



**1-3 NORTH PARK BUSINESS CENTRE, KNOWLE,
FAREHAM, PO17 5LJ**

RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

314.50 SQ M



Summary

DEVELOPMENT OPPORTUNITY

Available 314.50 sq m

Size Price £700,000

EPC Rating Upon Enquiry

- Detached office building
- Converted to office use in 1989
- Planning permission for conversion to 4 houses



Location



**1-3 North Park Business
Centre Knowle, Fareham,
PO17 5LJ**

North Park Business Centre is situated on Mayles Lane, Knowle, in a semi-rural location, approximately 1.7 miles south-west of Wickham. Fareham Town Centre is 5 miles from the property, via Mayles Lane and Hoads Hill, with the shopping and leisure facilities at Whiteley easily accessible via the M27. Portsmouth and Southampton are 11 miles and 13 miles away respectively.

Units 1-3 comprise a detached building on the southern side of a former farm complex.





Further Details

Description

The property was constructed in the 1850s, originally as a barn to support agricultural use. A single storey building of brick construction, it was converted to office use in 1989 as part of the redevelopment of the farm courtyard and is presently arranged as three office units, with parking to the front of the building. The other main building in the yard has been redeveloped and a new terrace of four dwellings constructed; a further building in the courtyard is a single detached house.

Planning permission (ref: 23/01185/PNRCOU) has been granted for the conversion of the building to form four 2-bedroom dwellings, as shown on the plans. Planning permission has also been granted for the extension of one of the units (ref: 23/01186/FUL).

Terms

The property is available freehold at a price of £700,000.

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.

Accommodation

The accommodation comprises the following areas:

Unit	Description	sq m
1	Two bedrooms with two designated parking spaces. Garden to front & rear.	72.50
2	Two bedrooms two parking spaces with garden to the front and rear terrace.	86.80
3	Two bedrooms with two parking spaces. Rear terrace area.	83.80
4	*Two bedrooms, three parking spaces and garden area to front and rear.	71.40
	Total	314.50

*Planning permission granted to extend this unit to create a study and games room.

VAT

The purchase will be subject to Value Added Tax at the current rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Enquiries & Viewings

