



SUIT A VARIETY OF USES (STP)

**Freehold Site Adjacent To New Forest Academy, Long Lane,  
Holbury, Southampton, SO45 2PA**

Rare Freehold Land with Potential (STP)

**Summary**

<b>Tenure</b>	For Sale
<b>Available Size</b>	0.71 Acres / 0.29 Hectares
<b>Price</b>	Price on application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	D (88)

**Key Points**

- Site with Class E
- Other Uses Considered (STP)
- Access directly off Long Lane
- Level Site



# Freehold Site Adjacent To New Forest Academy, Long Lane, Holbury, Southampton, SO45 2PA

## Description

The subject site is a level and rectangular shaped site next door to the New Forest Academy School, which benefits from having a building on the site. The building was constructed in 1966 of traditional brick construction. The building provides a main hall with three further rooms, WCs and storage.

## Location

The subject site is situated between Southbourne Avenue to the south and Larch Avenue to the north off Long Lane (A326) and just south of the New Forest Academy School. Long Lane leads northbound out of Holbury towards Marchwood, Totton and ultimately the M27 via the M271 to the north linking with the motorway networks around the South Coast.

## Accommodation

The accommodation comprises of the following

Name	Size	Availability
Ground - Building	-	Available
Outdoor - Land	-	Available

## Terms

Freehold available to purchase. Price on application

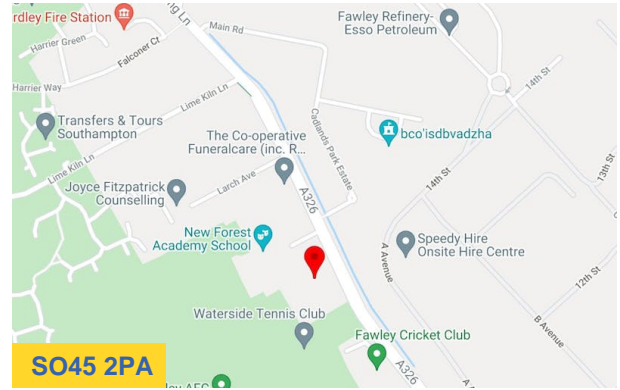
## Planning

We understand that the site has a planning use of E. Other uses could be sought however this would be subject to making enquiries for change of use, this would also be subject to agreement.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

Unless otherwise stated all prices are subject to VAT.



