



## FORMER ST JOSEPH'S INFANT SCHOOL, ORCHARD GARDENS, CHICHESTER, PO19 1DG

DEVELOPMENT LAND / EDUCATION / OTHER FOR SALE

8,631 SQ FT (801.85 SQ M)





# Summary

## FREEHOLD SITE FOR SALE

Vacant former school premises  
suitable for alternative  
uses/development potential  
Suit owner occupier (STP)

Available Size	8,631 sq ft
Price	Offers in the region of £1,500,000
Business Rates	N/A
EPC Rating	D (77)

- Total Site Area of Approx 1 acre
- Freehold For Sale – Vacant Possession
- Former school building with classrooms, main hall, playgrounds, car parking and garden areas
- Adjacent to residential property, day nursery and infant & junior school
- Total gross internal floor area approx. 8,631 sq ft ( 802 sq m)
- Existing F1 Use Class
- Potential for future re-development (Subject to Planning)





# Location



**Former St Joseph's Infant  
School Orchard Gardens,  
Chichester, PO19 1DG**

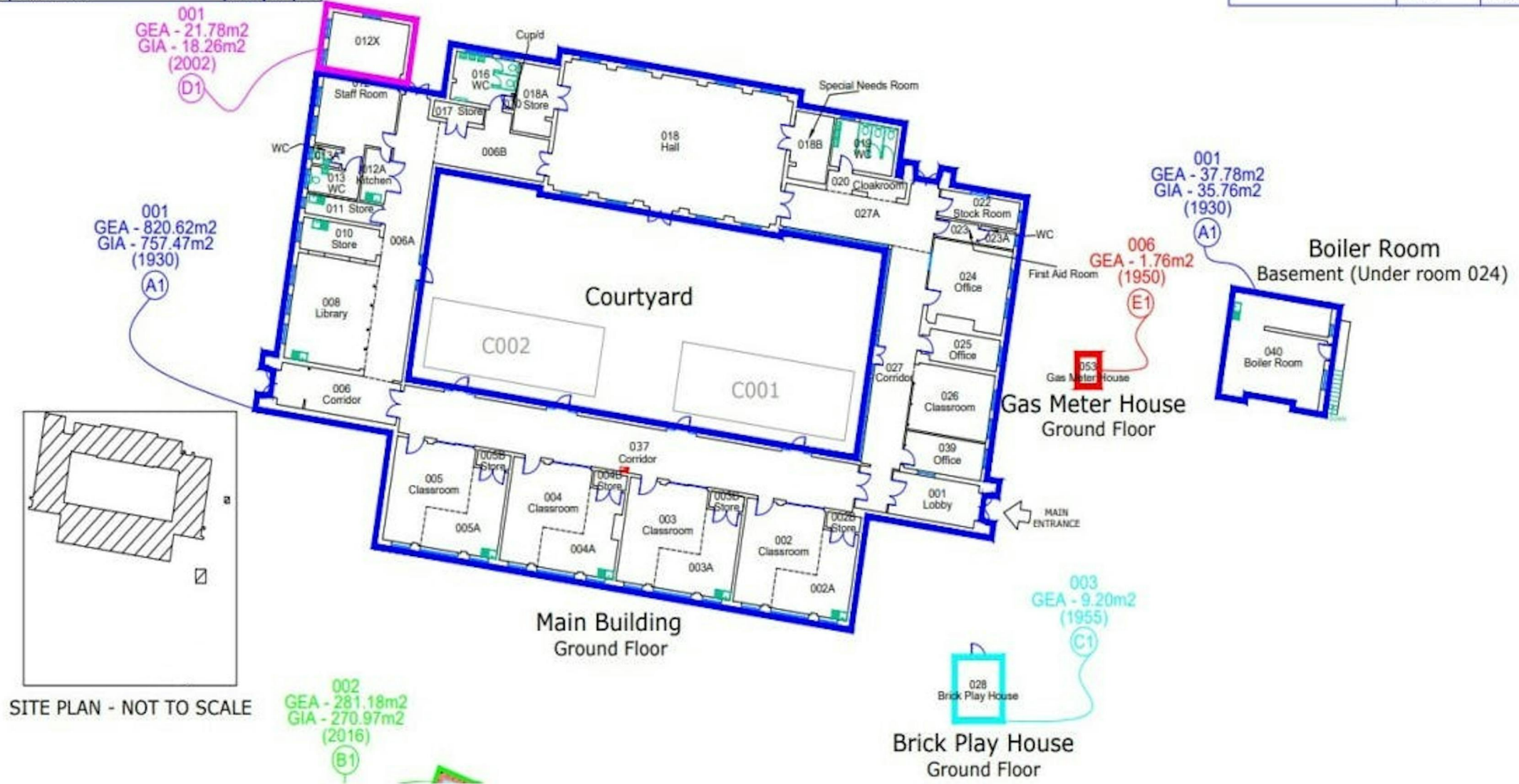
Chichester is situated immediately to the north of the A27, which in conjunction with the M27 constitutes the major coastal trunk road, linking the Solent conurbation to the west with the coastal towns and cities of West and East Sussex.

Chichester is a cathedral city with a district population of 124,100 (2021 Census), situated approximately 12 miles east of Portsmouth, 26 miles west of Brighton and 52 miles south-west of Central London. The property is situated on the northern end of Orchard Gardens, just off the A286, situated between St Joseph's CE Infant & Junior School and neighbouring residential dwellings. There is existing pedestrian access from the footpath at the west of the site.



Rev1	Extension to Temporary Classrooms (Rooms 043-052)	13/06/09	Issued	Checked	Electrical O&M, Boards
Rev2	Plan updated following Site Visit	27/02/10	008	Checked	
Rev3	New hot installation (T02)	16/07/11	010	LWS	

Contractor	Surveyed by	Drawn by
	BU/SW	CS
	Approved by	Approved by - date





# Further Details

## Description

The property comprises a single storey former school building on a site that spans approximately 1 acre. The main building has a central courtyard, five main classrooms, library, WCs, staff room, main hall and several office and storerooms. The remainder of the site contains playgrounds and ‘forest school’ gardens and car parking. The main access gate provides vehicle and pedestrian access from Orchard Gardens. There is also pedestrian access via gate located at the western end which leads to public footpath. Please note there is a small basement which houses the boiler.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - Main building	8,149	757.07
Basement - Basement/Boiler room	388	36.05
Building - Play hut	97	9.01
<b>Total</b>	<b>8,634</b>	<b>802.13</b>

## Terms and Price

Freehold sale with full vacant possession. Offers in region of £1.5million, subject to contract.

## Title

The site being sold is shown as the red line on the site plan and is part of a wider Registered Title (WSX327456) which will be separated off.

## Offer deadline

Offers are to be submitted in writing by bid deadline of 12:00 midday on Friday 12th December 2025. The property will be marketed until at least this date, and no offers can be considered before this due to public sector marketing requirements. The sale will be subject to Dfe consent to dispose.

## Planning

We understand that the property currently benefits from a Class F1 (Learning and non-residential institutions) uses under the Town and Country Planning (Use Classes) Order 1987 (as amended in 2020). Given the nature of the property and size of the site, it may offer potential for several alternative uses, subject to any required planning consents.

## Services

Gas, water and electricity are on site. These have not been tested and interested parties are advised to carry out their own assessments to all services.

## VAT and Legal Fees

We understand that the property is not elected for VAT. Each party to bear their own legal costs incurred.

## Anti-Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct AML checks on purchasers and will request proof of funds/ID.









## Enquiries & Viewings



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[View on our website](#)