

DECOY FARM

DOMINION WAY | WORTHING | BN14 8NA

PRIME DEVELOPMENT SITE WITH INDUSTRIAL CONSENT

OTHER EMPLOYMENT USES MAY BE CONSIDERED STP



Lambert
Smith
Hampton

SHW

FOR SALE
Approx. 17.5 Acres (7.08 ha)



Wickes

Williams
Trade Only Plumbing & Heating Supplies

MOTORSENSE

SIG ROOFING

RugDoctor

PIGLETS
PAINTS

strukta
GROUP

SCREWFIX

Rayner

ROSCOMAC
PRECISION CNC MACHINING

best4systems)))

TOOLSTATION

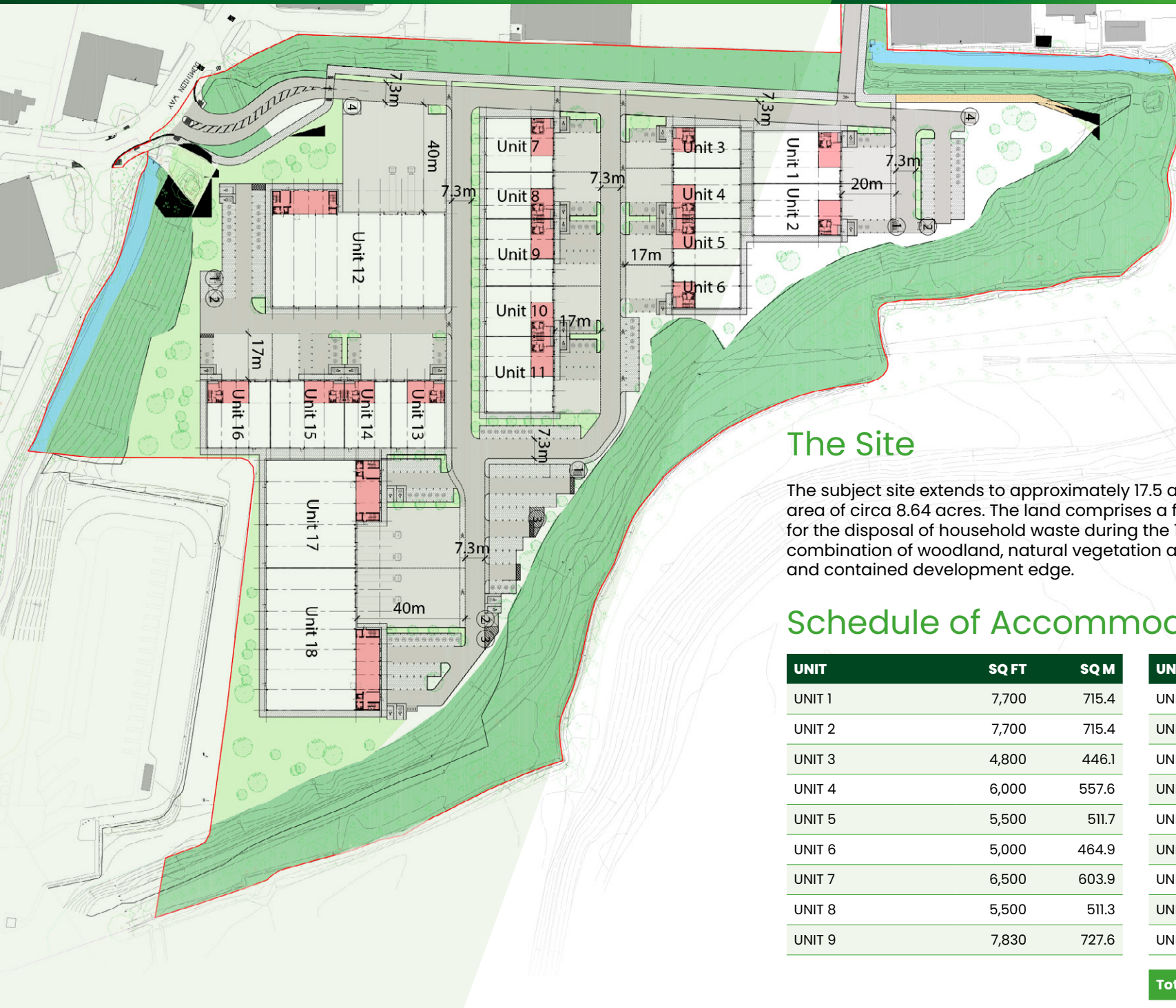
QUMO
CAR PARTS

GSF
CAR PARTS

Nordell

HOWDENS

DEVELOPMENT SITE



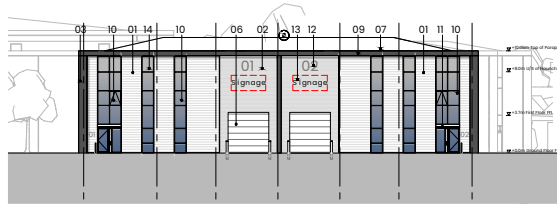
The below drawing provides an indicative scheme that planning has been granted for 6 buildings providing 18 Light Industrial units varying from 4,800 sq ft to 28,200 sq ft with Class E (g) (iii), B2, B8 space under application AWDM/1745/22.

The Site

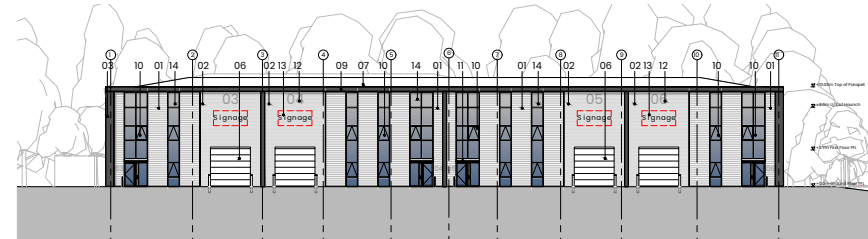
