



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

Tenure	For Sale
Available Size	0.71 Acres / 0.29 Hectares
Price	Price on application
Business Rates	N/A
EPC Rating	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	2,013 sq ft	Available
Outdoor - Land	0.71 Acres	Available

Terms

Freehold available to purchase. Price on application

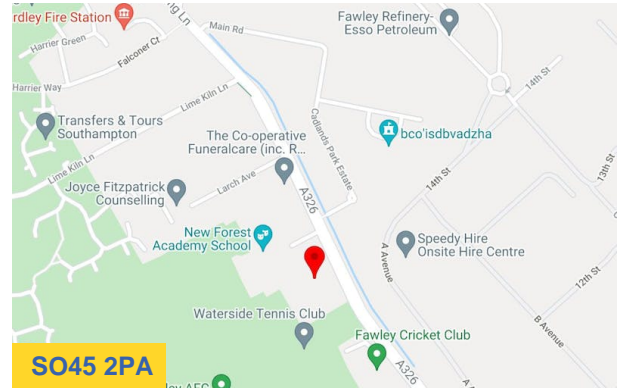
Planning

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.

VAT - Is not applicable to this property/site.



Viewing & Further Information

Tom Holloway

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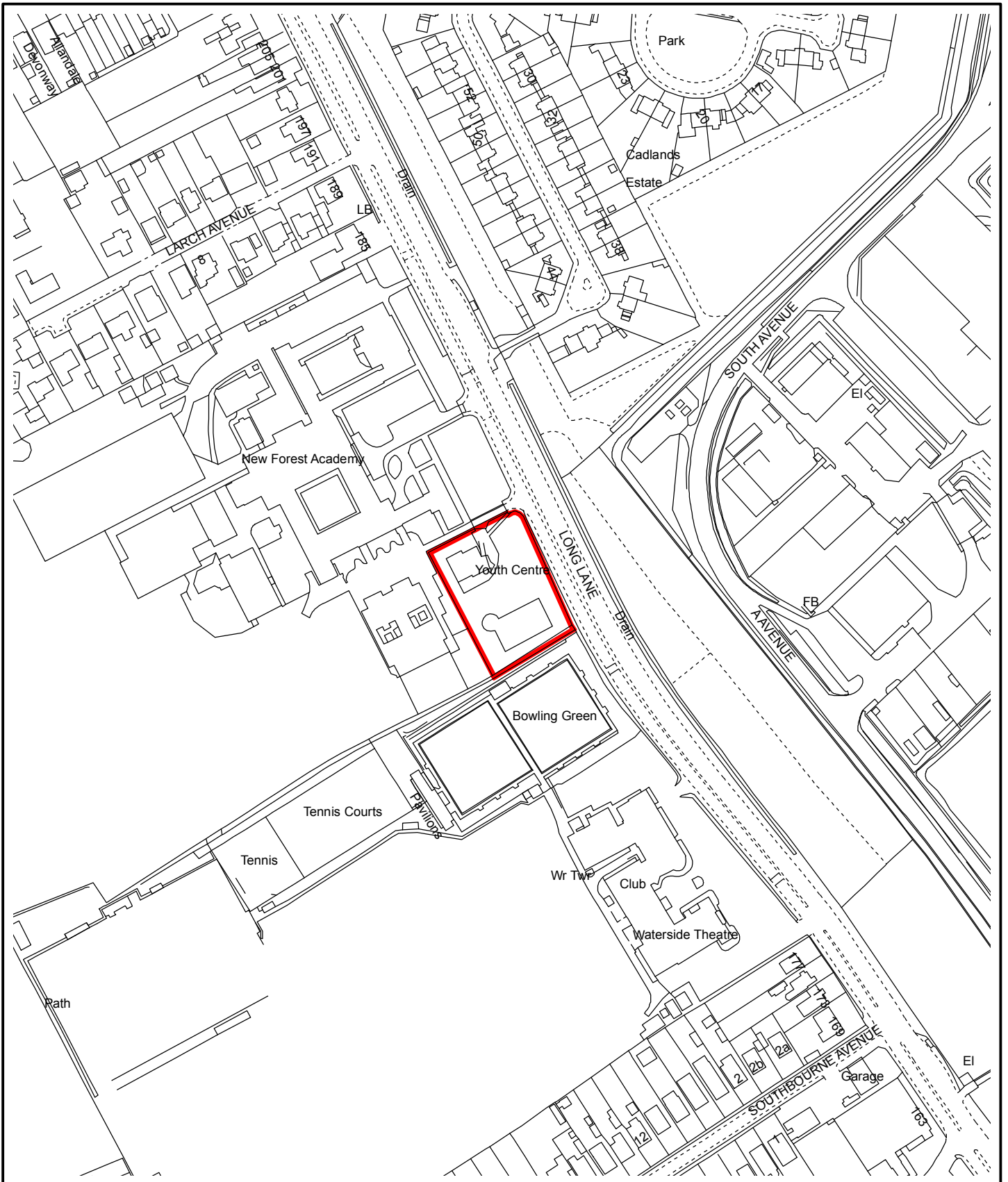
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**HARDLEY (COLORS) YOUTH CLUB
LONG LANE
FAWLEY
SO45 2PA**

