



Invest in West Sussex

A prospectus
showcasing current
and future investment
opportunities in
West Sussex

Welcome to the Invest in West Sussex prospectus

All the councils in West Sussex have collaborated in showcasing our best investment opportunities for the UK Real Estate Investment and Infrastructure Forum 2026.

West Sussex is an impressive place to do business as one of the most attractive places to live and work in the UK.

We are highly integrated with the powerhouse of the London economy.

We have excellent transport links – by road, rail, air and sea. We are at the heart of the Gatwick Region Airport Economic Zone.

We have an array of leading industries such as quantum technology, renewable energy, and digital infrastructure. We have a thriving land based sector and a strong visitor economy. And plenty of vineyards.

We have a knowledge economy that provides cutting edge skills and innovation for business. We have an expanding green economy and an extensive blue coastal economy.

We look forward to collaborating in the future amongst all our partners with the new Sussex & Brighton Strategic Authority. Working together we can maximise prosperity across our region.

Collaborating councils



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To visit our website please scan the QR Code.

West Sussex is well connected

West Sussex is well connected to Gatwick Airport, London and the South East.

West Sussex is at the heart of one of the most dynamic economic regions in the UK. West Sussex is well connected to London Gatwick Airport, London Heathrow Airport, London City Airport, and Southampton Airport.

We are part of the wider Gatwick Region Airport Economic Zone.

We are connected to all parts of London by the M23 and M25.

There are fast trains into Croydon and Central London (London Victoria, London Waterloo and London Bridge).

There are good regional rail links to Brighton, Worthing, Bognor Regis, Portsmouth, and Southampton.



World Class Vineyards



Steeped in History



Where is West Sussex?



Historic Market Towns



Amazing Coastal Towns



National Parks and Landscapes



International Transport Gateways

Why invest in West Sussex

West Sussex County covers the heart of the Gatwick Region Airport Economic Zone and a large part of the Gatwick Airport Labour Market Area.

The county is home to the UK's second largest airport, and we have excellent connections to London, Brighton, and the Portsmouth/Southampton conurbation.

We have some of the UK's most outstanding and innovative businesses and West Sussex is a popular visitor destination for both national and international visitors.



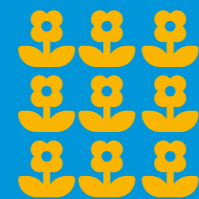
900,000
resident population



42,000
businesses employing
over 379,000 people



Our economy is worth
£27 billion
per annum



Outstanding
natural assets, including much
of the South Downs National Park

Our ambitions for West Sussex



Boosting productivity growth, investment, and innovation



Ensuring that we have a dynamic and skilled workforce



Promoting green innovation, enhancing natural capital, and supporting the transition to net zero



Delivering new development and infrastructure and maximise the benefits of our international transport hubs



Sustaining our distinctive and vibrant places and grow our visitor economy

Advanced Manufacturing

Home to businesses such as Thales, Rolls-Royce and Ricardo

Creative Industries and Digital Technologies

Home to businesses such as Universal Quantum, Creative Assembly and Red River

International Transport Gateways

Home to London Gatwick, Shoreham Port and Newhaven Port

Clean Energy Industries

Home to Rampion Offshore Wind Farm, Naked Energy and Ceres Power as well as renewable energy installers

Life Sciences

Home to businesses such as GSK, Eschmann Technologies and Elekta

Horticulture and Viticulture

Home to businesses such as Natures Way Foods, Greenwood Plants and Nyetimber Vineyard

CASE STUDY

Quantum Technology in Sussex and Brighton

The Sussex and Brighton region is one of the UK's most advanced quantum clusters, with one of Europe's largest vacuum and mu-metal manufacturing clusters, essential to quantum hardware.

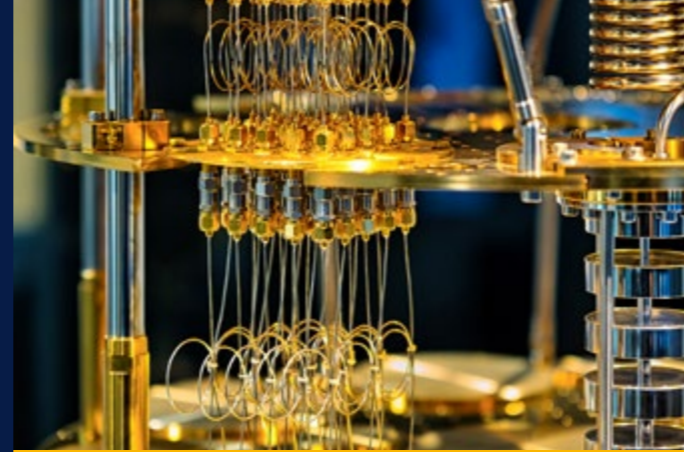
Universal Quantum, a Sussex grown company, is developing practical utility scale quantum computers with over £100m of funding and £65m in customer contracts.

The University of Sussex hosts a world-leading research base, as well as the UK's first four-year quantum technology degree.

Students participate in quantum technology research from day one; the UK's first online distance learning quantum technology MSc; and a major EPSRC doctoral training centre.

Our local government partners have been promoting the sector by:

- Allocating a 48ha Science & Technology Park in Burgess Hill to anchor quantum and advanced technology companies.
- Helping to establish the Quantum Sussex Cluster to unify partners, investors and innovators across the region.
- Supporting the vision for a Sussex Quantum Silicon Valley, which could unlock billions in private investment and deliver world leading quantum facilities.
- The UK Government is investing £2.5bn investment in AI and quantum technologies. This is aimed at stopping UK tech firms drifting abroad, ensuring our home-grown innovation can stay and prosper here.



Independent analysis from Oxford Economics, commissioned by Mid Sussex District Council, shows the region has the potential to:

Generate £1.2–£1.9bn GVA locally

£2.5–£4.1bn nationally by 2050

Supporting up to 40,800 jobs across the UK.



Scan the QR Code to view the analysis



CASE STUDY

Rampion Offshore Wind Farm


Rampion Offshore Wind Farm is the first offshore wind farm off the south coast of England.

The wind farm is located in the English Channel between 13 and 20 kilometres off the coast of Sussex. It stretches from East Worthing in the west, to Brighton in the east. It covers an area of 72 square kilometres and has 116 wind turbines. They have an installed capacity of 400 megawatts and generates almost 1,400 gigawatt hours of power each year. This is equivalent to the amount of electricity used

annually by almost 350,000 homes, or around half the homes in Sussex.

Rampion Offshore Wind is operated and maintained from a purpose-built base at Newhaven Port, and from early in its construction began acting as a catalyst for the regeneration of the port area. The wind farm is now fully operational and has created around 60 full-time permanent jobs.

