



**MAKING
PROPERTY
WORK**
SHW.CO.UK



FOR SALE

PRIME HARBOUR LIVING DEVELOPMENT SITE

- 62 Apartments, 2 Commercial Units
- No Affordable Housing

NEW WHARF, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RN

DESCRIPTION

- Planning Consent for 62 luxury apartments (48,949 sq ft / 4,547 sq m) and 2 commercial units (1,570 sq ft / 146 sq m).
 - Planning Reference - AWDM/0886/23.
 - 3 x 3 bed stunning penthouses, 36 x 2 beds, 22 x 1 bed and 1 x studio apartment.
 - Each apartment includes balcony/terrace.
 - 74 parking spaces.
 - No Affordable Housing.
 - CIL and Section 106 – see data room.
 - Scope to enhance consent STPP.
- Existing warehouse with a passing rent of £90,000pax on short six month rolling term.

LOCATION

- Desirable harbourside location on Sussex Coast attracting displaced demand from Brighton & Hove.
- Brighton Road, just east of Shoreham town centre.
- Adjoining River Adur.
- Shoreham Station within walking distance.
- Trains to Brighton 15 mins, Gatwick 40 mins and London Termini 1 hour 45 mins.

PRICE

£5,950,000.

OVERAGE INVITED

See draft provisions in Data Room. Payable at 50% of uplift on consented residential floor area.

DATA ROOM

To view the data room [Click Here:](#)

- Title Documents
- Consented Drawings
- Design and Access Statement
- Topographical Plans
- Indicative Overage Calculation
- CIL / Section 106
- Lease and Deed of Variation

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

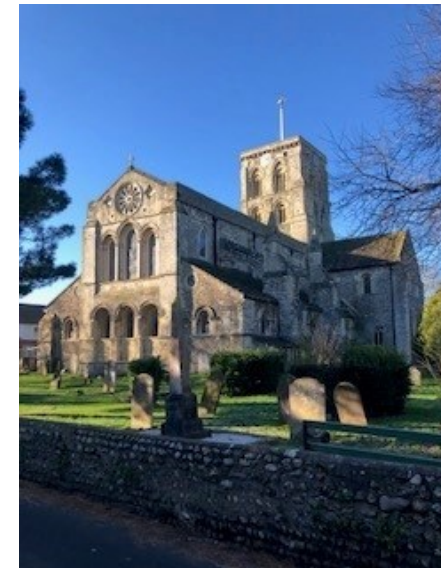
Each party to be responsible for their own legal costs.

RATES (1ST APRIL 2023)

£115,000.

EPC

This property has an EPC Rating of E.

**VIEWINGS – 01293 441300**

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REASON & TICKLE
EST. 1996

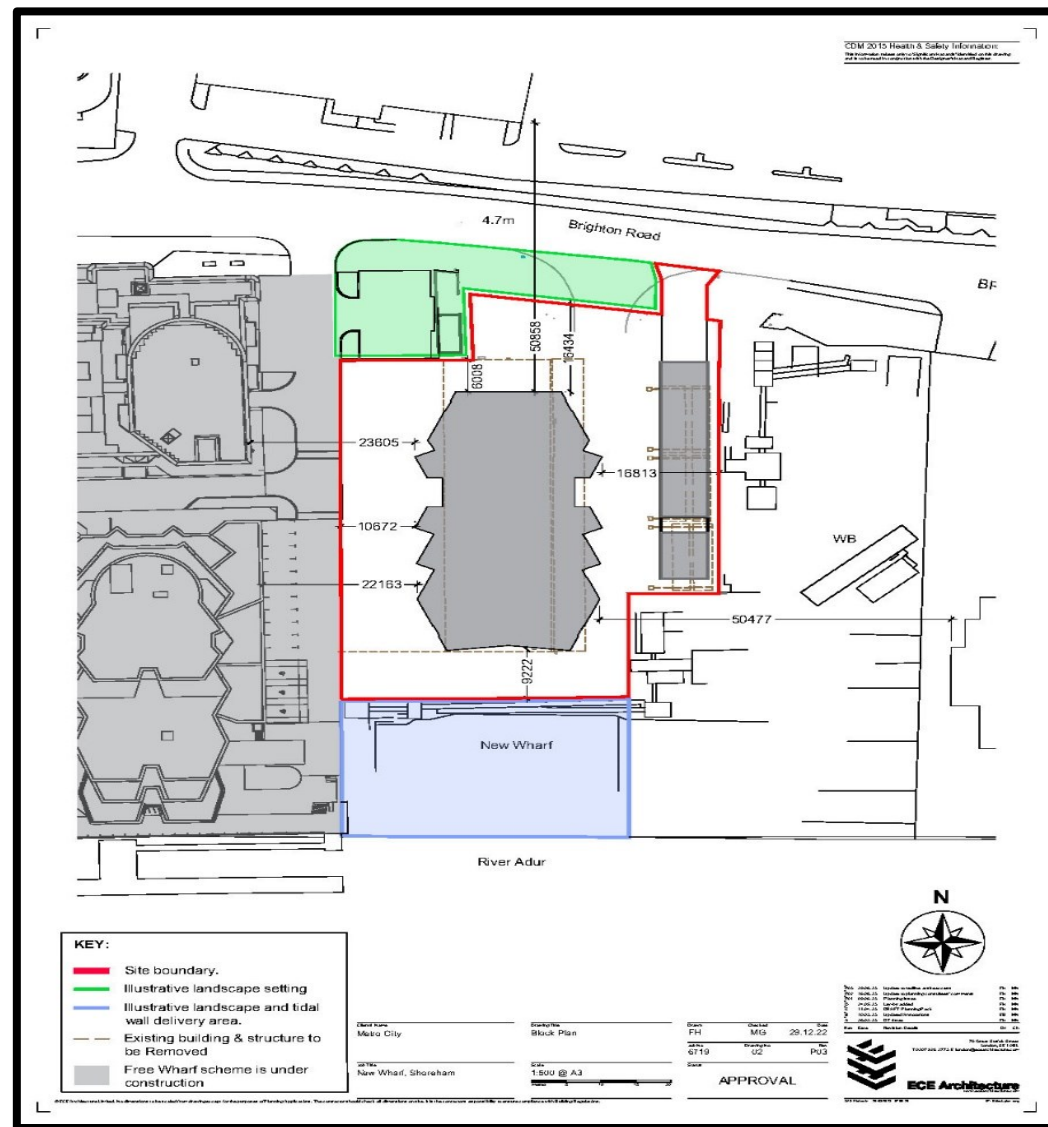
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PROPOSED APARTMENTS

