


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

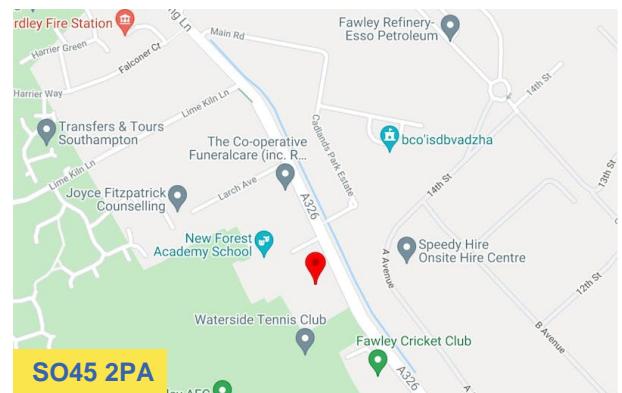
Planning

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

023 9237 7800 | 07990051230

tom@hi-m.co.uk

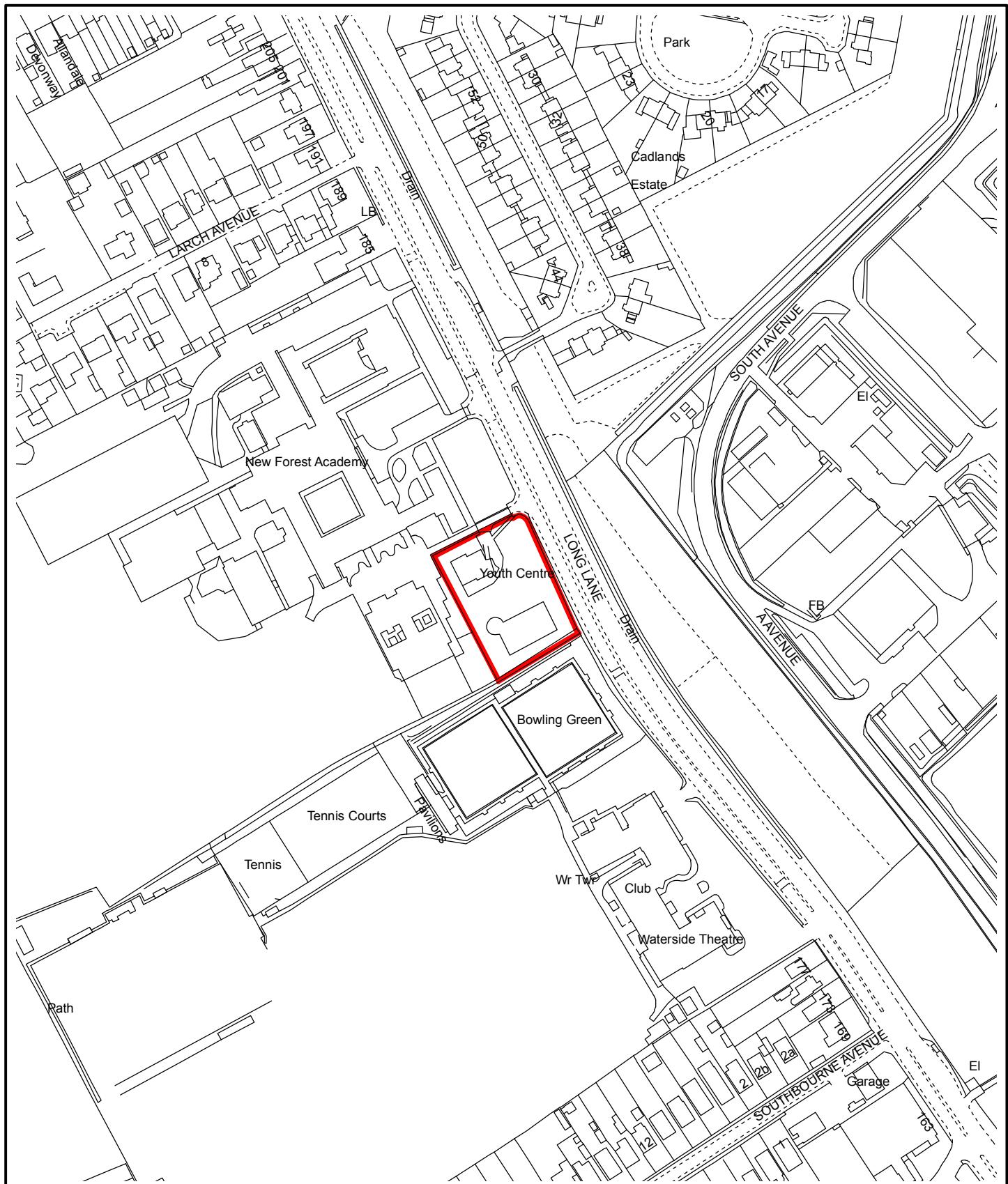
More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out in general guidance only for intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 14/03/2025