## Viewing & Further Information

**Tom Holloway**

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tom@hi-m.co.uk

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**023 8011 9977**

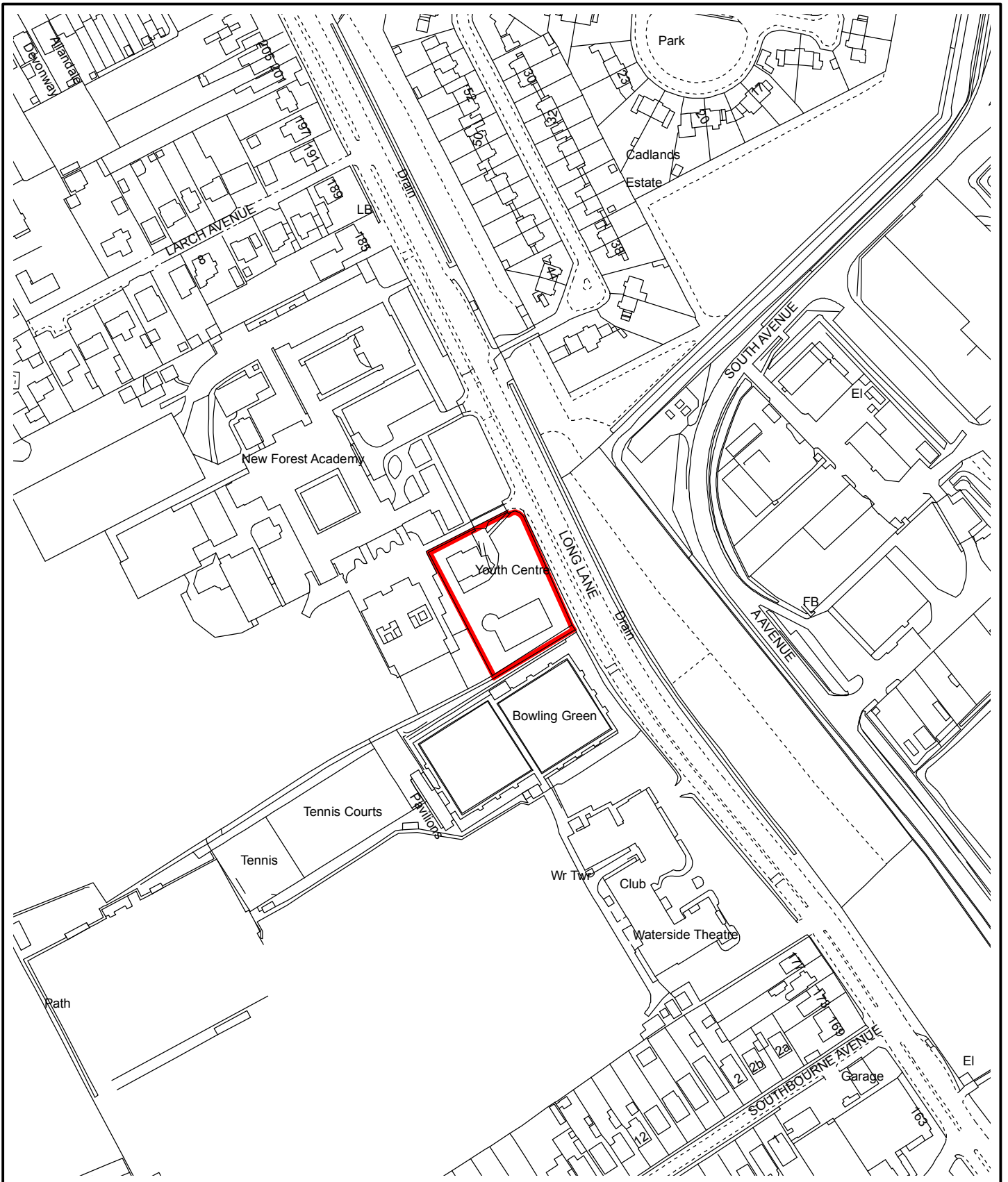


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**HARDLEY (COLORS) YOUTH CLUB  
LONG LANE  
FAWLEY  
SO45 2PA**

PLAN NO.  
A / 07 / 1571

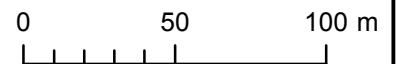
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DATE  
April 2019

SCALE  
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REV.