Rampion contributes every year to reduce greenhouse gas emissions by the equivalent of 600,000 tonnes of CO2.

Generating almost **1,400**  gigawatt hours of power each year - the equivalent used annually by almost 350,000 homes in Sussex.

Rampion Offshore Wind Limited has three shareholders: RWE Renewables UK Limited, Canadian energy company Enbridge, and Equitix. E.ON UK developed the project through to consent and managed the construction on behalf of all three owners.

There are plans for a new project, Rampion 2 to be developed to expand the Rampion Offshore Wind Farm. This scheme is for 90 additional wind turbines and subsea cables to bring the power to shore.

Our Opportunities

We are showcasing some of these opportunities and achievements at the Gatwick Region stand at UKREiIF 2026.

Please take a moment to see if any of these opportunities are relevant to your business. We are also showing some examples of our partnering with the private sector to achieve beneficial economic outcomes.

We have categorised our opportunities as follows:

Current Opportunities

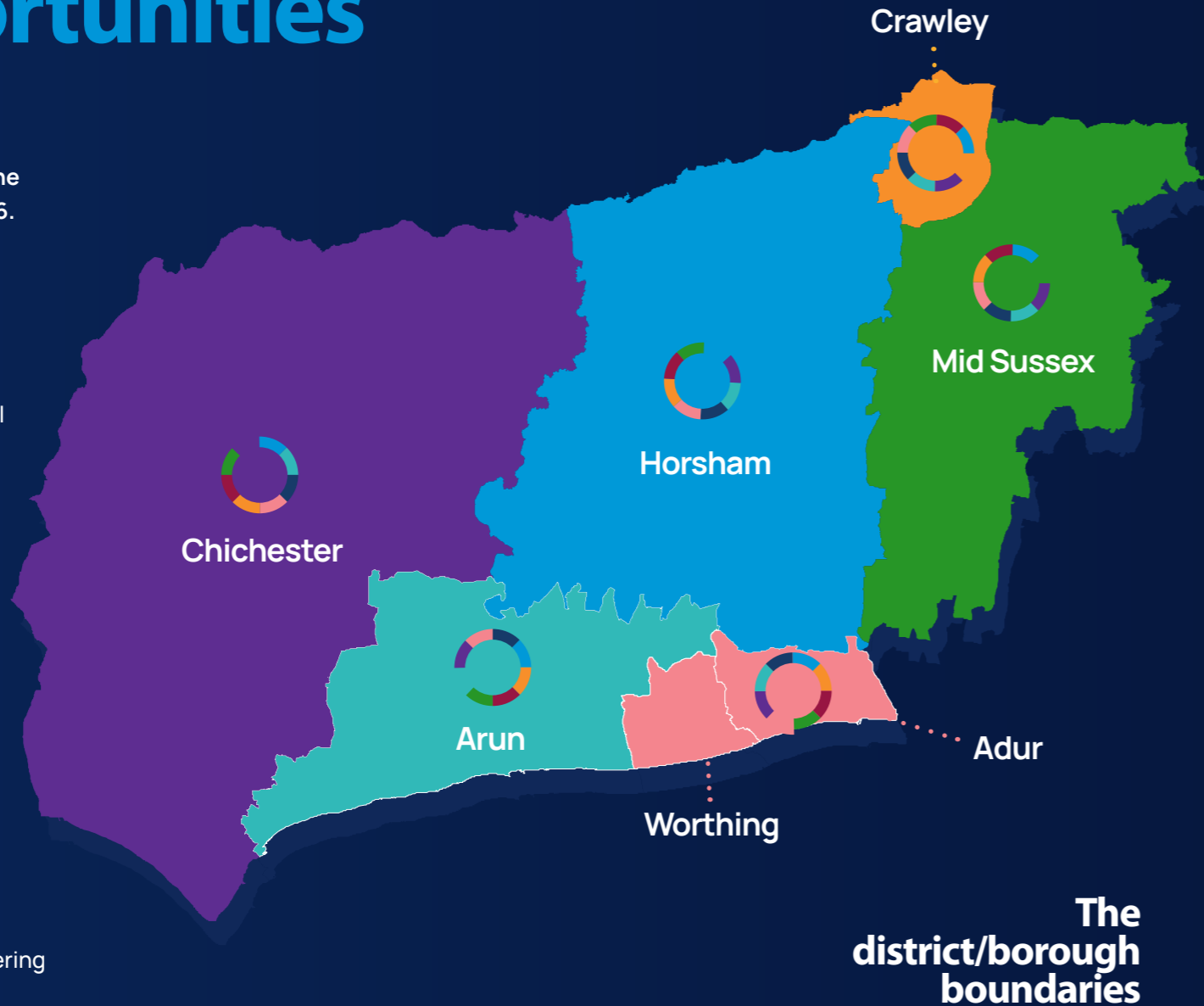
Live investment or partnering opportunities.

Coming Soon

Opportunities in delivery.

Ones to Watch

Opportunities for investment or partnering coming up in the near future.



See how we are working closely with district and borough councils to promote economic growth.



Current Opportunity



- **Delivered 100 km of dark fibre infrastructure – linking Manor Royal Business District (Crawley/Gatwick Airport) to Brighton.**
- **Current and future opportunities for deployment of advanced connectivity technologies.**
- **Seeking co-designed investment models for Sussex Bay and Shoreham Port Industrial Cluster.**
- **Seeking co-designed investment models for connected living housing.**

ambitions to drive productivity and high value jobs. We have identified the significant untapped value of our blue economy through the sustainable use of coastal resources.

We are looking for investment partners to:

- Trial and commercially deploy advanced connectivity technologies across our emerging rural, marine and urban innovation living labs for environmental and building conservation, marine and land based environmental monitoring, natural capital regeneration, port operations, food and drink production.
- Co-design investment models using Sussex Bay and the Shoreham Port Industrial Cluster as a demonstrator for linking prosperity to blue natural capital.

Co-design commercial investment opportunities for connected living, through innovation partnerships across developers, social housing, local authorities, technology solutions and telecoms.

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OpenDigital West Sussex

Sector: Digital
Promoter/Developer:
 West Sussex County Council

OpenDigital West Sussex is a collaborative innovation ecosystem of private-public partnerships investing in West Sussex's digital futures. Our mission is to build a prosperous, innovative and inclusive region enabled by advanced digital technologies.

We have delivered a 100km dark fibre backbone linking the Gatwick Airport Manor Royal Business District to Brighton, making the Gatwick Economic Region the South East's digital destination of choice.

