



**HELLIER
LANGSTON**
Commercial Property Consultants

FOR SALE

**South Plot, Land to the East of Darnel Road,
Hambleton Road, Waterlooville PO7 7FZ
Freehold Land with Planning Consent for Employment Use**



KEY FEATURES

1.49 acre freehold site

Planning consent for Class E(d)(e)(g), B2
and/or B8 uses

2 miles from J3 A3(M)

Excellent location and connectivity

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

For Sale

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Location

The site is located in an established employment area north-west of Waterlooville on the western side of Hambledon Road, close to Brambles Business Park. The Wellington Park residential estate has been developed to the south and east of the site. The new household Waste Recycling Centre is situated to the south. Waterlooville Town Centre is 1.25 miles distance away and J3, A3(M) is a 5 minute drive (approx. 2 miles).

Planning

The site has planning permission granted by Winchester City Council for:

Erection of 3no. buildings (Building S1 comprising up to 2no. units and 710 sq m GIA; Building S2 comprising up to 6no. units and 930 sq m GIA; and Building S3 comprising up to 4no. units and 884 sq m GIA (including mezzanines)) for flexible Class E(d)(e)(g), B2 and/or B8 uses plus associated access, parking, servicing and landscaping.

Planning Application Reference: 21/01005/FUL Decision Date – 16.02.2023

Tenure

For sale freehold.

Technical

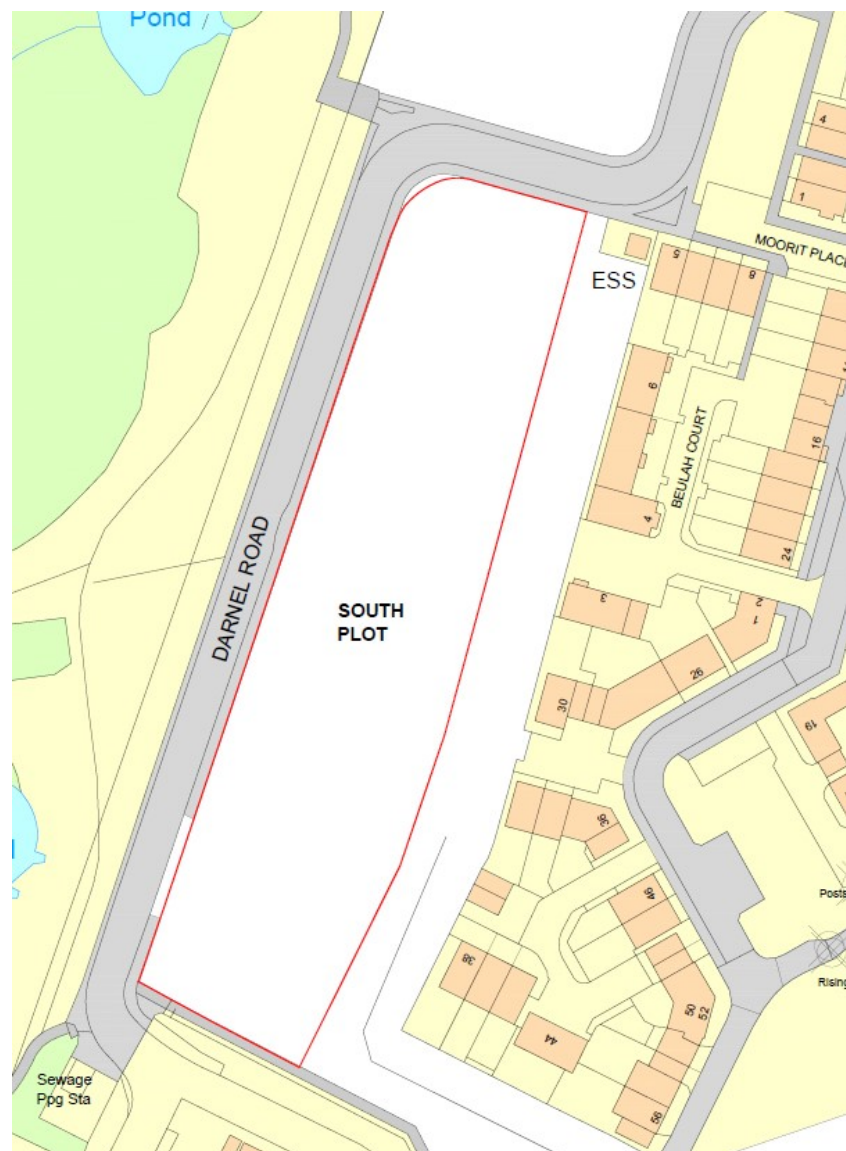
A Data Room is being prepared as part of the site sale. Access will be granted upon completion of registration: Data Room (please contact agent for date of availability).

Sales Process

The site is being offered for sale freehold via informal tender and Hellier Langston will confirm the bid deadline along with bidding requirements to interested parties.

VAT

VAT will apply.

