



Google

Land North of Fareham Community Hospital

Henry Road, Sarisbury Green, Southampton SO31 7PD

FOR SALE | 1.85 Acres (0.75 Ha)



HELLIER
LANGSTON

Description

The site comprises of an area of open land located to the north of the Fareham Community Hospital complex. Bordered by dense vegetation to the north and partially to the south, the site is bound by the main hospital complex located to the south, Gloucester Drive to the west, Brook Lane Surgery and Sarisbury Green delivery office to the east and housing to the north.

Principle of Development

The site is located within the former Coldeast Hospital site which is recognised under policy CS10 of the Fareham Core Strategy as an allocated development site. Policy CS10 states development will be permitted where it delivers or facilitates the delivery of high-quality development.

The site, which is an existing area of open space to the north of the existing community hospital, is allocated under Policy CS10 for a second phase of the existing community hospital development. However, this strand of the policy goes on to state other health, community or residential institution uses which fall within Classes C2 or D1 and D2 (now Classes E and F) will be permitted in the event the site is declared surplus to foreseeable NHS requirements.

The NHS have declared that the phase 2 extension of the main hospital is no longer required.

Planning

In addition to the aims and objectives of the National Planning Policy Framework (2021), the following policies apply to this site:

Adopted Fareham Borough Core Strategy
CS4: Green Infrastructure, Biodiversity and Geological Conservation
CS10 Coldeast Hospital Strategic Development Allocation
CS15: Sustainable Development & Climate Change
CS17 High Quality Design

Adopted Development Sites and Policies

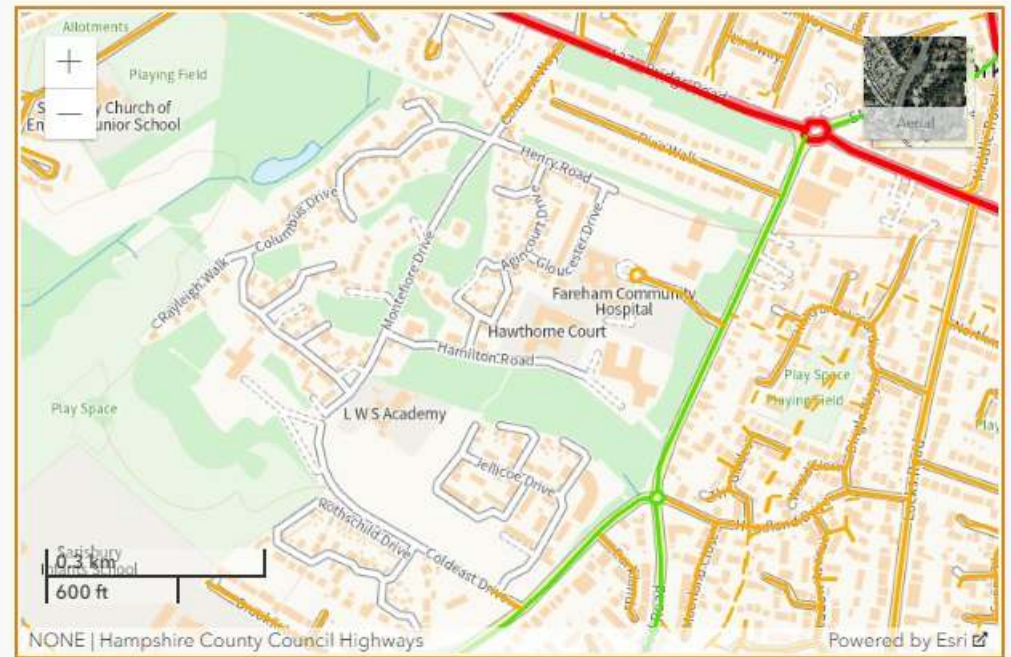
DSP1: Sustainable Development
DSP2: Environmental Impact
DSP3: Impact on Living Conditions
DSP13: Nature Conservation

Fareham Local Plan 2037 (Emerging)