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

PLAN NO.
A / 07 / 1571

FILE REF.
07/E/141.006.0

DATE
April 2019

SCALE
1:2500 @ A4

REV.
A

© Crown copyright and database rights
2019 Ordnance Survey 100019180.
Use of this data is subject to terms and
conditions. You are granted a non
-exclusive, royalty free, revocable
licence solely to view the Licensed
Data for non-commercial purposes for
the period during which HCC makes it
available. You are not permitted to copy,
sub-license, distribute, sell or otherwise
make available the Licensed Data to
third parties in any form. Third party
rights to enforce the terms of this licence
shall be reserved to Ordnance Survey.

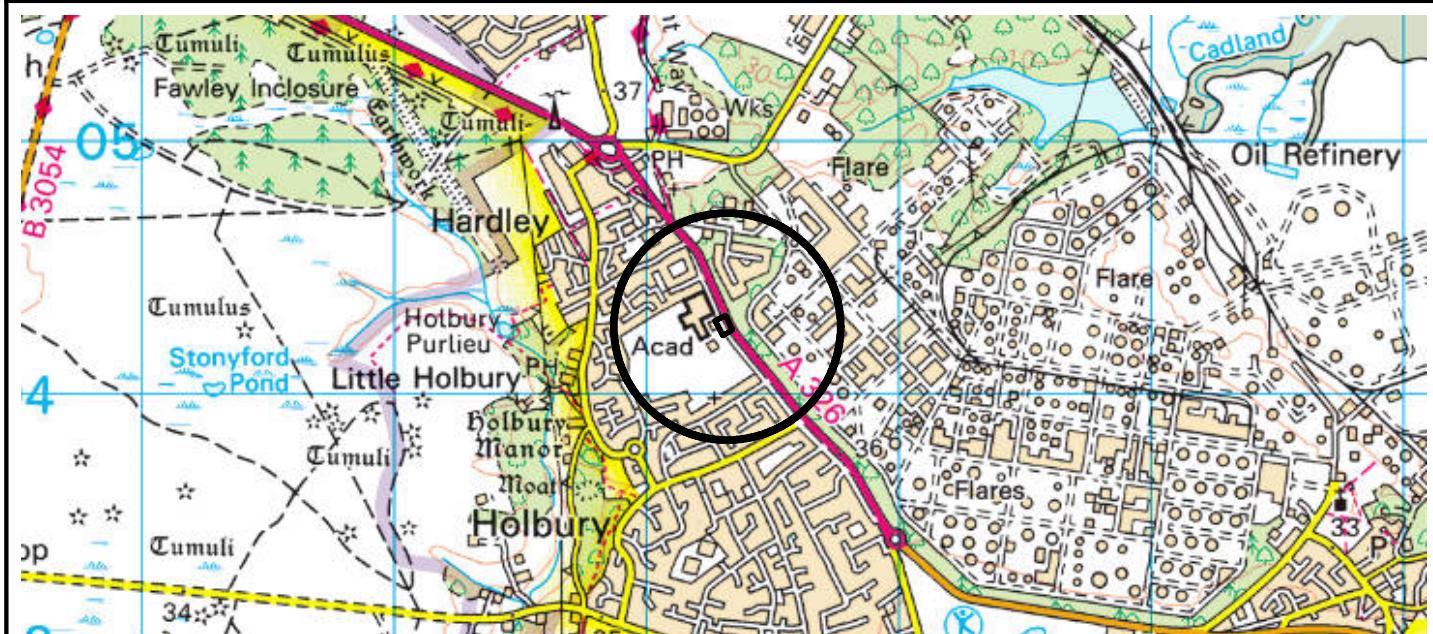