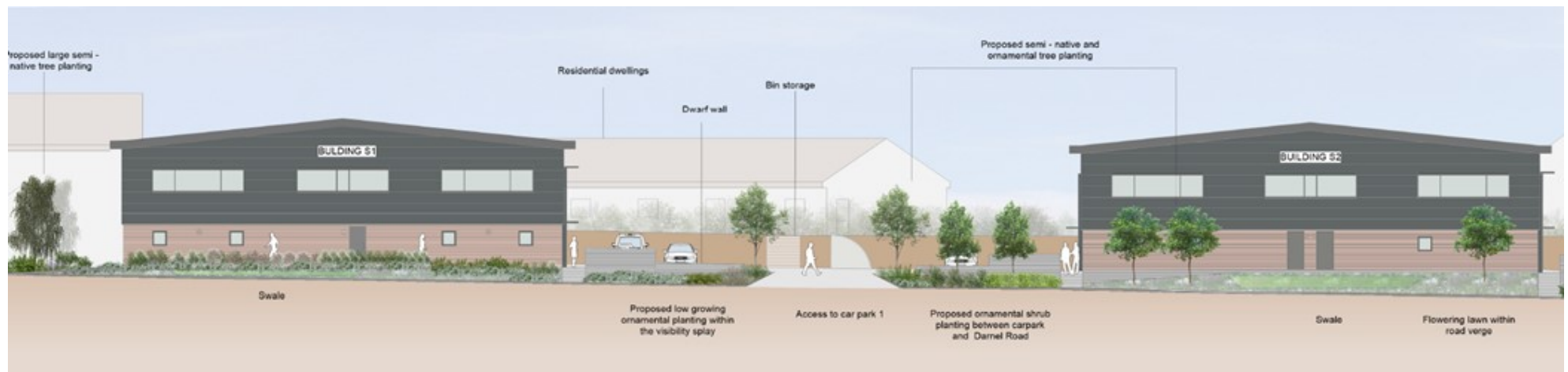


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CGI images and illustrative elevations used in approved planning application






















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KEY

-  Existing houses and flats Taylor Wimpey development.
-  Existing Open Space
-  Existing Green Spaces
-  Existing Roads
-  Existing & new Pavements
-  New Vehicular area
-  New Parking spaces
-  Accessible parking spaces - 5 in total.
-  Location of Electric Vehicle charge points to be determined.
-  Sewer easement along the southern boundary
-  Proposed New Buildings
-  New soft landscaping area. Planing shown is indicative. Refer to Landscape Design proposal from Pegasus
-  covered bike storage for 6 bikes. Assume curved roof and sides in polycarbonate.
-  enclosed bin store for refuse and recycling Assume 1.8m high slatted fence where shown
-  Pedestrian and Service door locations
-  suggested location of dwarf walls at some edges in car park
-  Acoustic fence on boundary
-  Floor Levels in new Buildings
-  South Plot Site Area 0.586 ha



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Viewing

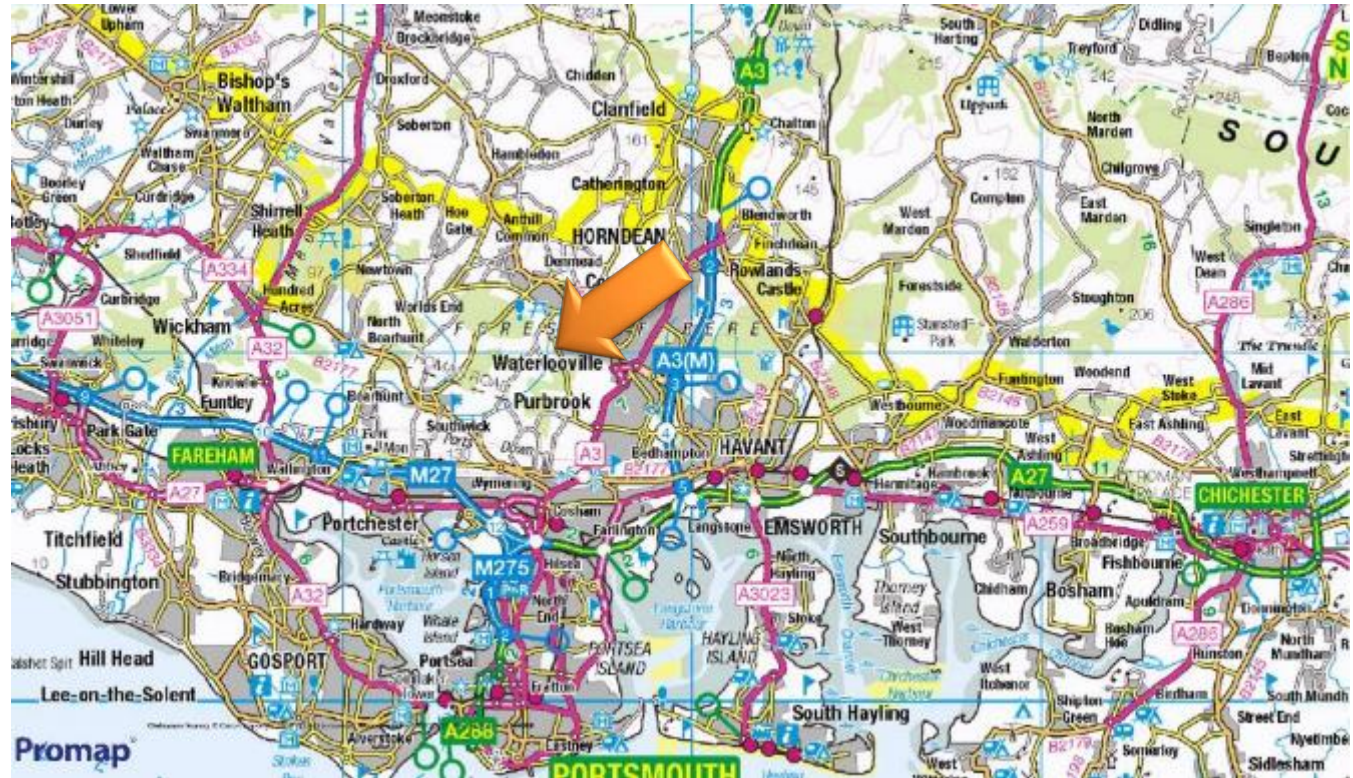
Strictly by appointment with

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