We have brought together Sussex food and drink producers, digital skills and R&D partners to form the Growing Sussex 5G Innovation Region with big

One to Watch



Energy Transition West Sussex

Sector: Clean Energy
Promoter/Developer:
 West Sussex County Council with Enable Infrastructure

- **The County Council is actively expanding local clean energy generation with two solar farms and installed solar PV systems.**
- **Tangmere Solar Farm with 18,300 solar panels installed on a former RAF site in 2015.**

- **Westhampnett, Chichester, opened in 2018. The 7.4MW site features 26,000 solar panels and a co-located 4MW battery system.**
- **In 2026, partnering with Enable Infrastructure to deliver Halewick Lane Energy Park – 16MW energy storage system.**

The county council is rolling out several innovative energy projects in 2026 to support the move to clean energy use across West Sussex. These new projects follow a decade of work by the county council to expand local clean energy generation, including building two solar farms and installing many roof-mounted solar photo voltaic (PV) systems.

The council's projects currently generate approximately 17 MWh of green electricity each year - enough to power more than 6,300 homes. They also provide a net annual income of more than £2 million. This income helps to offset the council's own energy costs and supports essential local services by reducing expenditure on electricity and generating revenue from power exported to the grid.

The new projects due to come on stream in 2026 include a large energy storage site, new solar PV and energy storage systems for schools and council buildings, and funding for energy efficiency upgrades.

Halewick Lane Energy Park is a 16MW energy storage system developed with our contractor, Enable Infrastructure, on a former waste site. Once operational, the system will store energy when it's plentiful and make it available when renewable sources are not generating power. Building resilience through energy storage in this way helps the grid meet growing demands for clean electricity from domestic heat pumps and electric vehicles.

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Coming Soon



Kinsted

Kinsted Developments

Sector: Residential and Commercial

Promoter/Developer:

Kinsted Developments LLP

→ 10 live sites across West Sussex.

→ Currently delivering 150 new homes and in planning for 250 more.

Kinsted Developments LLP is a successful joint venture partnership, established for 30 years between West Sussex County Council and Lovell Partnerships, part of nationally successful Morgan Sindall Group.

The objective is to carry out residential and commercial speculative property development on operationally surplus land, thereby generating financial return along with enhancing the quality of our community through its visionary commitment to wider benefits.

Kinsted Developments aims to achieve unique designs inspired by the high quality of nationally leading and creative architects. Developments are master planned with a 'green heart', arranging homes around central landscaped areas to promote neighbourly interaction. The sense of belonging and ownership pride is central to the concept of community stability and care towards others.

Kinsted has live projects in design, planning, delivery and completed at Bersted, Littlehampton, Henfield, Chichester, Crawley, Middleton, Southwick, West Chiltington and Horsham. Significant central town redevelopments are being

planned for Crawley, Chichester and Mid-Sussex locations, which will combine these commercial and residential opportunities for investment.

All these locations now offer high value for residents through combining attractive offers in a range of modern new homes and wider leisure opportunities, along with maintaining the important, strong transport links to London.

Although both JV partners are equity investors, there are always opportunities for investment to be considered and particularly where there is interest from private rental operators.



www.kinstedhomes.co.uk

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Scan here to find out more information on investing in Adur and Worthing.



Current Opportunity



Decoy Farm, Dominion Way, East Worthing

Sector: Industrial and Logistics
Promoter/Developer/ Planning Authority: Worthing Borough Council

- Gross site area: 7.7 ha / 19 acres.
Vacant site for sale.

- Max floor space up to 15,840 sq metres already consented.

- Cleared brownfield site with planning consent available now.

- Estimated GDV / GVA: £220 million over 20 years.

Decoy Farm is in the central South Coast conurbation of Worthing, Shoreham and Brighton. The site has been remediated and is now ready for development. The site is in Dominion Way, East Worthing, adjacent to the established employment area of East Worthing Trading Estate. The site has strong connectivity, sitting approximately 2 km south of the A27, a key strategic route linking Brighton, Chichester and the wider South Coast. East Worthing main line railway station is within a short walk, providing regular rail connections to Southampton, Brighton and London.

The site extends to approximately 7.7 hectares gross (19 acres) and is a rare, cleared brownfield site in the region with a consented scheme in an area allocated for employment uses.

Decoy Farm is a vacant site for sale with planning permission for up to 15,840 sq m/170,455 sq ft of industrial space, plus associated car parking (refer to planning permission AWDM/1745/22, expires December 2027). The council would also welcome alternative ideas which meet local planning policy guidelines.

Contact details:
propertyteam@adur-worthing.gov.uk

One to Watch



Worthing Lido, Marine Parade, Worthing BN11 3PX

Sector: Retail and Leisure
Promoter/Developer/ Planning Authority: Worthing Borough Council

- Grade II Listed.

- Site covers approx. 1,500 m²

- Landmark South Coast seafront location.

Worthing Lido is a prominent Grade II listed structure located in a prime seafront location just west of Worthing Pier and opposite key town centre amenities. The site benefits from strong regional connectivity, with direct rail

services from Worthing to Brighton and London, supporting commuter and visitor markets. Originally constructed in 1925 as a bandstand and later converted into a seawater swimming pool, this landmark Grade II site presents a significant opportunity.

Worthing Borough Council is currently working to obtain funding to ensure the substructure of the lido is stable and fit for future investment and then intends to bring the superstructure to market for Expressions of Interest for its future use. The current site use includes a cafe, retail, amusement arcade and children's fairground rides. Future demand is expected from leisure operators, wellness facilities and event spaces seeking a distinctive coastal venue, with the heritage value of the site a consideration.

Next Steps:

Initial funding of approximately £1.29m has been allocated to stabilise and strengthen the Lido's foundations, with surveys confirming that the underlying chalk bed can support redevelopment. Worthing Borough Council will be seeking private investment to complete the full restoration and new operational delivery. This opportunity combines a landmark heritage asset, a prime

seafront location, strong community backing, and alignment with broader regeneration plans which position the Lido as a prime south coast investment opportunity.

EOI anticipated for release end of 2027.

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Current Opportunity



ION, Faraday Close, Worthing

Sector: Industrial and Logistics
Promoter: SHW

- 268,234 sq ft on 9.87 acres

- Can be split to provide 113,774 sq ft and 150,617 sq ft

- 9.5m rising to 10.5m min haunch height

- 11 Dock level doors

- 10 Level access doors

- Secure site

- Squash court

- To Let or May Sell

ION is a newly refurbished distribution hub featuring three high-bay units designed for maximum efficiency, with access via 21 loading doors. The modern office space spans two floors and offers suspended ceilings, raised floors, and air conditioning, providing your team with a comfortable and professional environment.

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Adur and Worthing Opportunity Sites

Current Opportunity



Western Harbour Arm, Brighton Road, Shoreham-By-Sea, BN43 6PW

Sector: Industrial and Logistics, Retail and Leisure, Residential

Promoter/Developer/Planning Authority: Adur District Council

→ Total site area 22 ha / 54.4 acres.

