



### FEATURES

- For sale by private treaty - Offers Invited
- Freehold site of approx. 12.36 acres
- HGV & large lorry access via Selham Road
- Approx. 2.2 acres of hard-surfaced land
- Workshop, office & timber storage facilities
- Approx. 4.5 acres of development land (STP)
- Planning upside potential - Light ind (STP)
- Strategic links to A272, A24 & A3
- Proposed 37-unit & BESS scheme
- Total income - flexibile licences £94,673.06

### Offers Invited

#### Industrial Development Site (STP)

W L West and Sons Ltd  
Selham Near Petworth  
West Sussex, GU28 0PJ

### OVERVIEW

#### Strategic Development Potential

The property represents a rare and significant opportunity to acquire a substantial industrial footprint within the heart of the South Downs National Park. While currently operating as an established timber merchant, the site's true value lies in its potential for redevelopment into a modern light industrial and logistics hub.

A preliminary proposed site plan (available upon request) identifies the potential for 37 new commercial units alongside a dedicated BESS (Battery Energy Storage System) area. This intensification of use would transition the site from its traditional roots into a high-density employment zone, significantly enhancing the local economy and asset value.

#### Logistics & Access

The site is specifically suited for light industrial pick-up and drop-off operations. It benefits from robust access capable of handling large HGVs and articulated lorries. Selham Road provides a direct and established route to the A272—the primary east-west artery for the county—providing efficient transit to the A24 and A3 corridors.

#### Current Description

The site currently comprises a mix of workshop, office, and specialist timber storage facilities.

### Private Treaty Sale

#### Current Description Continued

While these provide immediate operational capacity and an established income stream, they are viewed primarily as a footprint for future development. The site provides a unique “blank canvas” within a protected area where new industrial allocations are exceptionally rare.

**Timber Storage:** Large-scale timber storage and processing sheds. The storage facilities are fitted with internal racking and provide open-sided access with internal connectivity to the primary workshops, facilitating efficient site logistics.

**Main Workshops:** Workshop and storage facilities of steel portal frame construction with block elevations. These facilities feature clear eaves heights of 5.10m, multiple roller shutter doors, and integrated ground and first-floor office accommodation.

**Ancillary Buildings:** The site includes several additional buildings currently occupied by various commercial tenants, providing a mix of covered storage and specialised workspace.

The site provides a unique combination of vacant possession potential and an established multi-occupier income stream. The varying specifications of the buildings—from concrete-floored workshops to traditional timber-slatted storage sheds—offer significant flexibility for industrial operators or investors.

#### Floor Areas

Description	GIA (sq m)	GIA (sq ft)
Main Workshop & Open Fronted Section	1,148.02	12,357
Workshop, Partitioned Sections & Offices	1,196.75	12,882
Open Fronted & Rough Surfaced Unit	907.73	9,771
Part Open Fronted & Rough Surfaced Unit	1,823.59	19,629
Ancillary Units (Combined)	1,625.39	17,496
<b>Total Combined Area</b>	<b>6,701.48</b>	<b>72,135</b>

#### Planning

The site benefits from established industrial use within a protected National Park setting. To the west of the existing workshops lies approximately 4.5 acres of surplus land which, in our opinion, offers significant potential for the construction of further light industrial units (subject to the necessary planning consents). Such intensification would represent a logical expansion of the current industrial footprint and provide a substantial uplift in site value. Please note that the property is to be sold as seen and is not subject to planning.

#### Tenure

Freehold either with full vacant possession or sold part income producing by way of existing license agreements.

#### Licence Agreements

A portion of the site is currently let via several flexible commercial licences, generating a combined gross annual income of £94,673.06. These agreements are scheduled to expire in approximately six months, providing a purchaser with the choice of maintaining the income stream or securing full vacant possession for their own operations.

#### EPC

To be confirmed once the assessments have been completed.

#### Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

#### Offers Invited

Offers are invited for the freehold interest.

#### Viewings

Please contact John Pye Property 0115 9706060 [property@johnpye.co.uk](mailto:property@johnpye.co.uk)