D1: High Quality Design and Placemaking
D2: Ensuring Good Environmental Conditions
NE1: Protection of Nature Conservation, Biodiversity and the Local Ecological Network
TIN1: Sustainable Transport
TIN2: Highway Safety and Road Network

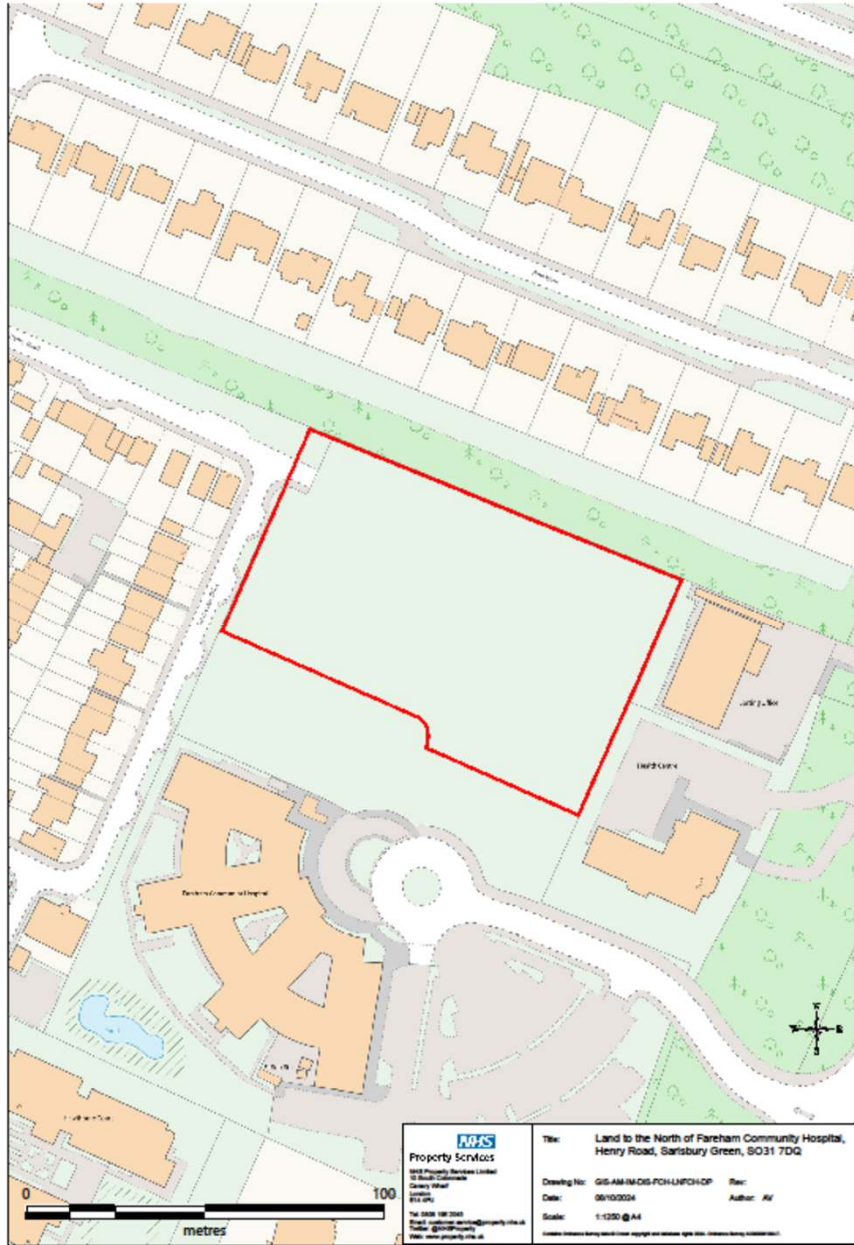
Site Access and Utilities

Access to the site is via Henry Road, an unadopted highway at the norther corner of the site. We understand that rights have been retained to bring services onto site from this same position.