→ 21,500 sq m employment space.

→ 1700 new jobs.

Economic benefits:

- Increased footfall
- Increased local spend
- Increase in visitor economy.

Location and connectivity. This site is situated along the western arm of the River Adur. The regeneration area is designated mixed use, aiming to create a residential led, sustainable neighbourhood with flood defence improvements and increased public access to the riverside.

The site benefits from strong connectivity, sitting on the A259, a key gateway between Shoreham, Brighton, Worthing, Crawley and the wider South Coast. Shoreham-By-Sea railway station is within a short walk, providing regular rail connections to Brighton and London.

Scale and proposed uses. The site extends to approximately 22 hectares and is the largest regeneration site currently in the district.

Western Harbour Arm currently has planning permission for 1100 new residential units, significant improvements to the flood defences, a riverside walk and enhanced green spaces.

GVA not calculated however outputs below will contribute to a significant economic impact in place.

Full planning permission already granted for a commercial employment development. This consent remains valid and extant. Proposals for other schemes are welcomed.



Review of developments at the Western Harbour Arm Shoreham is available here.

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Scan here to find out more information on investing in Arun.



Current Opportunity



Salt Box / Trade City and Logistics City, Bognor Regis

Sector: Industrial and Logistics
Promoter/Developer: Kier Property
Planning Authority: Arun District Council

- Total units: 11
- Unit size range: 3,488 sq. ft - 52,959 sq. ft.
- Internal heights: 7m - 10m clear.

The current phase of development at Salt Box, Bognor Regis - branded as Trade City and Logistics City - is a major new industrial and logistics

scheme delivering 11 high-quality units totalling 204,993 sq. ft.

The scheme provides a mix of Trade City units (3,000 sq. ft - 19,300 sq. ft) and

Logistics City units (23,000 sq. ft - 53,000 sq. ft), offering flexible configuration options for occupiers ranging from SMEs to national logistics operators.

Positioned on Shripney Road within the Saltbox Business Park, the site benefits from excellent connectivity via the A27, A259 and access to ports at Portsmouth, Southampton, and Shoreham.

Sustainability is at the heart of the scheme, with units designed to achieve BREEAM Excellent and EPC A ratings, incorporating solar PV, EV charging, fresh-air ventilation, efficient building envelopes, and high modern specification throughout.

- Total floorspace: 204,993 sq. ft.
- Unit types: 8 x Trade City units (3,000 sq. ft - 19,300 sq. ft)
- 3 x Logistics City units (23,000 sq. ft - 53,000 sq. ft).
- Completion target: August 2026.

- Environmental performance: Targeting BREEAM Excellent, EPC A.
- Transport reach: Fast access to Portsmouth, Southampton, Shoreham; connections to London Victoria.

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Current Opportunity



Plots A, B, C & D Hampton Park, North Littlehampton

Sector: Employment Land / B1 Office & Light Industrial Development
Marketing Agent: Lambert Smith Hampton
Planning authority: Arun District Council

- Up to 13,000 sq. metres B1 employment space with planning permission.
- 3,000 sq. metre Enterprise Centre included.
- Part of wider 1,260 home delivered neighbourhood (within 1,460 home masterplan).

North Littlehampton's Hampton Park employment land forms part of a major mixed-use regeneration scheme that already includes more than 1,200 completed new homes, with further residential and community infrastructure being delivered.

The site benefits from outline consent for up to 13,000 sqm of B1 employment floorspace, including a proposed 3,000 sqm Enterprise Centre, placing it at the heart of the area's growing economic hub.

Situated just 1.9 miles from Littlehampton Station and well-connected to new link roads, this location offers occupiers strong accessibility and a sizeable local workforce.

The private-sector investment opportunity lies in bringing forward high-quality employment space to meet strong local demand - particularly

flexible office, workspace, and light industrial units supporting emerging and established SMEs.

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Current Opportunity



Panattoni Park Bognor Regis

Sector: Industrial and Logistics
Promoter/Developer: Panattoni
Planning authority: Arun District Council

- Site size: 11.8 acres.
- Yard depths: 40-50m.
- Total floorspace: 205,000 sq ft across three units.
- Unit sizes: 31,698 sq ft, 60,039 sq ft, and 113,055 sq ft.
 Combined option: 173,093 sq ft if units merged.
- Power supply: Up to 1.5 MVA
- Environmental performance: Targeting BREEAM 'Excellent' and EPC A.
- Reach: 3.8 million unique addresses within 50 miles.
- Completion: Expected 2026.

Panattoni Park Bognor Regis is a major new logistics and industrial development located on Newlands Road, adjacent to the A29 dual carriageway, providing exceptional access to supply chains and 3.8 million unique addresses within a 50-mile radius.



Arun Opportunity Sites

The scheme comprises three Grade-A, energy-efficient industrial units totalling approximately 205,000 sq ft, available as standalone buildings or combined into a single 173,000 sq ft unit. Construction is underway with completion expected in 2026.

The development targets BREEAM 'Excellent' and EPC A standards, incorporating roof-mounted solar PV, EV charging points, rainwater harvesting, and enhanced natural daylighting through 15% rooflights.

Positioned close to major occupiers such as Amazon, Rolls Royce, and Warburtons, the site offers a prime opportunity for mid-box to large-scale logistics operators seeking high-quality, sustainable space in a constrained market.

Panattoni is seeking private-sector occupiers and potential long-term tenants looking for modern, flexible industrial accommodation.

Contact details:
info@panattoni.co.uk



Scan here to find out more information on investing in Chichester.



One to Watch



Southern Gateway, Chichester

Sector: Mixed Use
Promoter: Chichester District Council on behalf of Chichester District Council and others
Planning Authority: Chichester District Council

- High-quality mixed-use potential - 500 homes, office, retail, hotel, entertainment and leisure.
- Major publicly owned land consented alongside private assets with strong partnership potential.
- Flagship regeneration area at prominent arrival point.

- Local planning framework support.
- Outstanding connectivity.
- A genuinely transformational investment opportunity.

The Southern Gateway is one of Chichester's most exciting regeneration opportunities, transforming a key arrival point into a welcoming and vibrant new part of the city. With its prominent location, it offers the chance to create a strong first impression, reflecting the character and charm of Chichester.

Centred around the bus station, bus depot and Basin Road car park, the area brings together a rare concentration of publicly owned land alongside private assets. This creates a valuable opportunity for a joined-up, well-planned approach to development. Through strong partnerships, the Southern Gateway has the potential to become a real catalyst for positive change.

