



LAND FOR SALE

**Roman Walk, Stane Street, Westhampnett, Chichester PO18 0PA**

0.17 hectares / 0.42 acres—suitable for a pub / restaurant

**Expressions of Interest**

**Henry Adams - Sole Agents**

Rowan House, Baffins Lane, Chichester, PO19 1UA  
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## BACKGROUND

On behalf of Bellway Homes we are pleased to bring to the market a tranche of land (0.17 hectares / 0.42 acres) that was originally granted outline planning permission for a restaurant / pub (A3 / A4 use) on 25th June 2013, subject to a reserved matters application being served within 3 years from this date.

## OPPORTUNITY

The land is part of a new homes development known as Roman Walk which provides 99 homes ranging from 2, 3 and 4 bedroom detached and semi detached houses.

Roman Walk benefits from good transport links to local and regional destinations. The A27, one mile away, gives access to the A3 which connects London and Portsmouth. Chichester City Centre, which can easily be reached by car, has a mainline station connecting London, Brighton and Southampton.

The land is sited next to a community hall, which is being developed by the Parish Council. The site also fronts a new village green and is positioned opposite Rolls Royce Motor Cars, a significant employer in the region.

The site is likely to benefit from the proposed Westhampnett / North East Chichester Strategic Development Location which has the potential to deliver an additional 500 homes (see policy 17, Chichester District Council's Local Plan).

## PLANNING

Interested parties are recommended to review the original planning application (WH/12/02360/OUT) and the Appeal Decision dated 25th June 2013. Copies are available on request. A fresh planning application for the site will need to be made to Chichester District Council as the required time frame to submit a reserved matters application for a pub / restaurant (A3 / A4 use) for the site has expired. Given the planning history, the principle of developing a pub / restaurant on the site has already been established with Chichester District Council.

## VAT

The vendor reserves the right to levy VAT.

## COMMERCIAL TERMS

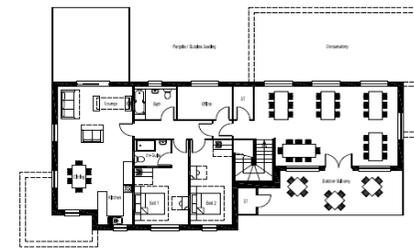
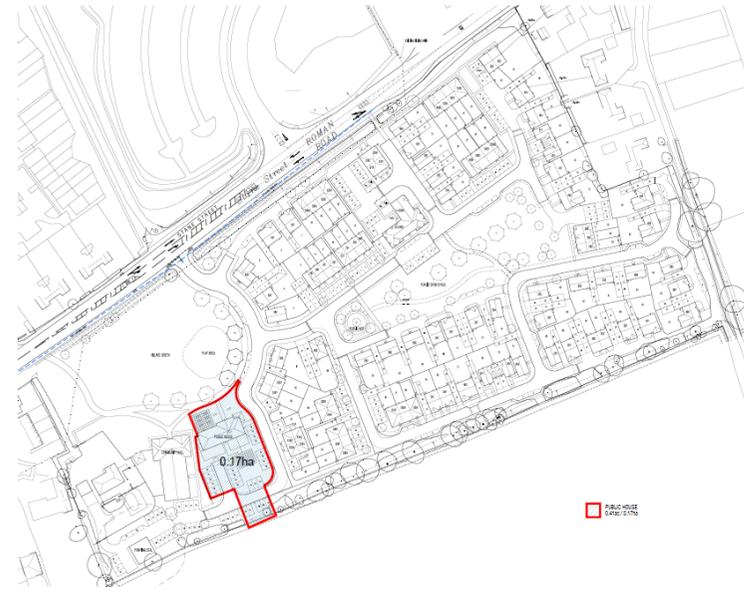
Our instructions are to seek *expressions of interest* from parties seeking to purchase the site and build out a pub / restaurant. (A3 / A4 use).

## FURTHER INFORMATION

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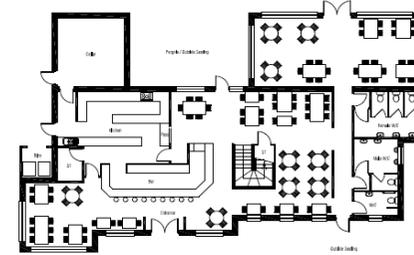
**Subject to Contract - November 2016**

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First Floor  
Area = 951.2 Sqft / 87.96 Sqm

**Indicative layout pub / restaurant**



Ground Floor  
Area = 353.3 Sqft / 32.69 Sqm  
Combined Area = 1484.5 Sqft / 137.97 Sqm