

FOR SALE

Land

Development Opportunity

1.6 acres (0.65 ha)

**Lambert
Smith
Hampton**

Land Adjacent to Stedham Sawmill, Midhurst, West Sussex GU29 0NY



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LOCATION

The land is on the north side of the busy A272 to the south west of Stedham Village. Stedham is some 1.5 miles west of Midhurst which is on the junction of the A272 east to west cross country and the A286 Guildford to Chichester route. Petersfield is some 9 miles to the west.

DESCRIPTION

The site extends to a gross area of approximately 1.6 acres with direct access from the A272 shared with the adjoining property. In addition, the adjoining site, also of 1.6 acres, may also be available for sale subject to separate negotiations with the land owner.

Planning on the site was granted again in March 2017 for 5 years, for the development of 17 B1 light industrial units, together with associated parking (totalling 2,746 sq m) with various reserved matters to be discharged prior to development as shown on the attached plan 101A.

- Excellent access to A272
- Suitable for a variety of uses, subject to planning consent
- 3-phase electricity and mains water connections
- Connection to gas supply point on A272
- B1 Class employment uses considered
- A range of alternative uses can be considered including business and residential uses.

PLANNING

The new South Downs National Park Local Plan indicates that this site, with the adjoining site is allocated for mixed-use development of up to 16 residential dwellings (Class C3 Use), approximately 1,500m² employment uses (Class B1b & c Business Use) and approximately 0.35 ha of land for biodiversity protection. See below plan extract.



ACCOMMODATION

The site is rectangular in shape and totals 1.6 acres (0.65Ha).

PRICE / TERMS

Price on application. Available on a freehold basis.

LEGAL COSTS

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

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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Proposed Site Layout Plan

Schedule of unit areas

Unit 1	136.4 sq m
Unit 2	136.4 sq m
Unit 3	136.4 sq m
Unit 4	136.4 sq m
Unit 5	136.4 sq m
Unit 6	136.4 sq m
Unit 7	221.1 sq m
Unit 8	276.4 sq m
Unit 9	317.3 sq m
Unit 10	158.4 sq m
Unit 11	136.4 sq m
Unit 12	136.4 sq m
Unit 13	136.4 sq m
Unit 14	136.4 sq m
Unit 15	136.4 sq m
Unit 16	136.4 sq m
Unit 17	136.4 sq m

- 91 Car parking spaces (5 Disabled spaces)
- 3 Van parking spaces
- 34 Secure Cycle parking spaces, 2 per unit (one employee and one visitor)



Total 2,746.4 sq m gross internal floor area



Rev. A Layout updated April 07.

KnightPhillips
architects

For more information contact:
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www.knightphillips.com

SA 010 P011A010
Rev: 020 2012 2004

Proposed B1 Development at Stedham Business Park Stedham

Site Layout Plan as Proposed
drg. no SB P 101A
1:500 (R.A.) rev. 01/07


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SOUTH DOWNS LOCAL PLAN: ADOPTED 2 JULY 2019 (2014–33)

Allocation Policy SD88: Stedham Sawmill, Stedham
(see map on page 4)

1. Land at Stedham Sawmill, Stedham is allocated for mixed-use development of up to 16 residential dwellings (Class C3 Use), approximately 1500m² employment uses (Class B1b & c Business Use) and approximately 0.35 ha of land for biodiversity protection and enhancements. Planning permission will not be granted for any other uses.
2. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) It is demonstrated that there would be no significant adverse impact on the Stedham Common or Iping Common SSSI through development of the site;
 - b) There is no harm to the amenity of the PRoW on the eastern and western boundaries;
 - c) To provide a publicly accessible and attractive cycle and pedestrian route from the site to School Lane to the north, and a direct pedestrian access to common land to the immediate west of the site (north of the A272);
 - d) Land to the south remains undeveloped and biodiversity enhancements are provided in order to provide a demonstrable gain in biodiversity and a transition from urban to rural development;
 - e) The design of the housing and employment uses complement each other allowing them to be successfully integrated;
 - f) The scheme is designed to look to the village to the north and opportunities to integrate with the existing community are maximised;
 - g) The existing vehicular access to the south is improved for use by occupants of all buildings, in a way that conserves and enhances the rural look and feel of this part of the A272;
 - h) To provide all necessary vehicular parking on-site to avoid additional on street parking; and
 - i) Ensure run-off and drainage is managed to safeguard against any adverse impact on heathland to the south.
3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Maximise available space for tree planting or heathland habitat creation. Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
 - b) Minimise hard surfaced areas on site; and
 - c) New planting should be suitable for pollinating species.



 SDNPA Housing Allocation

 Biodiversity Enhancements (area to remain undeveloped) SD88



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VIEWING & FURTHER INFORMATION

For further information including arrangements for viewing, please contact the sole agents:

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