The subject site extends to approximately 17.5 acres in total with a net developable area of circa 8.64 acres. The land comprises a former landfill site historically used for the disposal of household waste during the 1970s. The site is bordered by a combination of woodland, natural vegetation and watercourses creating a defined and contained development edge.

Schedule of Accommodation

UNIT	SQ FT	SQ M	UNIT	SQ FT	SQ M
UNIT 1	7,700	715.4	UNIT 10	6,000	557.6
UNIT 2	7,700	715.4	UNIT 11	8,700	808.7
UNIT 3	4,800	446.1	UNIT 12	28,200	2620.2
UNIT 4	6,000	557.6	UNIT 13	6,500	603.9
UNIT 5	5,500	511.7	UNIT 14	5,500	511.3
UNIT 6	5,000	464.9	UNIT 15	8,500	790.4
UNIT 7	6,500	603.9	UNIT 16	7,500	697.4
UNIT 8	5,500	511.3	UNIT 17	18,500	1,719.1
UNIT 9	7,830	727.6	UNIT 18	24,525	2,278.6
Total	170,455	15,840.4			



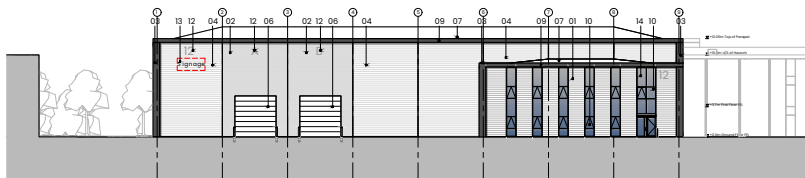
Units 1 & 2 North Elevation



Units 3-6 South Elevation



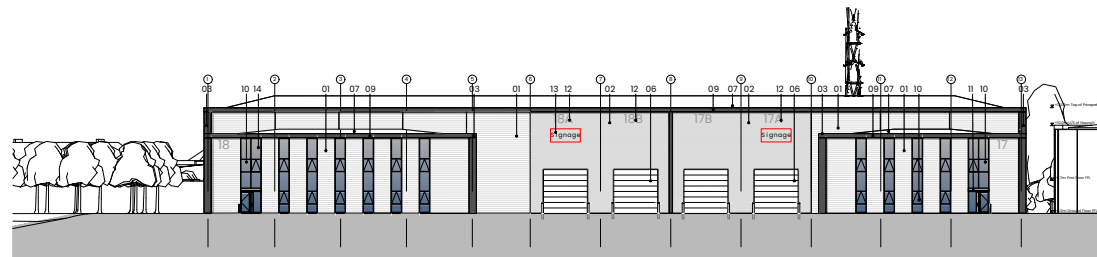
Units 7-11 North Elevation



Unit 12 West Elevation



Unit 13-16 West Elevation



Unit 17-18 North Elevation

Indicative elevation plans based on the planning granted.

