



Former Dog Training centre (Industrial Premises For Sale or may Let)

Birdham Road, Appledram, Chichester, West Sussex, PO20 7EQ

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

Mad About Dogs former dog training centre

Industrial premisses

Buildings: Approx: 17,136 sqft / 1,592 sqm
Long driveway and extensive grounds
with parking area for at least 50 vehicles
Glass houses and various Outbuildings

Former Dog Training Centre
with Workshop and Storage
Including: 3 Indoor training rooms
Former cafe area with seating space
Outside Storage USE Class: B8

In all, set in about 3 acres

Former Dog Training centre

Birdham Road, Appledram, Chichester, West Sussex

An excellent opportunity to acquire industrial premises set within delightful grounds with a rear aspect overlooking farmland, formerly a dog training venue, incorporating a small Cafe and outbuildings, providing potential business opportunities, in all set in 3 acres, located about 2 miles south of the city and near Birdham and Chichester marinas.



GARDENS & GROUNDS

The glasshouse complex is approached through a long driveway and five bar timber gate set well back within delightful enclosed gardens surrounded by attractive mature hedging with a variety of trees and shrubs. The first part of the driveway has a right of way to access the rear side garden of the property called Crouchers, which is a period house to the south of the glass houses. A pair of large tall wrought iron gates lead into the former dog train area of glass houses and small Cafe to the rear of the grounds with a parking area for at least 50 vehicles, extensive glass houses and various outbuildings, including timber built shed and a large garage/workshop.

Gardens and Grounds
In all, set in about 3.1 acres



BIRDHAM and CHICHESTER

Birdham village is about 4.7 miles to the south of Chichester city centre and is a well regarded village with a friendly community and lovely ancient church of St James dating from the 14th century and much of the surrounding countryside close to the harbour is designated an area of outstanding natural beauty (AONB) bounded by the parish of West Itchenor sailing village about 2 miles to the south, where there are a couple of very popular local public houses/restaurants; The Ship Inn, Itchenor and The Lamb Inn on the Chichester/Wittering Road. The village has a village hall, local general store, fuel station/small Waitrose outlet and a CE Primary School. There are lovely walks along Chichester canal, which emanates from the city centre and leads to Chichester Yacht club. Chichester city was founded by the Romans during the first century AD and is steeped in history with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross in the city dates from 1501. The city has a number of beautifully kept parks and 'The Ship Canal' from the city navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas, by road about 3.5 miles south of the city. The Nuffield Hospital (private patients) and NHS St Richard's Hospital in the city. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.





BIRDHAM ROAD

The Orchard

Workshop
Approx. 531 sqft
/ 49 sqm

Glasshouse Complex
Approx. 16,487 sqft
/ 1,532 sqm

Grounds in all
Approx. 3 acres
/ 1 hectare

Track

Pond

Crouchers

Carrage Barn

Long Barn

North Barn

South Barn

Southwest Barn

The Studio

The Granary

Appledram Barns

Middle Barn

Halls Orchard Barn

ESS

Little Crouchers



Glorious Goodwood racecourse



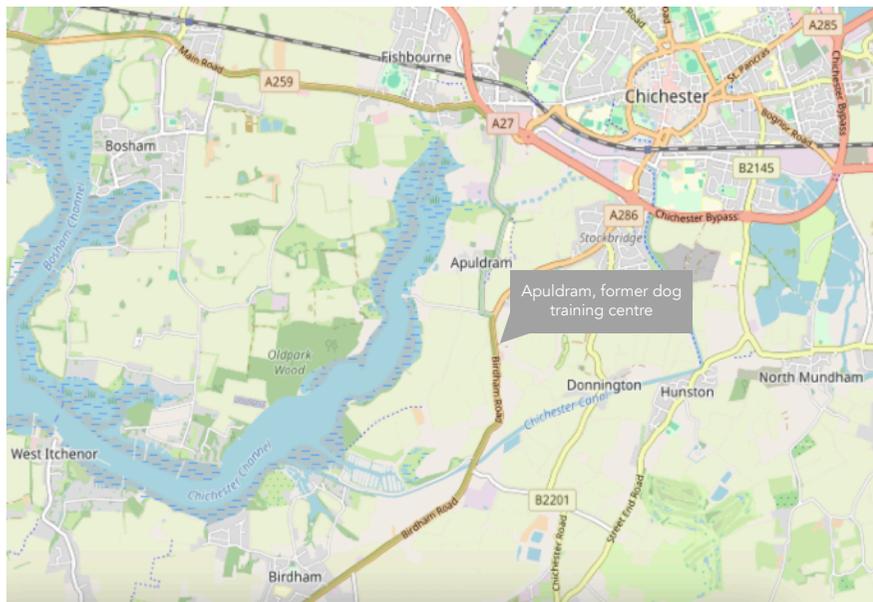
Goodwood Revival Internationally renowned



Sunset at Birdham



West Wittering



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant and London/Victoria about (95mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles), Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES Mains electricity, gas, water and private drainage.

BUSINESS RATES

Former Dog Training Centre & Premises:

Year 2024/25 Gross £6,986 less (Business Relief & 75% discount)

Amount Payable: £1,164.33

Current Rates to be confirmed.

LOCAL AUTHORITY Chichester Council 01243 785166

PLANNING Mad About Dogs Birdham Road, Appledram, Chichester.

Ref. No: 14/01836/FUL | May 2014 Status: Permit:

Change of use from garden centre to dog training centre, with hydrotherapy pool and change of use of land for training of dogs. Storage area for caravans and motorhomes (maximum 30). Existing cafe to open when dog training centre in use.

NOTE: Suitable for alternative Employment uses, subject to planning consent.

TENURE Freehold.

EPC: tbc

ALL ENQUIRIES

'Offers are Invited' & 'The property is available For Sale or may Let.

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Viewing by Appointment

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nearby Birdham and Chichester Marinas and the Harbour

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