



FOR SALE

The Former Swan Garage
Delling Lane, Bosham, West Sussex, PO18 8NN



Key Features

- Freehold for sale by Informal Tender
- Minimum 0.53 acre site
- Existing buildings on site totaling over 7,500 sqft (697 sq m)
- Offers invited on an unconditional basis
- Conditional offers may be considered on their merits
- Bids requested by midday Wednesday 30th September 2026
- Viewing strictly by appointment only
- QUOTING PRICE ON REQUEST

Location & Situation

The subject property is situated in Bosham, on the western side of Delling Lane, close to its junction with the A259 Main Road. This is a busy location in terms of passing vehicular traffic and located within a few miles of the attractive cathedral city of Chichester, the county town of West Sussex to the east, and the attractive harbour town of Emsworth, Hampshire to the west.

PLANNING

We understand that the site is located within the defined Settlement Boundary. The site is also within the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and a Site of Special Scientific Interest (SSSI) Impact Risk Zone. The site is within an Archaeological Priority Area.

The site was originally a car repair garage which was gradually extended, before becoming a car dealership, then a furniture shop, and most recently an outdoor leisure retailer albeit that was a number of years ago. Part of the forecourt has reverted to car sales, with a car sales office located in the eastern part of the main building.

Description

The subject property, together with the land and buildings held under HM Land Registry Number WSX389112 forms part of a larger detached building (with yard) of traditional steel-framed construction. The subject property comprises the northern (front) part of the building, and is arranged as a former retail unit to the western part of the estate, with an office and Car Sales Kiosk (Car Sales Element) on the eastern side.

Outside, directly to the north of the building is a concrete-covered forecourt, which provides off-road car parking, and display spaces for the Car Sales Element.

The subject property (WSX389112) is 22,651 sq ft (0.53 acres).

Under separate title the northern forecourt area under title WSX434983 being a further 8,121 sq ft (0.19 acres) is fenced and has been used by the occupiers of the property for over 20 years.

Both parcels have a combined area of 30,772 sq ft (0.71 acres).



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Rateable Value

We have made informal online enquiries of the Valuation Office Agency. The subject Property is assessed for the purposes of the 2026 Rating List as follows:

Post Code & Identifier	Description	Rateable Value
Whizz Leisure - PO18 8NN	Showroom & Premises	£22,750
Middle Showroom - PO18 8NN	Showroom & Premises	£8,300
Chelsea Cars - PO18 8NN	Office Car Sales & Premises	£8,200

EPC

Further information on request.

Terms

We have been instructed to market the property with vacant possession. Freehold for sale by Informal Tender. Offers invited on an unconditional basis. Conditional offers may be considered on their merits. Bids requested by midday Wednesday 30th September 2026. Guide - Price on request.

The vendor is under no obligation to accept any any offer.

OVERAGE

The vendors will be looking to agree an overage for a period of years to be negotiated from completion of the sale.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Price is quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

10 June 2026

