided by basic stock fencing.**

It is currently leased to a local farmer for grazing. It has direct access from New Salts Farm Road and has the ability to be accessed directly from the A259 Brighton Road or alternatively via the feeder roads leading to and from The Broadway in Lancing.

Our clients have undertaken various appraisals, surveys and reports to establish the future potential of the site including flood risk assessment, drainage strategies/solutions and planning representations.

The Planning context has been summarised in a high level planning summary which is available within the data room.

Significant residential developments are taking place within the Shoreham catchment including Shoreham Waterfront (120 units - completing later this year), New Monks Farm, 600 Units immediately to the North of the Railway line together with the Free Wharf scheme at Brighton Road which has Planning for 540 Units as part of 1100 dwellings, employment space and community uses planned and consented on the Western Harbour Arm Regeneration Area.

The site is bounded by New Salts Farm Road to the east, the railway line to the north with Shoreham Airport behind and the existing residential properties in and around The Broadway Park area.

## PLANNING

**The site falls within Adur District Council and is identified within the local Plan as Countryside.**

As such it is not currently allocated for development and is not listed in the SHLAA as a potential site. However, it is considered that this will change due to Adur Council's land supply being undermined by slow delivery elsewhere.

The Vendors have entered into a statement of common ground with Adur District Council and West Sussex County Council concluding development of 455 houses at New Salts Farm would not have a detrimental transport impact.

Further information will be found in the data room where a high level planning summary has been prepared by our client's planning consultants, Barton Willmore.

It is considered that New Salts Farm could provide a phased development of in the region of 450 residential dwellings and indicative schemes illustrating this are also to be found in the data room.

## TENURE & OVERAGE

The site is to be sold freehold and is registered at land registry under title number WSX370413.

The sale of the land is subject to an overage payment based upon 40% of the uplift in the value of the land upon receipt of residential planning less the relevant land payment.

## DATA ROOM

A collection of documents can be found within the data room. The information pack is available to download at [www.oakleyproperty.com/newsaltsfarm](http://www.oakleyproperty.com/newsaltsfarm)

## METHOD OF SALE

The site is offered by way of informal tender. Offers are sought on an unconditional basis.

Please note that the vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or alter the method of sale at any time.

## OFFER DATE

The deadline for offers is 5pm on Friday 1st May 2020. Officially marked 'NEW SALTS FARM OFFER' and to be addressed to Mr C Oakley at Oakley Commercial, 23 & 24 Marlborough Place, Brighton, BN1 1UB or emailed to: [chris@oakleyproperty.com](mailto:chris@oakleyproperty.com)

Interested parties are required to provide background information of how the purchase will be funded and provide a set timetable for exchange.

## VIEWINGS

The land can be viewed from the surrounding roads.

## CONTACT

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