**A**

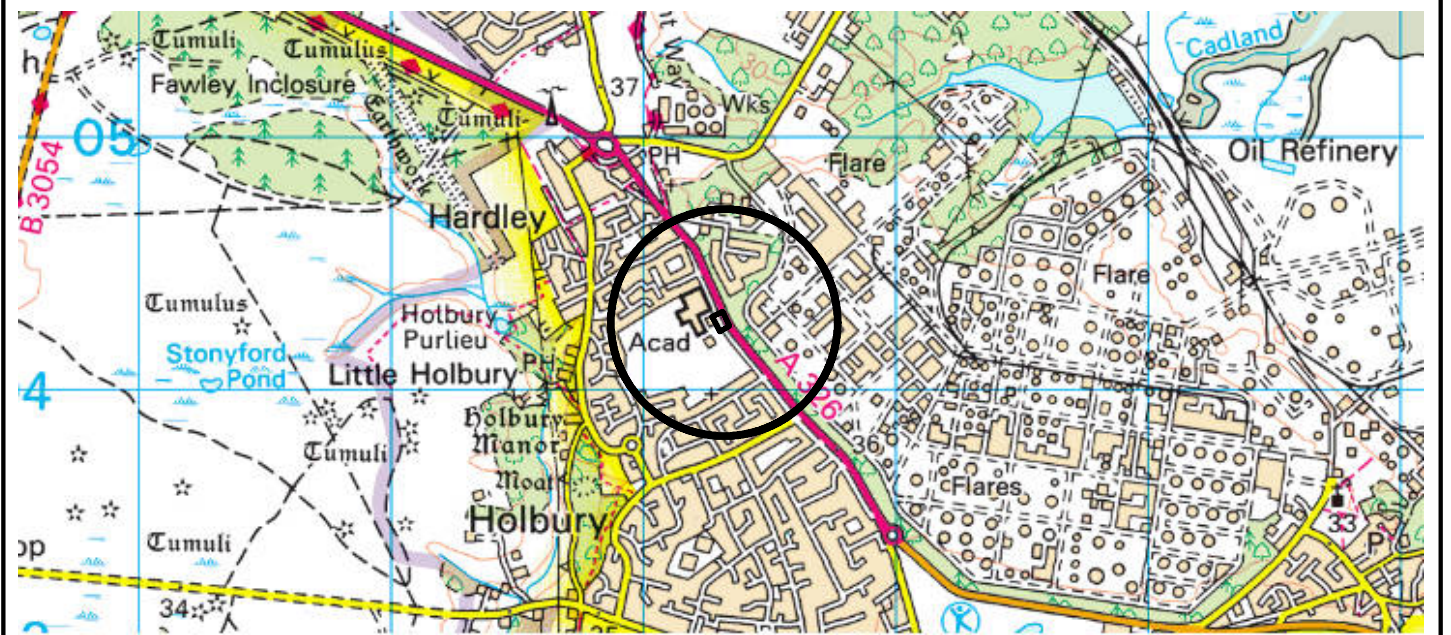
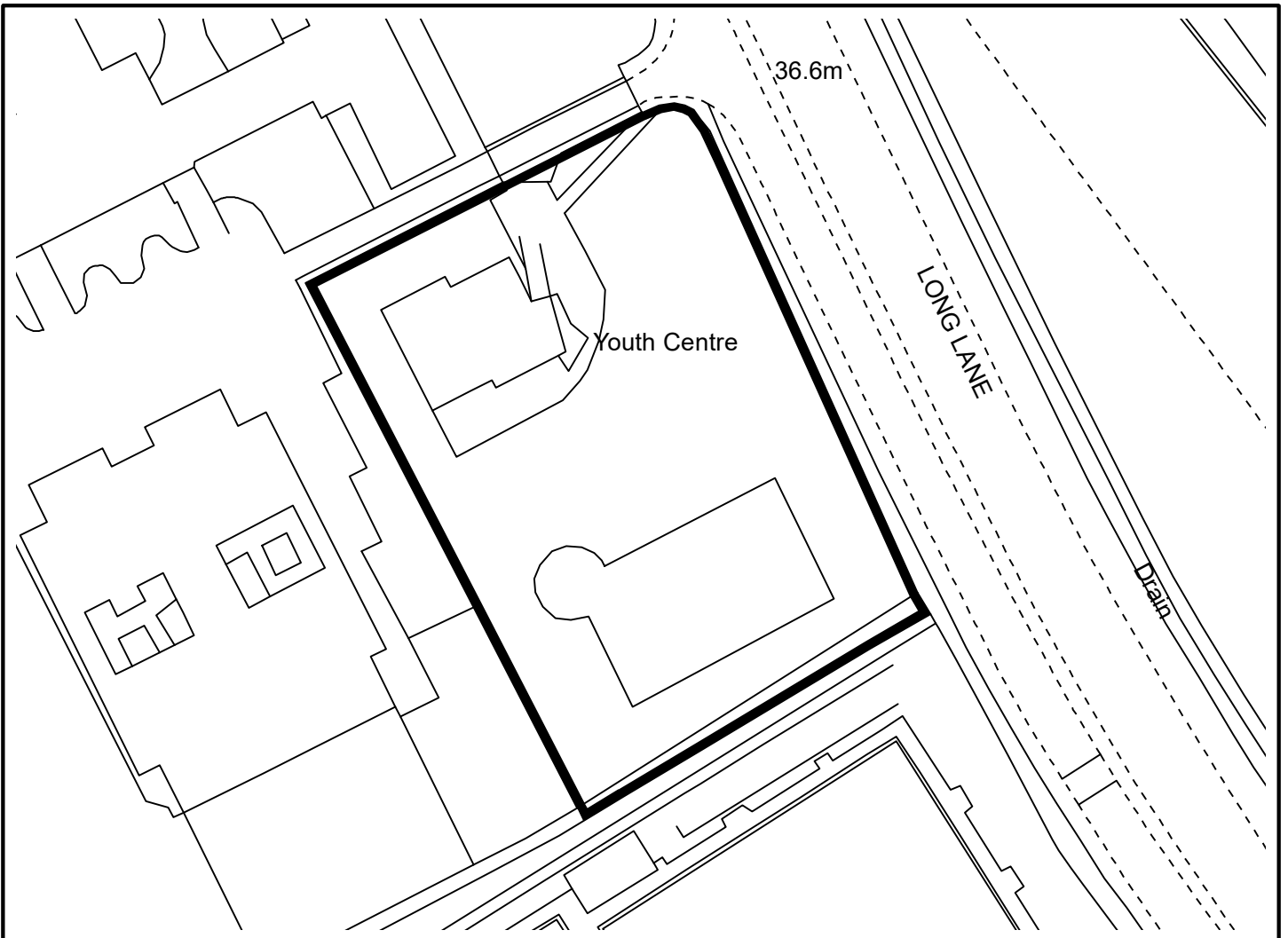


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**Hampshire**  
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**Property  
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**FORMER COLORS YOUTH CENTRE  
LONG LANE  
HOLBURY  
SO45 2PA**

PLAN NO.  
A / 07 / 1579

FILE REF.  
07/E/141.006.0

DATE  
May 2023

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**H**

**NOT TO SCALE**

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