Matt Cureton



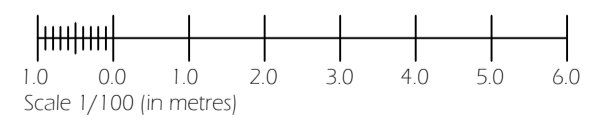
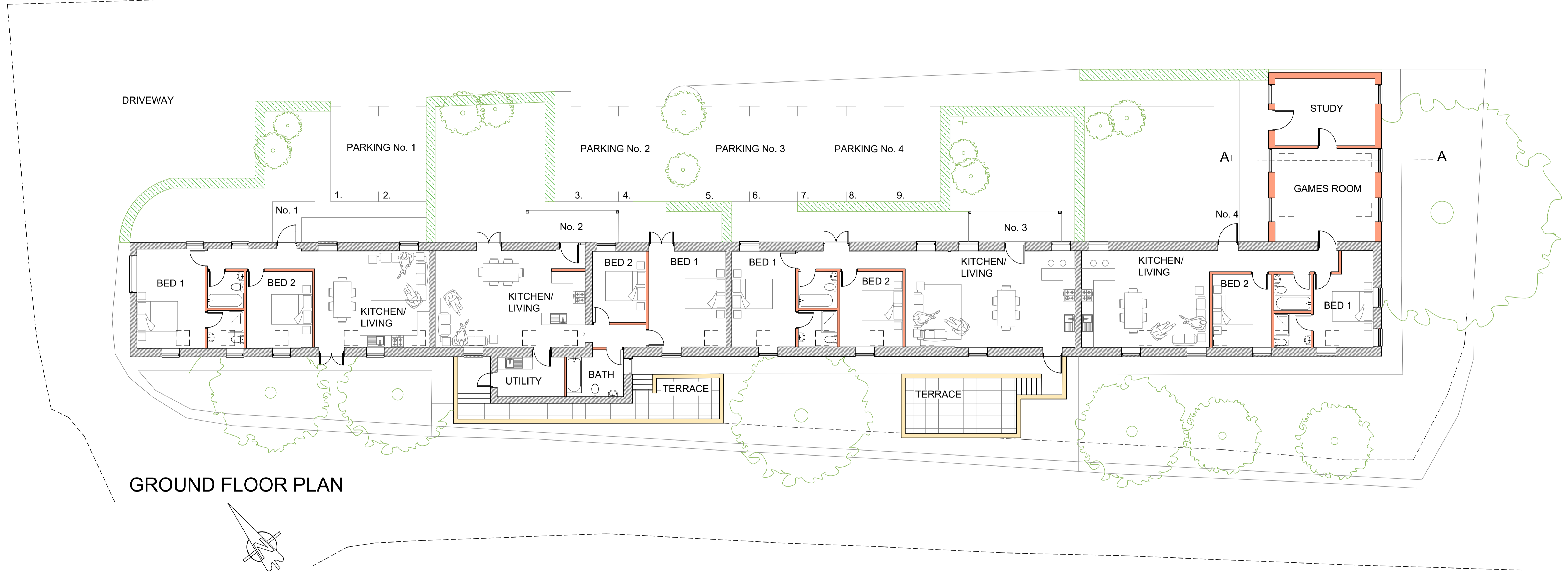
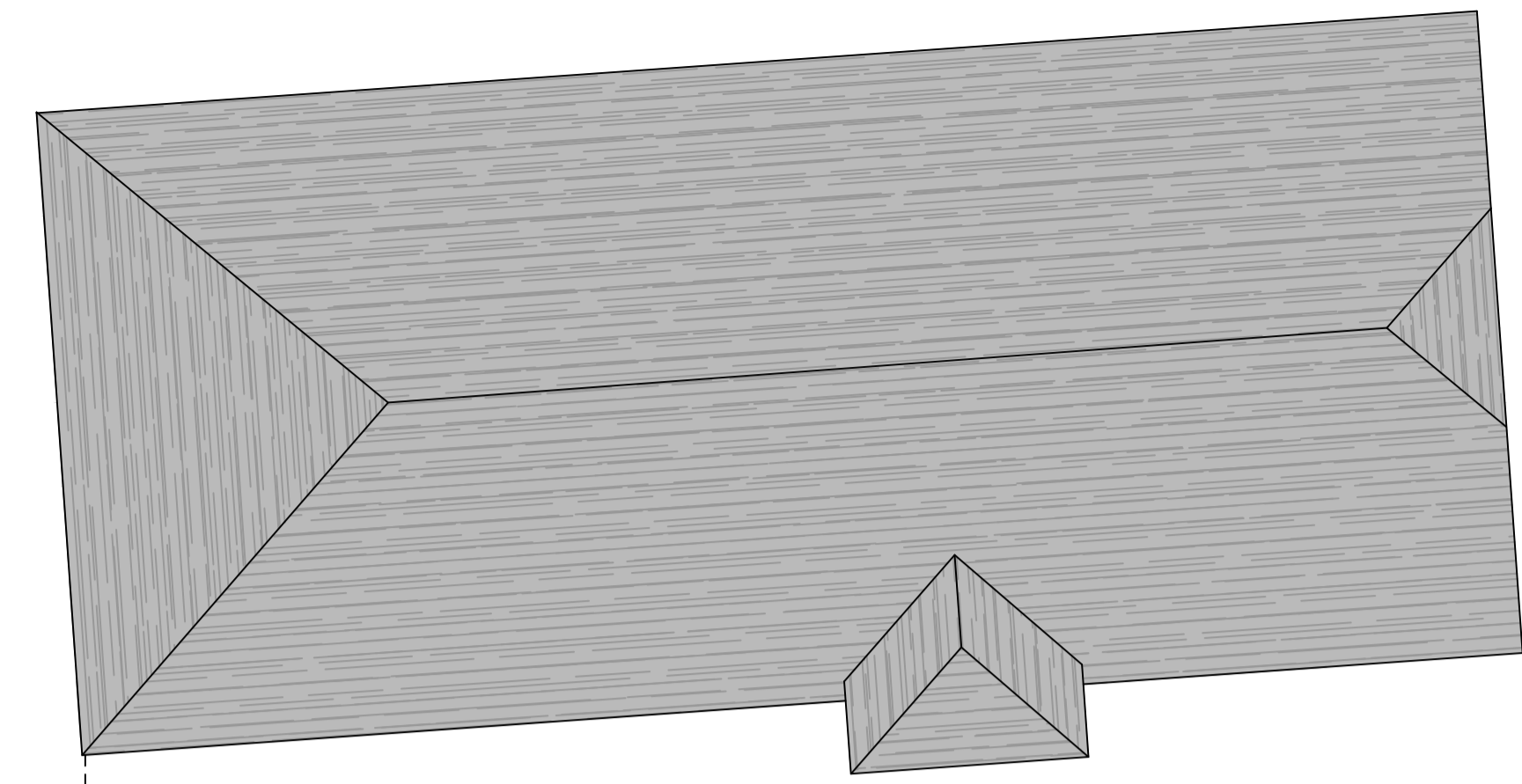
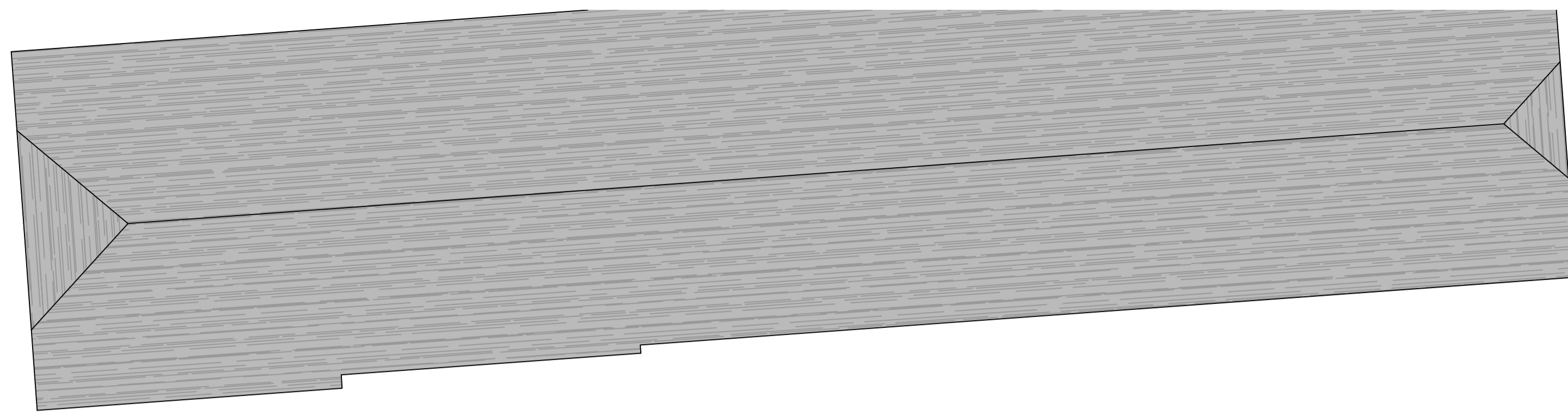
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Notes
 Report any discrepancies to the author.
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Revision Notes:		
Rev:	Date:	Description:
A	03/05/2023	Minor Amendments
B	04/05/2023	Minor Amendments
C	05/05/2023	Minor Amendments

Date:	May 2023	
Scale @ A1:	1:100	
Status:	Drawn:	Checked:
Design	CW	DMM

Project:
 North Park Business Centre
 Knowle - Extension

Drawing Title:
 Floor Plan
 As Proposed

Client: Mr M Hudson		
Project:	Dwg No:	Rev:
2147	D11	C

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