

Strategic development site, with highway improvements



EMSWORTH

Emsworth

CHICHESTER

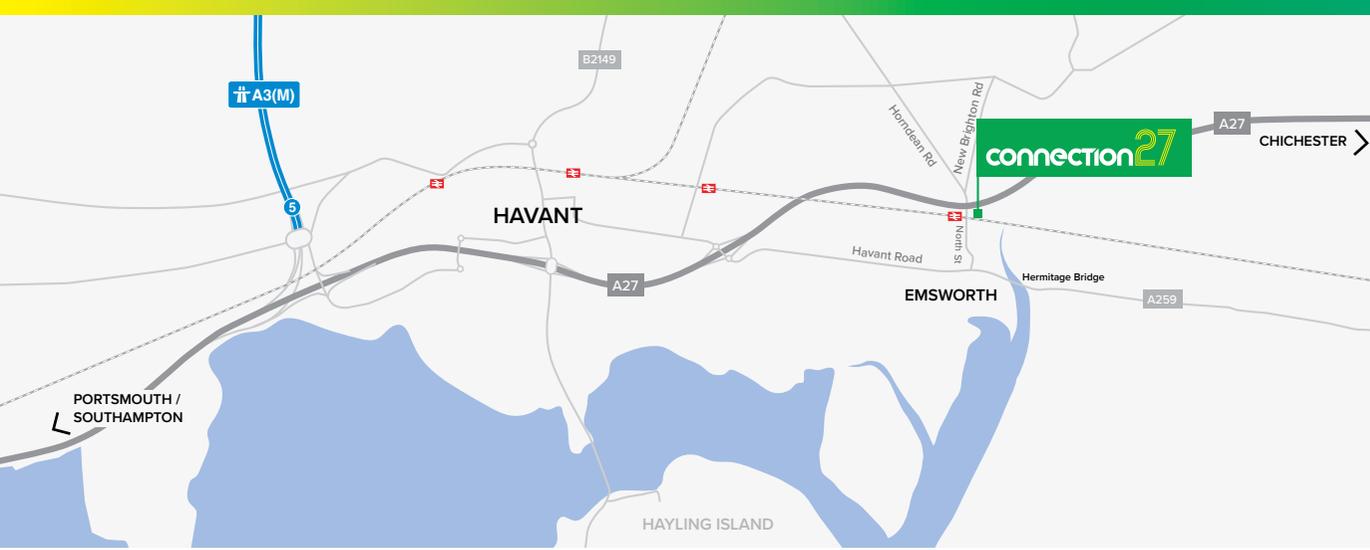
PORTSMOUTH / SOUTHAMPTON

A27

Boundary is approximate

New development opportunities

All enquiries from 500 sq ft to circa 2 acres



TRICS data in 2008 showed **7,842 movements** during the 27 hour period

Significant housing growth

A27

Emsworth

**connection27**  
Circa 2 acres

Boundary is approximate

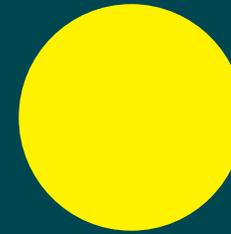
## LOCATION

Emsworth is in East Hampshire, close to the border with West Sussex. It is a picturesque location at the top end Chichester harbour. It is an exciting local area with good infrastructure links, vibrant economy, strong high street, waterside living, and popular place to visit.

Postcode: PO10 7PH  
 Google Maps: [Click Here](#)  
 What3Words: [///lists.acting.guides](#)

# connection27

Connection27 is a strategic development site to the north of Emsworth town centre, benefiting from previous planning consents and associated highway improvements onto New Brighton Road.



## PLANNING

Previous planning consents have permitted circa 16,000 sq ft of commercial uses and highway improvements at Connection27. Alternative uses now considered.

Site acquired by:



Viewing and further enquiries:

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Boundary is approximate

A27

  
Chichester  
Station  
10 mins from  
Emsworth  
Station

Emsworth town centre  
8 minute walk

  
Portsmouth & Southsea Station  
16 mins from Emsworth Station

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