



# ROOKERY FARM

Unique Freehold Site of  
c.39.9 acres (16.15Ha) within  
easy reach of J9 M27

## For sale

Rookery Farm Aggregate  
Recycling Facility, Botley Road  
Swanwick SO31 1BW



**Aggregate recycling site, suitable for a number of users (STP) including commercial and residential development, waste operation and renewable energy.**

# History

Rookery Farm has been historically used as an inert landraise site and more recently as an aggregates recycling facility.

Originally a bowl shaped topography leading down to the M27, a landscaped bund was created via a landraise operation which commenced in 1988.

The bund protects the operational part of the site and the wider environment from noise emanating from the M27. In 2003, an aggregates recycling facility commenced and was continuous until early 2020 when the site was mothballed.

During 2022, a permanent planning permission for recycling was implemented, superseding the landraise consent. The operational part of the site is now considered to be Previously Developed Land or brownfield.

# Consenting

## CURRENT PLANNING/PERMITTING:

Permanent planning permission and environmental permits are in place for the recycling of inert wastes. The planning permission allows up to 240 vehicle movements per day (c.300,000 tonnes per annum), while the environmental permit allows up to 140,000 tonnes of material to be recycled per annum.

## PLANNING POLICY

The site is designated as a safeguarded aggregates recycling site in the adopted Hampshire Minerals and Waste Local Plan. The Minerals and Waste Plan is currently undergoing a partial review and the site is being promoted for a wider range of waste uses and associated activities.

Efforts have also been made to promote the site for residential redevelopment and the site has been assessed as being a suitable and sustainable location for housing. Having been included in the Fareham Local Plan 2036 Supplement, the site was subsequently omitted from the adopted Local Plan as changes to the Standard Method of housing number calculations were implemented. It is likely that the site will be required to meet housing needs in Fareham Borough in future years.

## OWNERSHIP/OVERAGES/UPLIFTS:

The freehold is owned by Raymond Brown Rookery Properties Ltd (RBRP), a wholly owned subsidiary within the Raymond Brown Group. Options to either purchase the freehold or purchase the entire shareholding of RBRP are available.

**Shaded Blue:** Raymond Brown Freehold Edged Light Blue: "The Triangle" – Raymond Brown Freehold with an overage in favour of a third party. A 75% overage is due to the third party following grant of planning permission for residential /commercial use. 999 year overage period.

**Shaded Green:** "The Orchard" – The freehold to this area is owned by a third party which is entitled to the Triangle overage mentioned above. Raymond Brown has the right to an overage of 25% following grant of planning permission for residential or commercial use (with a 999 year overage period). A sale of Rookery would include the benefit of this overage.



# Description

The site is c.39.9 acres with a current operational footprint of 22.4 acres, pasture land of 2.8 acres with the balance of 12.7 acres being a mix of woodland and restored landfill.

# Location

Swanwick sits on the River Hamble and is home to the Premier Marina. Junctions 8 and 9 of the M27 motorway are both within approximately 3 miles in either direction.

The community of Whiteley occupies a strategic location being almost equidistant to the south coast economic hubs of Southampton and Portsmouth, accessed via Junction 8 or 9 of the M27 a short drive away.

Southampton is approximately 8 miles away with Fareham/Portsmouth situated approximately 6 miles and 10 miles away respectively.

