



**NETLEY FIRS, KANES HILL, HEDGE END,
SOUTHAMPTON, SO19 6AJ**

DEVELOPMENT LAND FOR SALE

4.84 TO 9.82 ACRES (1.96 TO 3.97 HECTARES)



Summary

Commercial / Industrial warehouse Development Land with outline consent

Available Size	4.84 to 9.82 Acres
Business Rates	N/A
VAT	Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

- Easy access of J7 & J8 of M27
- 4.98 acres of outline consent for B1 & B2 uses
- Secure site
- Employment land
- Available either as a whole or 2 individual sites



Location



Netley Firs, Kanes Hill, Hedge End, Southampton, SO19 6AJ

The site is strategically located on Kanes Hill, benefiting from easy access to Junctions 7 & 8 of the M27, providing a direct link to both Portsmouth and Southampton, two major cities within Hampshire. Access to the site is currently directly off Kanes Hill, a busy thoroughfare linking Bursledon and West End, but also providing access into Southampton city centre and Hedge End. Strategic Park is the nearest industrial/commercial hub approx. 1 mile, a known commercial location. The site is almost equal distance to the ports of Southampton and Portsmouth circa 8 and 15 miles distance. Both Bitterne and Hedge End Train stations are within 3 miles or under a 10 minute drive away.





Further Details

Description

A secure cleared site with vacant possession and gated entry offering commercial/industrial development potential, subject to planning.

The front part of the site (4.98 acres), adjacent to Kaneshill currently benefits from outline planning consent for up to 63,560 sqft (5,905 sqm) across 23 employment units with associated parking and access, offering a mix of B1 and B2 uses. Further information on this outline consent can be found via Eastleigh Borough Council's planning portal under the reference: O/18/82750

The remaining rear part of the site (4.84 acres) benefits from a mix of type 2 hard-standing and a large concreted area, which could have potential for further development, subject to planning.

The site is either available as a whole or two individual sites.

Viewings

Viewings to be arranged via the sole agents.

Terms

Available on an unconditional freehold basis. Price on Application.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