Supported by a Local Plan allocation and a masterplan, the regeneration area benefits from clear development principles and excellent connectivity to the city centre and transport links. It is perfectly positioned as a key gateway

for residents, visitors and businesses, with the potential to become a high-quality, mixed-use destination supporting Chichester's long-term growth.

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Current Opportunity



Police Field, Kingsham Road, Chichester

Sector: Residential
Promoter: Vail Williams
Planning authority: Chichester District Council

- 70 homes.
- Strategic regeneration location.
- Local planning framework.
- Part of a wider mixed-use masterplan.
- Prime, well-connected position.

Police Field, located on Kingsham Road, is a key site within Chichester's Southern Gateway and plays an important role in the city's regeneration plans. Allocated for development in the Local Plan, the site has the potential to deliver at least 70 new homes as part of a wider mixed-use neighbourhood. It sits within an established framework of development principles including the Southern Gateway Masterplan, benefiting from excellent connections to the city centre and nearby public transport links.

With its strong strategic location, clear policy support and role within a wider regeneration area, Police Field offers a valuable opportunity to deliver high-quality, well-connected homes. It will contribute to creating a vibrant new part of the city, supporting Chichester's long-term growth and placemaking ambitions.

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Coming Soon



Former Magistrates Site, Southgate, Chichester

Sector: Mixed Use
Promoter: Cushman and Wakefield
Planning authority: Chichester District Council

- 25 homes, mixed use, with flexible development potential.

- High profile location within Chichester's flagship Southern Gateway regeneration area.
- Exceptional connectivity.
- Local Plan policy support.
- Compelling city-shaping investment proposition.

The former Magistrates' Court site holds a prominent position within Chichester's Southern Gateway, one of the city's flagship regeneration areas, set to transform this key arrival point into a vibrant new quarter. With a strong gateway presence, the site benefits from excellent connectivity, sitting close to both the city centre and major public transport links. It sits within an established framework of development principles including the Southern Gateway Masterplan, highlighting its significant regeneration potential.

There is flexibility in how the site can be brought forward, with opportunities to either repurpose the existing building or deliver a new, purpose-designed scheme.

The former Magistrates' Court site presents an exciting opportunity to create a high-quality development that enhances this important part of the city and contributes to Chichester's continued growth and evolving character.

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Coming Soon



Land at Church Road, Chichester

Sector: Residential
Promoter/Planning Authority: Chichester District Council

- Opportunity to deliver 100 high-quality new homes.
- Attractive, ready-to-develop opportunity. Clear planning acceptance.
- Strong market appeal.
- Sustainable and well-connected location.

This site presents an attractive and ready-to-develop opportunity.

The principle of redevelopment is already well established and the opportunity offers strong market appeal allowing investors to move forward with confidence. Located in a well-connected and sustainable part of Chichester, the site is ideally placed to deliver high-quality new homes that respond to local demand.

It represents a compelling opportunity to bring forward a thoughtful residential scheme that contributes to the city's ongoing growth and enhance the surrounding area.

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Coming Soon



Land West of Chichester (Phase 2)

Sector: Commercial
Promoter: Savills
Planning authority: Chichester District Council

- 5.2ha light industrial / research and development (21,000 sqm / 224,000 sqft).
- Ideal for modern industrial, research, and innovation space.
- Strong strategic positioning aligned with major growth.

- Planned improved connections to major road routes and enhanced sustainable transport options.
- Development plan policy support with outline planning permission.

As part of the West of Chichester Strategic Development Location, the site forms a key employment component of Phase 2, which identifies 5.2 ha of such uses within the site masterplan alongside the development of around 1,600 homes. The principle of development is firmly established through a long-standing Local Plan policy and outline planning permission for a mixed-use development.

Positioned on the edge of the city, the site represents a highly attractive and deliverable opportunity for light industrial and research and development uses, benefitting from strong strategic connectivity, with planned improvements to major routes, sustainable transport links and close proximity to emerging residential neighbourhoods. As a largely unconstrained and ready-to-develop parcel, it presents a rare opportunity to deliver modern industrial and innovation space. The site is well aligned with

Chichester's economic strategy, supporting job creation and meeting long-term employment land needs in a growing and well-connected location.

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One to Watch



West Street, Chichester

Sector: Commercial
Promoter: Cordage Group, Chichester District Council, West Sussex County Council
Planning authority: Chichester District Council

- Multiple commercial opportunities.
- Proven investor confidence including new commercial units and 90 new homes.
- Prime city-centre location - a landmark investment location.
- High accessibility and connectivity.
- Major public realm improvements planned.

West Street in Chichester presents a compelling opportunity, already attracting strong investor confidence. A full planning application has been submitted for the redevelopment of the former House of Fraser site, proposing new commercial space and around 90 homes within a heritage-sensitive scheme, marking an important step forward for this landmark location.

Positioned next to Chichester Cathedral and within the city's primary shopping area, West Street benefits from high footfall, strong cultural appeal and a distinctive historic setting. It also functions as a key public transport hub, with up to 35 buses per hour reinforcing its accessibility and connectivity.

Planned public realm improvements, including a new events space, enhanced links to the Cathedral and transport upgrades, will further elevate the area's appeal.

With redevelopment already underway and clear momentum building, West Street offers a range of exciting investment opportunities at the heart of historic Chichester.

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One to Watch



East Pallant House, East Pallant, Chichester

Sector: Mixed Use
Promoter/Planning Authority: Chichester District Council

- 15 homes / boutique hotel.
- Superb location within Chichester's flagship Southern Gateway regeneration area.
- Exceptional connectivity.
- Compelling city-shaping investment proposition.

East Pallant House occupies a prime location within the Southern Gateway and Chichester's historic core, offering a compelling opportunity for a boutique hotel or landmark residential scheme.

Positioned within the heart of the city centre, close to major public transport links, the site benefits from excellent connectivity to key destinations.

With Chichester's thriving visitor economy, strong cultural offer, and demand for further upscale hotel accommodation, the site has significant development potential, reflecting the character of its Grade II listed status and adaptable modern extension. This prominent site offers investors the

chance to shape a distinctive development that enhances the city centre, supports local economic vitality, and reinforces Chichester's appeal as a thriving place to live, visit and stay.

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Coming Soon



The Brick Kiln, Bognor Road, Chichester

Sector: Industrial and Logistics
Promoter/Developer: West Sussex County Council / Wates Developments
Planning authority: Chichester District Council

- Well located 19.5 ha site on the outskirts of Chichester south of Bognor Road.
- The Local Plan allocates the site for 28,000 square metres of employment floorspace.
- Adjacencies provide opportunities for a range of employment uses.
- Promoter has been selected.

West Sussex County Council owns 46 hectares of land to the east of Chichester known as Brick Kiln Farm.

