

# Children's Day Nursery Development

Main Road, Nutbourne, PO18 8RL



## Key Highlights

- Planning permission granted for 1,647 sq. ft (153 sq. m) Children's day nursery
- Convenient access to A259
- Situated on a residential development of 103 dwellings
- 17 car parking spaces
- Space for an enclosed garden
- Freehold available

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## Location

The property comprises a development site located on Main Road in the village of Nutbourne, West Sussex, positioned between Chichester and Emsworth. Nutbourne is a small semi-rural settlement within the Chichester District, surrounded by open countryside and close to the South Downs National Park.

Nutbourne lies approximately 5 miles (8 km) west of Chichester city centre and around 12 miles (19 km) east of Portsmouth. The village benefits from its proximity to the A27, providing convenient road access to the wider south coast network, including links to the A3(M) and M27, supporting both local and regional connectivity.

## Description

The property comprises a consented children's day nursery development extending to 1,647 sq ft (153 sq m), forming part of a 103-unit residential scheme in the village of Nutbourne, West Sussex.

Situated along Main Road, the nursery occupies a central position within the development, benefiting from direct access, on-site parking, and landscaped surroundings. The scheme includes a wildlife corridor and green infrastructure, enhancing the setting for both staff and children.

This is a strong opportunity to deliver early years provision in a growing community, with a built-in catchment and excellent connectivity to Chichester, Portsmouth, and the wider South Coast via the A27.

## Tenure

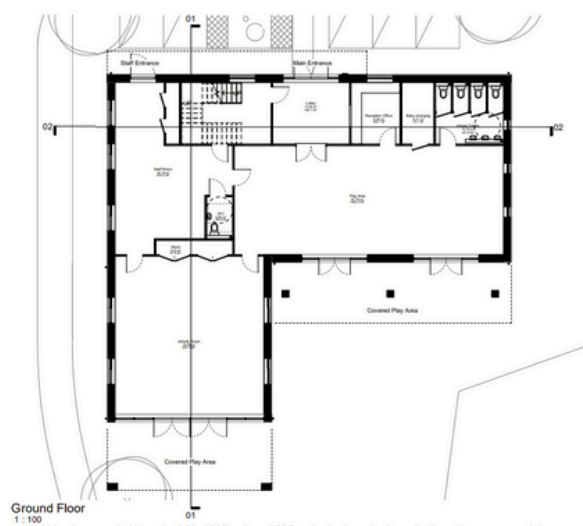
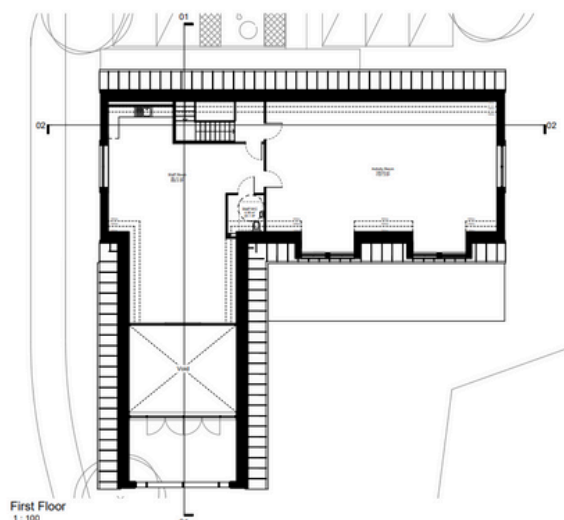
Freehold.

## Planning

This nursery development was granted planning permission on Monday 17 April 2023 under application reference 22/01283/FULEIA. The approved proposal includes the demolition of existing structures and a mixed-use development comprising 103 dwellings and a children's nursery, along with associated access, parking, landscaping (including the provision of a wildlife corridor), and other related works.

## Local Authority

Chichester District Council. [www.chichester.gov.uk](http://www.chichester.gov.uk)

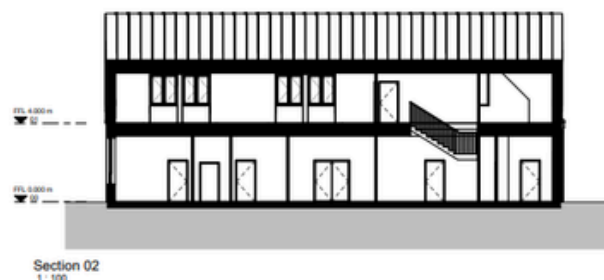
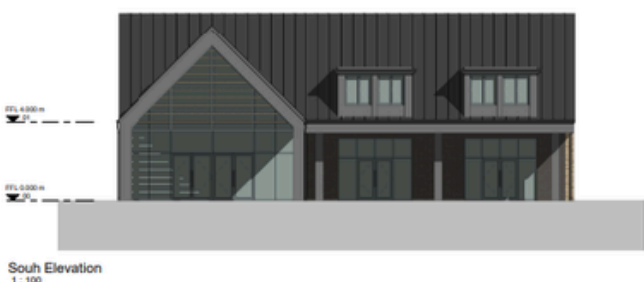


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## Services

Electric and water services will be provided to the boundary of the site.

## Guide Price

Offers are invited.

## VAT

VAT will be applicable at the prevailing rate.

## Viewing

Strictly by appointment only, through Savills. Contact details overleaf. Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

## AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## CONTACTS

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