Indicative CGI's based on the planning granted





Potential to redevelop the existing site to create a high quality development to offer a range of warehouse and light industrial units.



Consent granted for 18 units varying from 4,800sqft to 28,200sqft under planning application AWDM/1745/22



Strategically important for boosting economic opportunities regionally



Shortage of supply of new build premises in Worthing



Remediated site



Class E (g) (iii), B2, B8 space



Strong occupier demand



Well positioned with access points off Dominion Way

Location

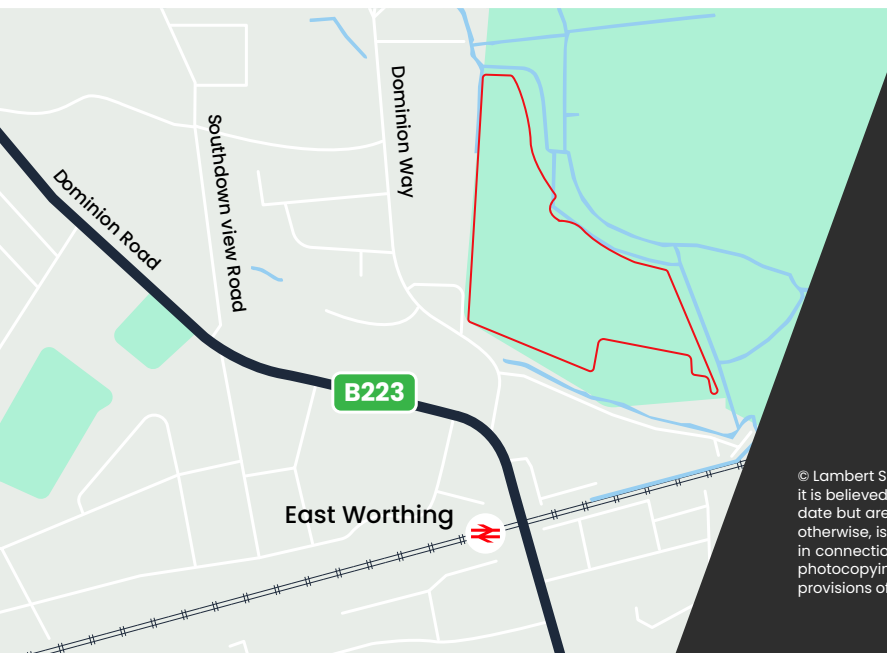
Worthing is an established and affluent coastal town in West Sussex, forming part of the wider South Coast economic corridor. It benefits from excellent multimodal connectivity, acting as a strategic gateway with strong road, rail, air, and sea links. London is accessible in under 1 hour 30 minutes by rail, while the town also enjoys direct access to the regional motorway network. The subject site is situated to the north-east of Worthing town centre, within a well-established industrial and employment hub.

Road connectivity is strong, with the site accessed via the A27, the principal east-west arterial route along the South Coast. The A27 provides onward links to the A23/M23 for London and Gatwick Airport, and to the A24 for connections northwards.

It lies approximately 300 metres from East Worthing Railway Station, providing convenient rail access for both workforce and logistics movements. Decoy Farm is well positioned relative to key South Coast centres, with approximate distances as follows:

Brighton	12.8 miles
Chichester	20.8 miles
Portsmouth	38.5 miles
Southampton	53.2 miles

In addition, Shoreham Port—a key commercial port facility—lies approximately 6.1 miles to the east, offering further strategic advantages for businesses requiring maritime logistics capability.



Proposal

Offers are invited on a conditional or unconditional basis.



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