DESCRIPTION GROUND – 7 TH FLOOR	TOTAL SQ FT	TOTAL SQ M
3 beds x 3 penthouses (1,137 sq ft – 1,182 sq ft)	3,479	323
2 beds x 36 (776 sq ft – 1,107 sq ft)	31,937	2,967
1 beds x 22 (582 sq ft – 606 sq ft)	13,110	1,218
Studio x 1 (423 sq ft)	423	39
TOTAL	48,949	4,547

PROPOSED COMMERCIAL (NIA)

DESCRIPTION GROUND FLOOR	TOTAL SQ FT	TOTAL SQ M
Unit 1	785	73
Unit 2	785	73



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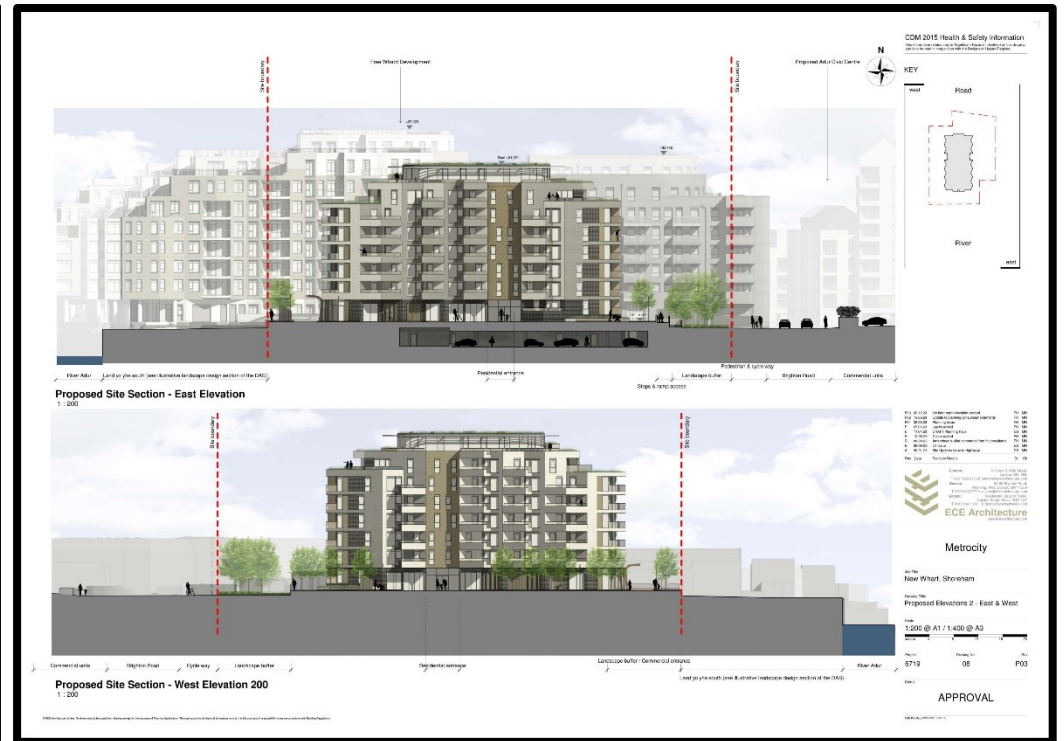
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PROPOSED ELEVATIONS