Approximately 42% of this site (19.4 hectares) has been included in the adopted Chichester Local Plan 2021 - 2039, Policy A20, with an expectation it will be developed for employment floorspace. The 19.5 hectare site is allocated for employment uses, to accommodate at least 28,000 square metres of employment floorspace.

The site is located south of the A259 Bognor Road and is adjacent to the National Highway. It is identified in the Chichester Local Plan as Land South of Bognor Road. The Runcton Horticultural Development Area lies to the south of the site which makes the location particularly suitable

for food related employment uses linked to local horticulture.

The County Council has completed marketing the site and is in the process of engaging promoter.

The Promotion Agreement will set out the terms by which the promoter will submit a planning application with a view to gaining planning permission for land owned by the County Council.

The Promotion Agreement will also set out the terms on which the County Council will commit to sell the land to a third party.

Contact details:
valuations.estates@westsussex.gov.uk

Current Opportunity



Chichester High School Kingsham Road, Chichester, PO19

Sector: Commercial
Promoter/Developer: WSCC/ Henry Adams
Planning authority: Chichester District Council

Prime Development Opportunity with Adopted Local Plan Allocation. 1.08 hectares (2.68 acres) off Kingsham Road, Chichester - site of the former Chichester High School for Boys. Offers on an unconditional basis. The land is allocated for Class E use and is identified in the adopted Chichester Local Plan 2021-2039 as being part of the Southern Gateway Regeneration Area (Policy A3). It is also part of the strategic level east-west corridor where, along with Chichester City, Policy S1 seeks to focus the majority of planned sustainable growth. Offers are still being accepted for this site. Please contact Henry Adams Chichester directly or search on the Rightmove website.

Contact details:
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Crawley A PLACE TO INVEST



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Crawley Opportunity Sites



Current Opportunity



Crawley Town Centre East Regeneration

Sector: Commercial, Residential and Retail
Promoter: Crawley Borough Council, West Sussex County Council
Planning authority: Crawley Borough Council

→ Former Town Hall site - freehold owned by Crawley Borough Council. Demolition funding secured from BLRF, requiring site to be available for release by March 2028.

→ Strong policy support for a mixed-use, residential led scheme for up to 180 units with commercial/leisure/cultural uses at ground floor. Considered an early-phase site in the Town Centre East Regeneration Plan.

Crawley Town Centre East offers a prime regeneration opportunity in a highly connected location near Gatwick Airport, London and the South Coast. Across six central sites, the emerging masterplan is shaping a mix of new homes, high-quality commercial space, cultural uses and upgraded public realm to meet strong market demand for modern offices, town centre living and vibrant leisure amenities.

With demolition of the former Town Hall nearing completion and wider landowner engagement underway, the area is moving toward delivery. Another major site is the former Crawley County Buildings which is in the feasibility stage of being developed as a major mixed use scheme by West Sussex County Council's development joint venture with Morgan Sindall Group. Backed by significant recent public sector investment and a clear Local Plan framework, Town Centre East presents an attractive, scalable and well-positioned opportunity for investors seeking

long-term value in one of the South East's fastest growing centres.

Contact details:
lynn.haingecrawley.gov.uk

Current Opportunity



The Create Building Crawley

Sector: Office
Promoter/Planning Authority: Crawley Borough Council

Crawley Borough Council developed and funded a 117,000sq ft Grade A office building in the centre of the town.

The office serves as the new Town Hall Building and also provided 77,000sq ft of commercial office space to let, known as the Create Building. The Create Building has an EPC rating of B and is BREEAM Excellent. 45% of the commercial space has been let.

Contact details:
richard.gammie@crawley.gov.uk

Current Opportunity



Crawley County Buildings

Sector: Commercial and Residential
Promoter: West Sussex County Council / Kinsted Developments LLP (JV)
Planning authority: Crawley Borough Council

- **Site area: 1.2 hectares**

- **370,000 sq. ft floorspace GIA all uses**

- **300 residential units**

- **175,000 square feet office development**

- **1,300 jobs created**

This is a surplus site owned by West Sussex County Council. The redevelopment of the Crawley County Buildings site is a transformative development opportunity that has the potential to deliver a market facing mixed use development comprising residential, commercial, retail, food and beverage in Crawley Town Centre. This scheme represents a substantial opportunity to contribute towards the strategic regeneration of Crawley Town Centre East.

The site is strategically located, adjoining the town centre and Manor Royal Business District, close to Crawley rail station, M23 motorway and Gatwick Airport. It is well connected to Croydon, Central London, and Brighton by rail, and having over 1 million people living within a traveling distance of 1 hour.

The County Council has approved progressing the site through an option agreement with the council's Joint Venture, partnering with Morgan Sindall Group plc in Kinsted Developments LLP to assess return potential as a market informed and designed scheme.

The promoters, Kinsted Developments LLP, are seeking investment partners and any pre-let interest in the commercial office and residential space on the site.

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Malcolm.Mayo@westsussex.gov.uk

Current Opportunity



G-Hub, Manor Royal Business District, Crawley

Sector: Industrial and Logistics
Promoter: GLP
Planning authority: Crawley Borough Council

- **New build unit - ready to occupy**

- **96,442 sq ft**

- **12.5m eaves**

- **7 dock doors and 2 level access doors**

- **Large yard/35-50m**

- **EPC A/BREEAM very good**

- **To let**

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spencer.alderton@glp.com

One to Watch



Arora Group, Overline House, Crawley

Sector: Residential
Promoter: Arora Group
Planning authority: Crawley Borough Council

- **300 unit residential development at Station Gateway.**

This is a proposed circa 300 unit high quality residential development as part of the Station Gateway regeneration scheme. Following outline consent in 2016, the plans have been revised and have recently been granted full planning permission.

The Arora Group is working in partnership with Network Rail, Crawley Borough Council, West Sussex County Council and Govia Thameslink Railway. It has developed a scheme that includes new pedestrian connections, undercroft parking, a communal garden, and improved access to the refurbished footbridge linking to East Park. The project proposes three linked residential blocks and the redevelopment of Overline House to deliver around 300 homes ranging from seven to ten storeys.

The project integrates with major sustainable transport and public realm upgrades funded through the £7.4m Station Gateway scheme (Crawley Growth Programme), including improvements to Station Way, Friary Way and links between Crawley Station, the bus station, County Mall and The Martletts.

Contact details:
Lynn.Hainge@crawley.gov.uk
publicrelations@thearoragroup.com

One to Watch



Redford Developments, Station Way, Crawley

Sector: Residential, Office and Retail
Promoter: Redford Developments
Planning authority: Crawley Borough Council

- 152 apartments ground floor commercial/retail space.