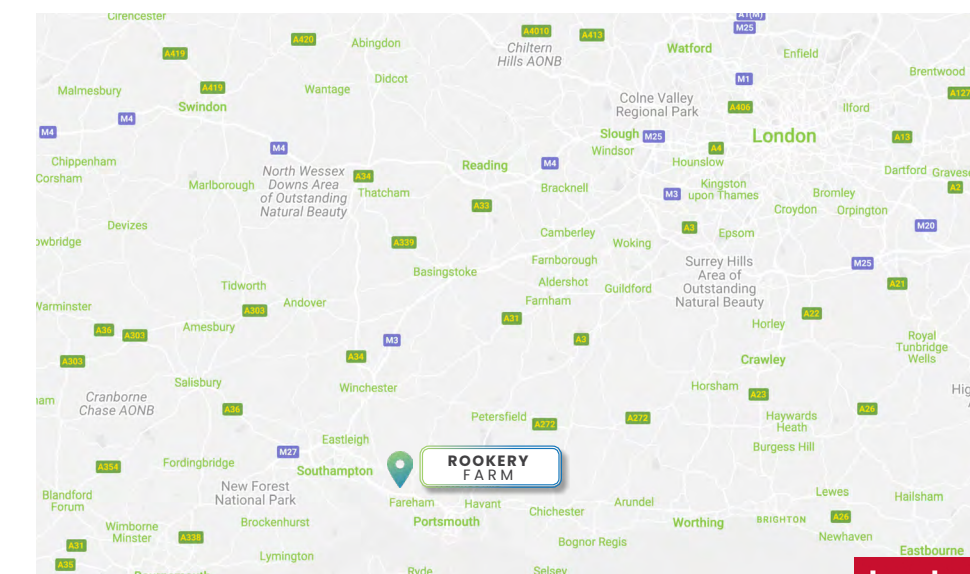
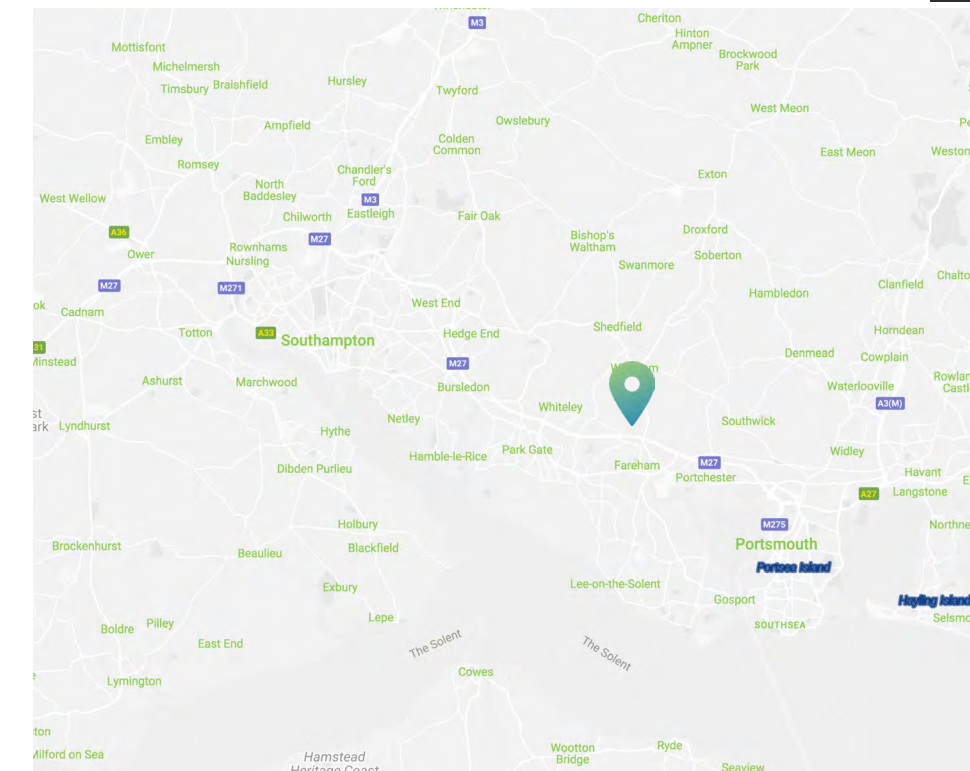
**LONDON WATERLOO:** 1 HR 48 MINS  
**SOUTHAMPTON:** 18 MINS  
**PORTSMOUTH:** 33 MINS