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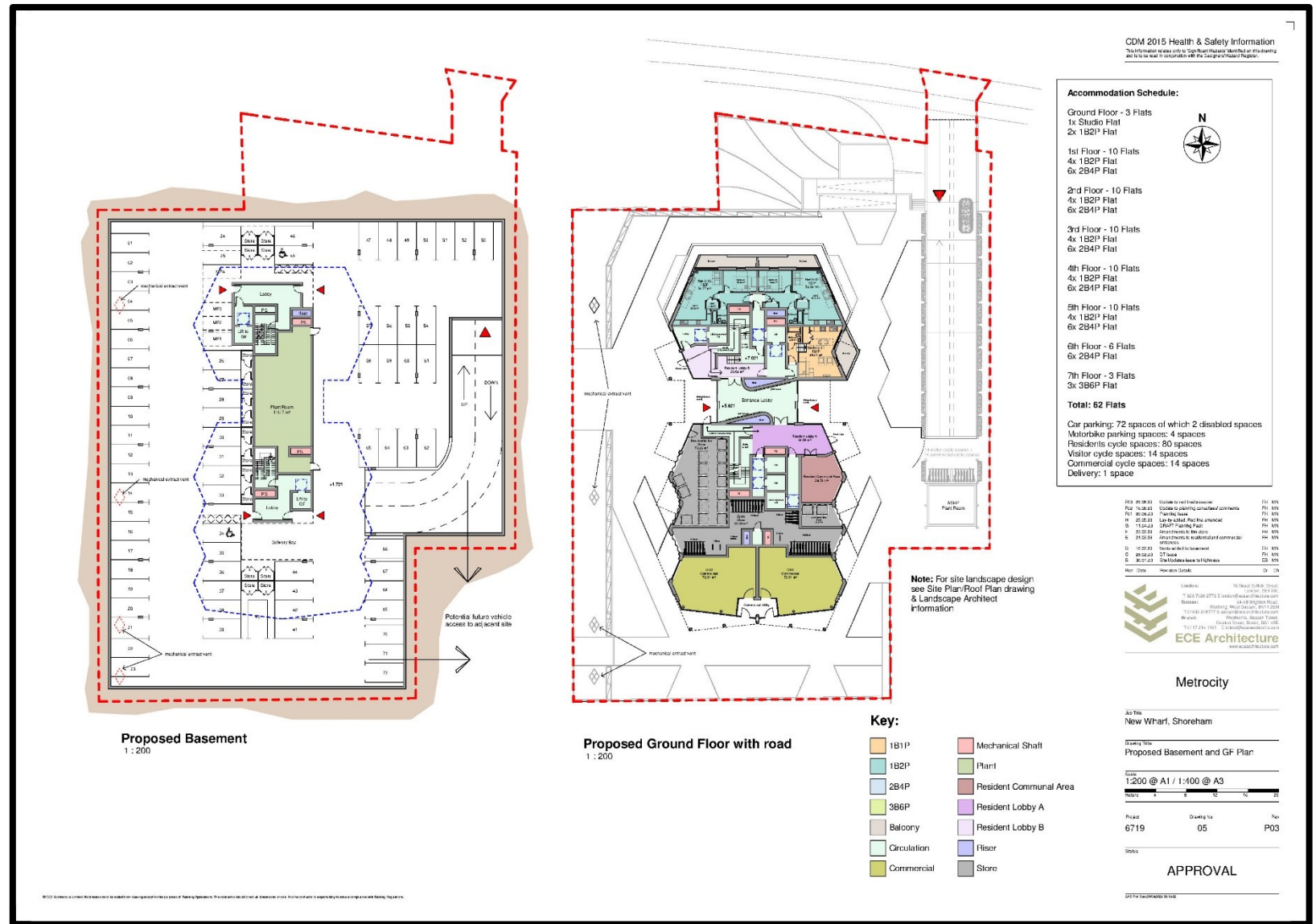
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PROPOSED BASEMENT AND GROUND FLOOR



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PRIME HARBOUR LIVING DEVELOPMENT SITE

PROPOSED FIRST TO SEVENTH FLOOR

Proposed 1st & 2nd Floors
1:200

Proposed 3rd Floor
1:200

Proposed 4th Floor
1:200

Proposed 5th Floor
1:200

Proposed 6th Floor
1:200

Proposed 7th Floor
1:200

CDM 2015 Health & Safety Information
This information is only a 'Significant Hazard' identified at the drawing and is to read in conjunction with the Designated Hazard Register.

Rev	Date	Revised Details	By	Chk
P02	20.12.23	6th floor north elevation revised	PH	MB
P01	09.03.23	Planning Issues	PH	MB
D	11.04.23	DMPT Planning Pack	PH	MB
C	16.04.23	Revised elevation notes added	PH	MB
B	09.03.23	CI Update	PH	MB
A	17.01.23	Coordination BtC	PH	MB
Rev	Date	Revised Details	By	Chk

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Metrocity

New Wharf, Shoreham

Proposed Floor Plans (1st-7th)

Scale:
1:200 @ A1 / 1:400 @ A3

Project: 6719 **Drawing No:** 06 **Rev:** P02

Approval: APPROVAL

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PROPOSED ROOF PLAN



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