Redford Developments acquired the site as a strategic purchase to unlock a prominent mixed-use scheme. This former nightclub was acquired on a subject to planning basis following the successful grant of planning for 152 apartments

plus 7,000 square feet of ground floor commercial and an EV charging hub for public use.

Planning permission granted to demolish existing building and replace with new part 9, part 11 storey building comprising 152 apartments, ground floor commercial/retail space, significant cycle/ motorcycle parking and a pocket park.

This is part of the Crawley Town Centre Neighbourhood Housing Programme to deliver more affordable housing in the town centre. The site is immediately adjacent to Crawley train station with direct connections into London, Brighton and Gatwick.

The project is currently seeking investor funding support.

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rm@redforddevelopments.co.uk

Coming Soon



Gatwick Green

Sector: Industrial and Logistics
Promoter: The Wilky Group
Planning authority: Crawley Borough Council

- Capacity to deliver over 77,800 square metres of commercial floor space.
- 30 hectares of developable space within a wider 40 hectare allocation.
- Potential for 2,000 additional jobs.

One of the most significant commercial developments in the South East, Gatwick Green will be a brand-new logistics hub designed with the

future in mind. A timely catalyst for diversification, investment and economic growth, Gatwick Green offers a unique opportunity for Crawley and the wider region; one that is perfectly placed to help power recovery with a next generation of logistics infrastructure, jobs, and training.

Uniquely placed to meet the demand for developable strategic sites close to Gatwick Airport is Gatwick Green. This opportunity provides a perfect blank canvas upon which the increasing need for high-specification, sustainable and hyper-connected logistics infrastructure can be met.

Sitting outside the greenbelt and offering an unconstrained quantum of shovel-ready opportunities, Gatwick Green is an early-mover that has the capacity to deliver over 77,800 (GIA) square metres of floor space and more than 2,000 jobs.

Contact details:
info@wilky.co.uk



Create Building, Crawley

Manor Royal Park, Crawley

Queens Square, Crawley



Horsham District Council

Scan here to find out more information on investing in Horsham.



Horsham Opportunity Sites



Current Opportunity



alone offices, multi-user office space, enterprise & innovation hubs, logistics, light industrial, health centre and private leisure uses.

- The masterplan provides a variety of building typologies with floor space ranging from 10,000 sq.ft up to 175,000 sq.ft per unit, subject to final uses and operator demand.
- Access to the south coast and London within 50 mins and easy access to the M23 corridor.

L&G are bringing forward an outline planning application for the allocated employment use within Mowbray, a strategic settlement expansion to the north of the market town of Horsham, West Sussex. Mowbray will provide upwards of 2,750 new homes, community facilities, education facilities, and expansive open space and is 31 miles South West of London, 14 miles from Gatwick Airport, with excellent access to local buses and train stations to the south coast and London (52mins) and is close to the M23 corridor.

The proposed buildings vary from 2 to 4 stories for office buildings and 8m to 18m for logistics and light industrial uses.

The proposals will provide flexibility for private leisure facilities and a health centre. The Employment Park masterplan also integrates sports, leisure and health uses to make this a landmark destination.

The planned Gatwick airport expansion positions the site at the heart of the Gatwick Diamond, a high-growth corridor, which has driven demand for industrial and commercial floor spaces which the Employment Park would provide.

The proposed masterplan offers flexibility for end users, enabling a range of options tailored to occupiers' requirements and allowing bespoke configurations to best react to market demand. This presents a unique opportunity of size and scale to take advantage of relative under supply and reasonable demand to provide occupiers with new, fit for purpose, high quality industrial/warehouse buildings which will meet occupiers ESG aspirations.

Contact details:
robert1.thompson@group.landg.com

Mowbray, Employment Park Horsham

Sector: Commercial
Promoter: Legal & General (Strategic Land North Horsham) Limited
Planning authority: Horsham District Council

- The site has potential to create up to 4,500 local employment opportunities in addition to those created during its construction and build out.
- The masterplan provides flexibility to accommodate Office HQ's, start-ups, stand-

Current Opportunity



Audio Park, Southwater/ Horsham

Sector: Industrial and Logistics
Promoter: Chancerygate
Planning authority: Horsham District Council

- Completed and ready to occupy
- 7 new units
- 8,300 - 33,718 sq ft
- EPC A/BREEAM excellent

Contact details:
oashby@chancerygate.com
oliver@graves-jenkins.com

Current Opportunity



Axis 24, Oakhurst Business Park, Horsham

Sector: Industrial and Logistics
Promoter: Crattongate
Planning authority: Horsham District Council

- 18 months to build - pre-let opportunity
- Development of 7 units to be constructed
- From 3,221 - 44,432 sq ft
- Up to 100,000 sq ft could be built on the site

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natasha.ryan@savills.com

Current Opportunity



Nowhurst Business Park, Guildford Road, Horsham

Sector: Industrial and Logistics
Promoter: Glenbeigh Developments
Planning authority: Horsham District Council

- Units from 50,000 sq ft to 120,000 sq ft are available on a bespoke design-and-build basis.
- Ideal for modern facilities for industrial, storage, and distribution sectors.
- Flexible lease terms.

Nowhurst Business Park is a high-quality new warehouse and logistics development strategically located west of Horsham, West Sussex.

The site spans 27 acres and benefits from outline planning consent for B1(C), B2, and B8 uses, providing flexibility for a range of commercial occupiers. Units from 50,000 square feet to 120,000 square feet are available on a bespoke design-and-build basis.

The business park will provide up to 290,000 square feet of high-specification industrial and warehouse space. The development will feature modern designs, secure infrastructure, and eaves heights of up to 10 metres. Completed buildings are available on a pre-let basis, with delivery timescales of approximately 9-12 months from legal agreement.

Nowhurst Business Park's professional team will assist with bespoke design and lease options under a design and build programme.

Contact details:
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solilver@vailwilliams.com

Current Opportunity



Focal Point, located on the Platts Roundabout junction of the A272 and A29, near Southwater, Horsham

Sector: Industrial and Logistics
Promoter: Goya Developments
Planning authority: Horsham District Council

- A new 53,043 square feet speculative industrial development with units ranging from 1,905 sq. ft to 25,843 sq. ft.

- Available for sale or lease, with flexible terms to suit business needs.
- Potential for bespoke design-and-build opportunities to accommodate specific commercial requirements.

This is an exceptional commercial development opportunity. The site comprises a well-positioned parcel of land with significant potential for employment-led uses, benefiting from excellent transport connections and accessibility to key business hubs in the South East.

The site is ideally suited for a variety of commercial uses, including industrial, logistics, and business premises, subject to planning consent. With flexible plot sizes available, there is an opportunity to create bespoke developments that meet modern business requirements. Up to 53,043 square feet of Grade A industrial space available upon practical completion of the development.