**SOUTHAMPTON:** 8 MILES  
**HEATHROW:** 75 MILES  
**GATWICK:** 86 MILES

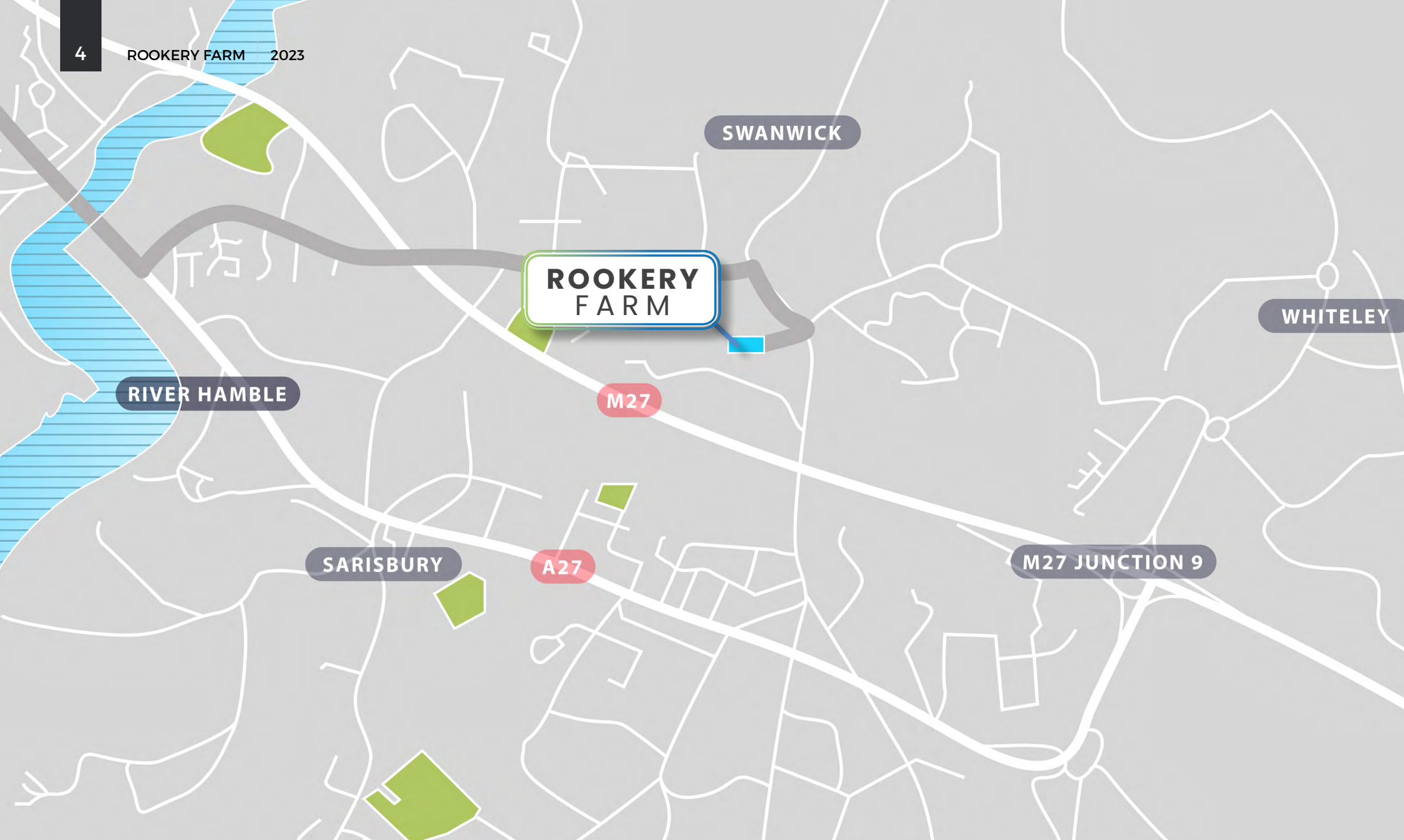
**FAREHAM:** 5 MILES  
**PORTSMOUTH:** 12 MILES  
**SOUTHAMPTON:** 8 MILES

**SOUTHAMPTON:** 8 MILES  
**PORTSMOUTH:** 12 MILES

**JUNCTION 8 M27:** 3.5 MILES  
**JUNCTION 9 M27:** 1.5 MILES  
**JUNCTION 10 M25:** 59 MILES







**ROOKERY  
FARM**

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Hampton**

## Opportunity

A unique opportunity is offered to the market to secure the Rookery Farm freehold site which is strategically located off the M27 between Southampton and Portsmouth. The site presents potential purchasers with a number of additional or alternative development opportunities including:

- The site has previously had a residential scheme for circa 200 homes drawn up, but does not currently have permission for planning.
- Waste Operations: Pursue a wider range of recycling opportunities; and
- Renewable Energy: Solar farm, renewable or battery storage.

An approach to the site may be through a mix of the existing waste operations, landfill and longer term value enhancement through the range of potential development opportunities.

The site will be sold following review of the expressions of interest, to be received no later than 30th October 2023

[Data Room](#)



## Viewing and further information

Viewing and further information is strictly by prior appointment with the sole agents. A site information pack is available on request.

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## EPC

We understand an EPC is not required.

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