PLAN NO.
A / 07 / 1571

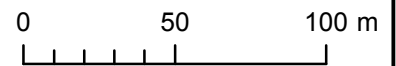
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DATE
April 2019

SCALE
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REV.

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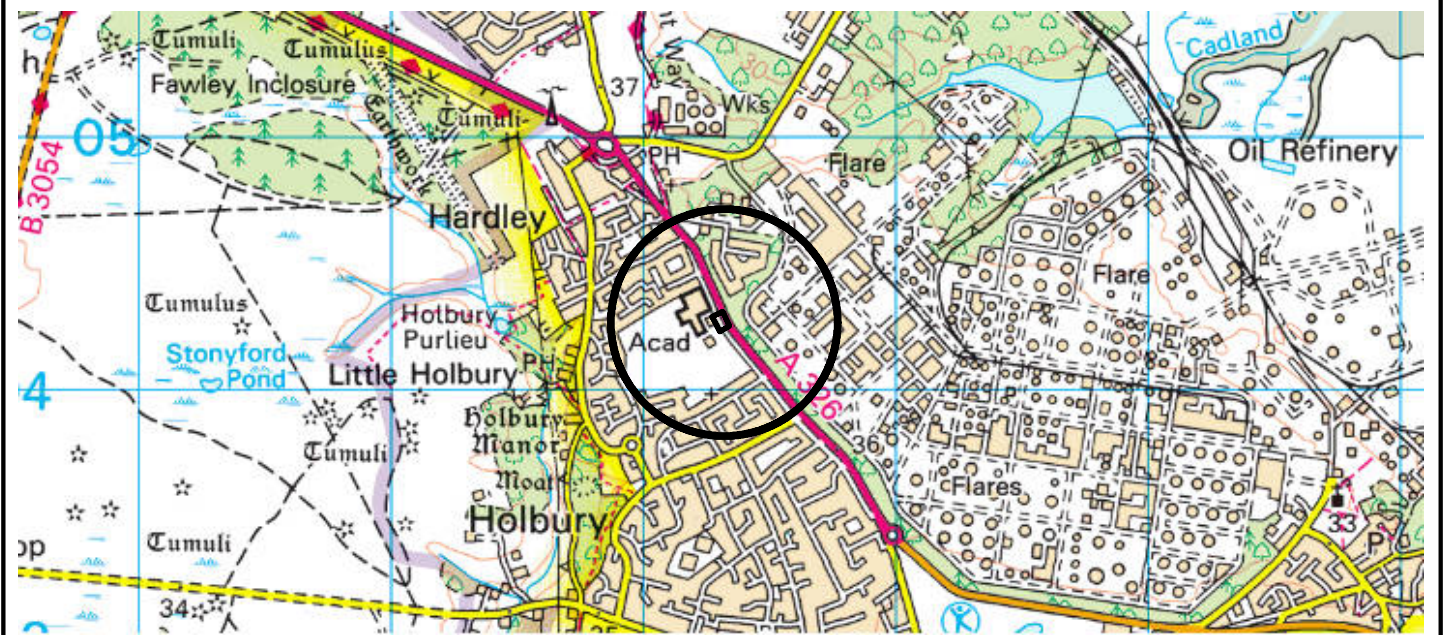
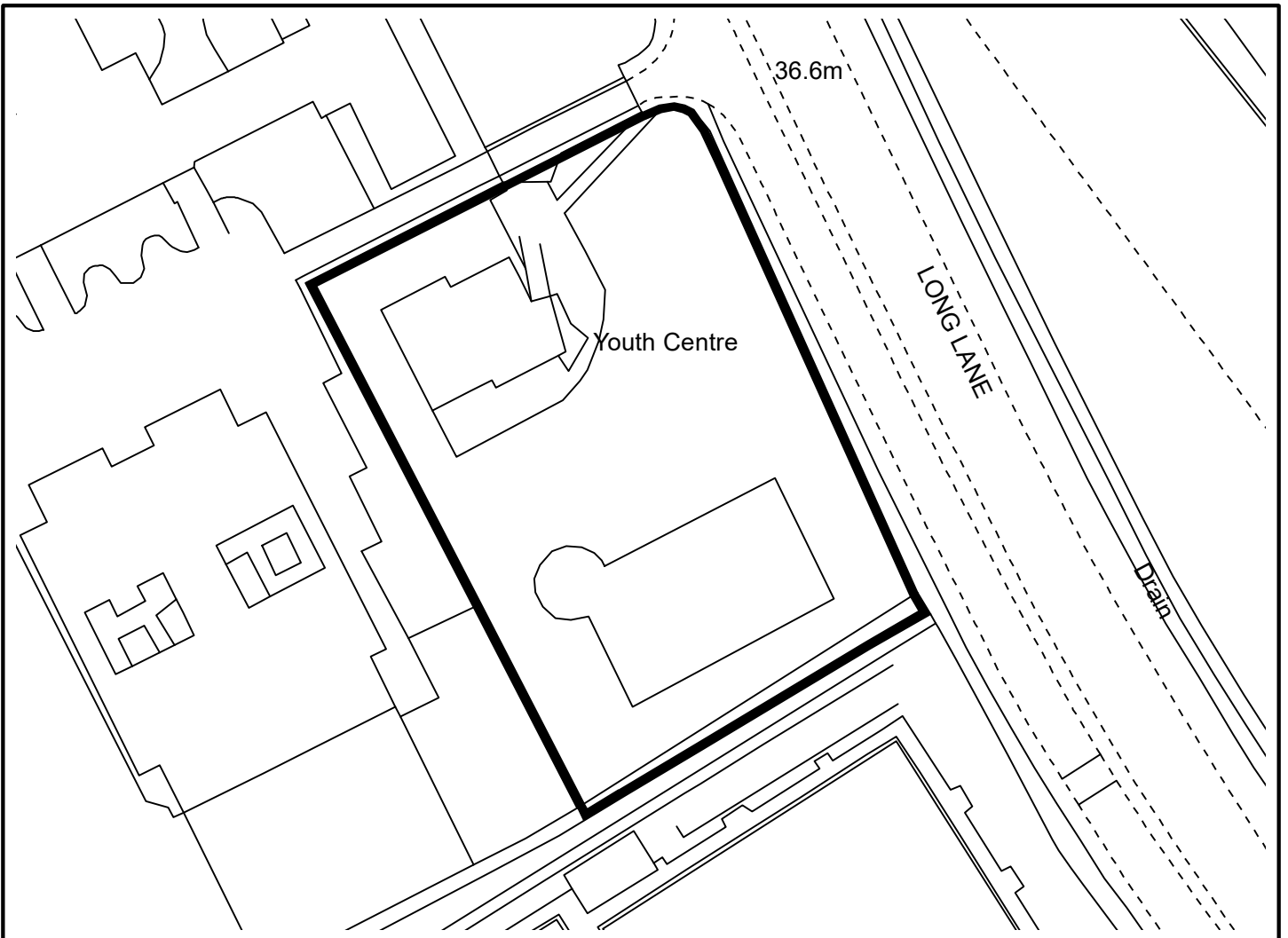


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Hampshire
County Council

**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

REV.

H

NOT TO SCALE

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Hampshire
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**Property
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