Enquiries & Viewings



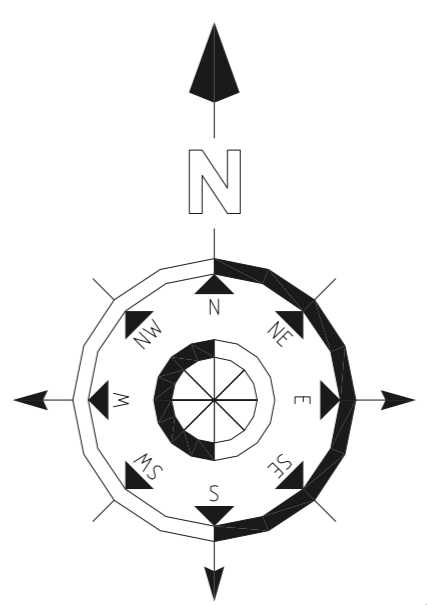
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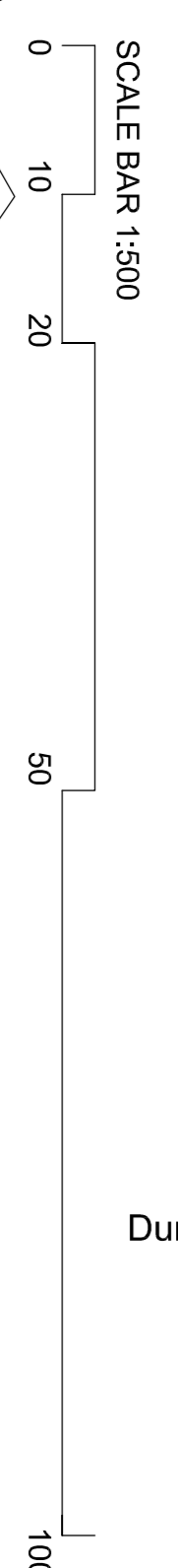
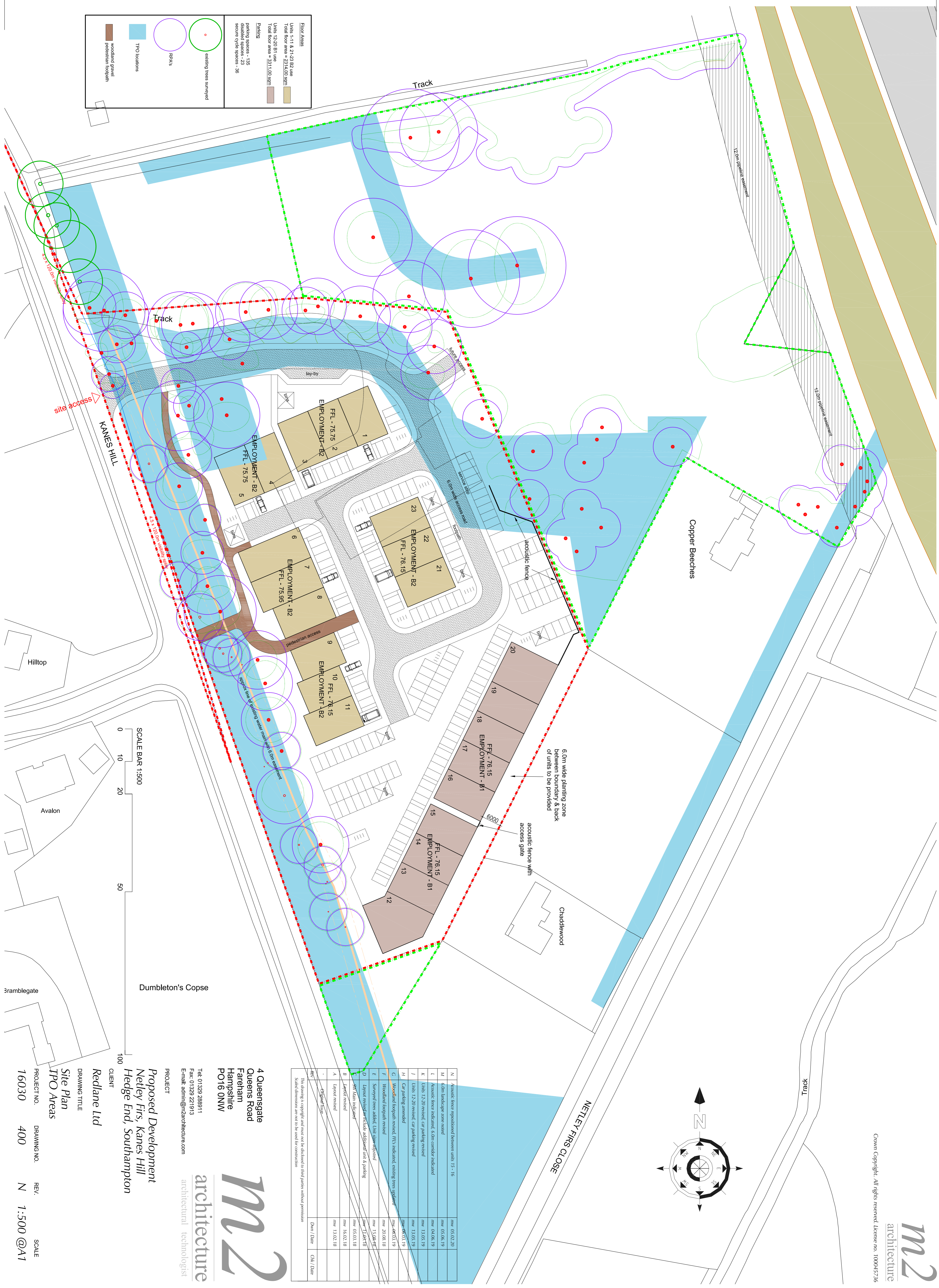


**Vail
Williams**
[View on our website](#)



	existing trees surveyed
	BPAs
	TPO locations
	woodland gravel pedestrian footpath

Floor Areas	Units 1-11 & 21-23 B2 use	
	Total floor area = 2315.00 sqm	
	Units 12-20 B1 use	
	Total floor area = 3311.00 sqm	
Parking	parking spaces - 195	
	secure cycle spaces - 96	



Rev	Description	Rev	Date	CHK / Date
1	Acoustic fence repositioned between units 15 - 16	mm	05.02.20	
2	6.0m landscape zone noted	mm	05.06.19	
3	Acoustic fence indicated, 6.0m corridor indicated	mm	04.06.19	
4	Units 12-20 revised, car parking revised	mm	13.03.19	
5	Units 12-20 revised, car parking revised	mm	13.03.19	
6	Car parking amended	mm	05.03.19	
7	Woodland footprint revised, FFL indicated, existing trees updated	mm	06.03.19	
8	Woodland footprint revised	mm	20.08.18	
9	Surveyed trees added, Unit 21 removed	mm	15.08.18	
10	Layout revised to include additional unit & parking	mm	11.04.18	
11	SWP Area indicated	mm	05.03.18	
12	Layout revised	mm	16.02.18	
13	Layout revised	mm	13.02.18	

4 Queensgate
Queens Road
Fareham
Hampshire
PO16 0NW

Proposed Development
Netley Firs, Kanes Hill
Hedge End, Southampton

CLIENT
Redlane Ltd

DRAWING TITLE
Site Plan
TPO Areas

PROJECT NO. 16030
DRAWING NO. 400
REV. N
SCALE 1:500 @A1

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