Legend

A Road:	
B Road:	
C Road:	
U - Unclassified - Adopted Metalled:	
T - Unclassified - Adopted Unmetalled:	
W - Footpath - Adopted:	



Accommodation

Site area	Ha	Acres
	0.47	1.85

Location

The site is located immediately to the north of Fareham Community Hospital approximately 160m south of the A27 Bridge Road in Sarisbury Green.

M27 Jct 9 is circa 1.6 miles to the east and central Southampton circa 7.3 miles to the northwest. Swanwick railway station is approx. 0.9 miles to the northeast.

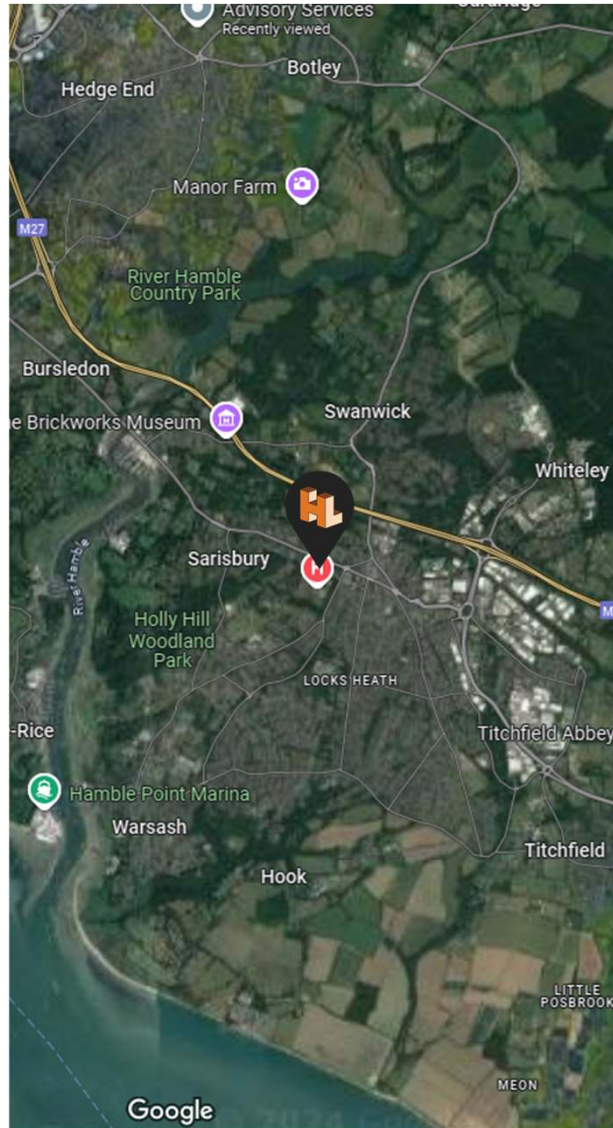
Basis of Sale

The site is being offered for sale by informal tender with a preference for unconditional offers. NHS Property Services will apply their standard overage and clawback provisions, further details upon request.

Offers should be submitted by email no later than 12:00 pm Friday 29th November and address to both jason@hlp.co.uk and andy@hlp.co.uk

Offers should be for a fixed sum unrelated to any other offer. The vendor reserves the right not to accept the highest or any offer. Offer must be supported by proof of funding, solicitor's details and confirmation of Board approval if required. Details of any required conditions and details of proposed timescales should also be provided.

The vendor reserves the right to interview a selected short list of interested parties.



Tenure

The site is being offered freehold and is currently forms part of Title number HP633111, currently in the ownership of NHS Property Services Ltd

Further Information

Access to a data room will be provided for interested parties

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.

VAT

We understand that the site has not been elected for VAT.

Viewing

Strictly by appointment with the sole agents, Hellier Langston

Schedule an appointment

www.hlp.co.uk

T: 01329 220111

E: Fareham@hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

Jason Webb

T: 07989 959 064

E: jason@hlp.co.uk

Andy Hellier

T: 07930 661782

E: andy@hlp.co.uk