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Mid Sussex Opportunities

Opportunity Mid Sussex



Scan here to find out more information on investing in Mid Sussex.



Mid Sussex Opportunity Sites



Current Opportunity



Arcus Park, Brookleigh Employment Space, Burgess Hill

Sector: Office, Industrial and Logistics
Promoter: Arcus PCD
Planning authority: Mid Sussex District Council

- Adjacent to existing employment hubs including Panattoni Park
- 24,000 sq.m of employment space
- Uses B1-B2

→ Can be built to spec

→ Freehold opportunities available

As part of the Brookleigh masterplan, the site has been allocated as an employment area for 24,000 sq.m floor space with permitted uses ranging from B1-B2 but no more than 2,500 sq.m of office space. Located adjacent to the new Panattoni Park.

Context: Brookleigh is a mixed use development 1.5 miles to the north of Burgess Hill town centre, allocated for 3,500 new homes (30% are affordable) local employment, education, health, leisure, sports, recreation and community facilities located in a series of sustainable neighbourhoods, with new link roads, a 'Green Circle' and footpaths which integrate into Burgess Hill and the town centre.

The recently opened Arc Centre for Outdoor Sports is located to the west and offers a range of sports pitches and creates a community sports and education hub with close links to St. Paul's Catholic College and the Triangle Leisure Centre. Includes approx. 9 hectares of outdoor sports space.



Visit www.burgesshill.net

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Current Opportunity



Science & Technology Park Burgess Hill

Sector: Commercial
Promoter: Dacorar (Southern) Limited and Wortleford Trading Company Limited
Planning authority: Mid Sussex District Council

- 1.4 million sq. ft.

- Expected to generate between 2,500 and 4,500 jobs.

- High-quality landscaped environment.

- Connectivity of the site is key and sustainable transport options will link to the new green pedestrian and cycle networks within the Homes England Brookleigh development.

- Brookleigh to the east of the site is providing up to 3,500 new homes.

Allocated site for 1.4 million sq. ft. Science & Technology Park (STP) at Burgess Hill. The proposed Science & Technology Park in Burgess Hill will see 50% of new jobs earmarked for graduates and will be supported by high-tech full fibre infrastructure.

The preferred site is located amongst the wider high-tech business corridor to the west of Burgess Hill and south of the A2300.

The site will look to consist of a core facility housing an anchor organisation from a commercial, academic or research body; which will be supported by a hotel, and conference and meeting facilities.

The area will also look to include cafes and leisure facilities to establish the park as a resource for the wider community, as well as an environment where employees from a range of organisations can meet and collaborate.

The new Science & Technology Park in Burgess Hill will not only create a high number of skilled jobs, but also lead to the development of research into commercial products and services, making this a centre of excellence, productivity and sustainability.

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info@opportunitymidsussex.co.uk

Current Opportunity



Bolney Grange Business Park Extension, Hickstead / Burgess Hill

Sector: Industrial and Logistics
Promoter: SHW
Planning authority: Mid Sussex District Council

- 13 acre site adjacent to the A23.

- 220,357 sq. ft (20,474 sq. m) of consented employment space.

- Uses Class E, B2 & B8.

- Freehold site for sale.

Prime 13 acre site with outline planning permission for 10 units totalling 220,357 sq. ft. Planning reference DM/23/3208. Outline planning for E(G), B2 & B8 flexible use commercial units from 10,000 sq. ft. Very well located at the entrance to the established Bolney Grange Industrial Estate just off the A2300 main road into Burgess Hill at its junction with the A23.

Contact details:
thardwicke@shw.co.uk

Current Opportunity



Panattoni Park Burgess Hill

Sector: Industrial and Logistics
Promoter: Panattoni UK

Planning authority: Mid Sussex District Council

- Ready to occupy units from 8,142 to 407,308 sq ft

- Excellent location and connectivity

- 1.1 million customers within a 45-minute drive-time (van)

- Especially suited to manufacturing and logistics

Grade-A speculatively built units from 8,142 to 407,308 sq ft. Directly fronting the A2300 dual carriageway, Panattoni Park Burgess Hill provides fast access to the A23/M23 directly accessing the M25, Gatwick Airport, Brighton and the South Coast.

With 3 units let to EMED and Austin Racing, and already home to DPD and Roche Diagnostics, Panattoni Park Burgess Hill offers new build units in an established location appealing to a diverse number of occupiers.

Alongside a Grade-A spec, Panattoni Park Burgess Hill provides local reach and national impact.

1.1 million consumers are accessible within 45 minutes by van, while 32.1 million fall within a single HGV journey, including the affluent market of the entire South East region.

Units benefit from a high standard specification, achieving BREEAM Excellent to prioritise energy efficiency and reduce operating costs.

Panattoni Park Burgess Hill can call upon specialised labour, well suited to manufacturing and logistics operations. Aside to this, labour costs are extremely competitive by both regional and national standards.

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The visitor economy of West and East Sussex encompasses world-class landscapes, heritage and cultural assets, vineyards, sports and racing, marine and coastal attractions, all underpinning a vibrant place to live, work, study and invest.

Sussex is a national leader in English sparkling wine. Chardonnay and Pinot Noir dominate, creating strong opportunities for estate diversification, hospitality, exports, and inward investment.



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50.6 million
visitor trips in West
and East Sussex

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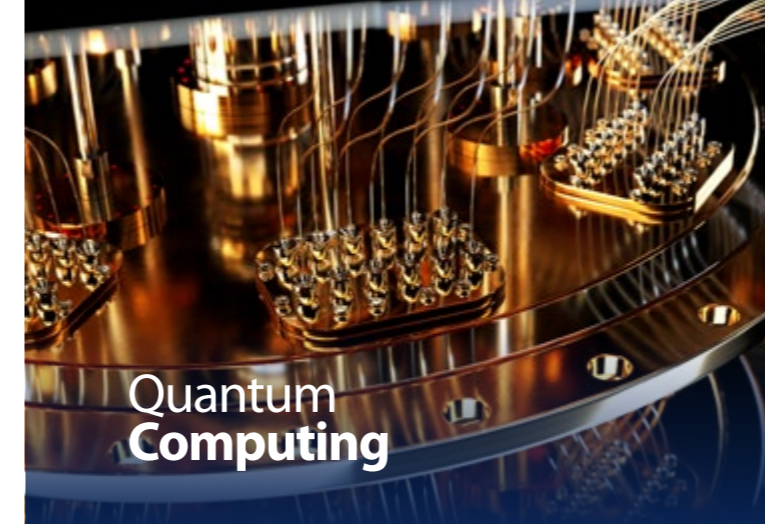


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