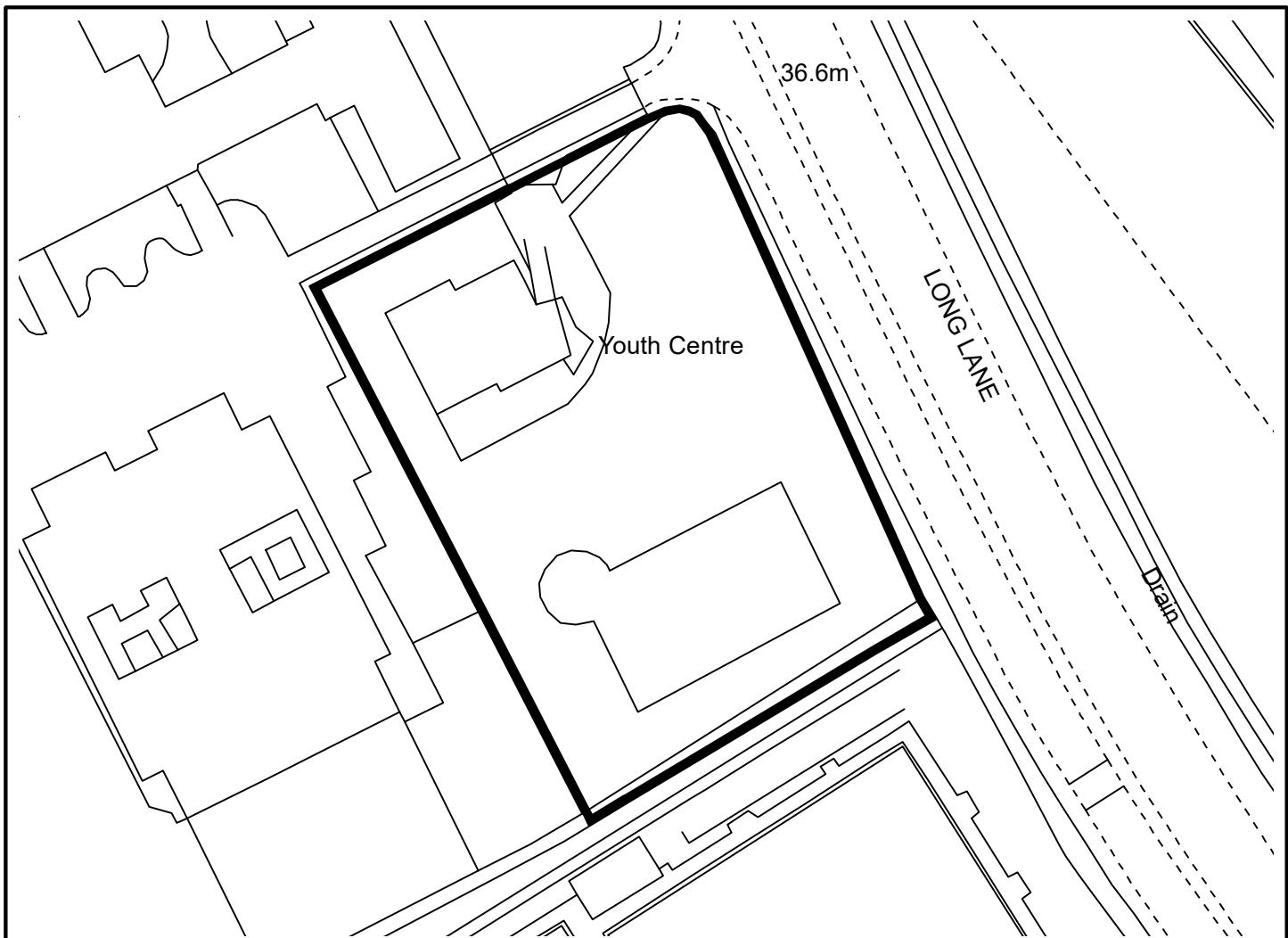
0 50 100 m



**Hampshire
County Council**

**Property
Services**





**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

© Crown copyright and database rights
2023 Ordnance Survey 100019180.
Use of this data is subject to terms and
conditions. You are granted a non
-exclusive, royalty free, revocable
licence solely to view the Licensed
Data for non-commercial purposes for
the period during which HCC makes it
available. You are not permitted to copy,
sub-license, distribute, sell or otherwise
make available the Licensed Data to
third parties in any form. Third party
rights to enforce the terms of this licence
shall be reserved to Ordnance Survey.



**Hampshire
County Council**

**Property
Services**

