

FOR SALE

Development Opportunity

Church Road, Hayling Island, PO11 0NU



Site boundary for indicative purposes only

Key Highlights

- Residential development opportunity
- (Subject to Planning)
- Located centrally on Hayling Island
- Unconditional and Subject to Planning offers invited
- Freehold with vacant possession
- Site area of approximately 1.37 ha (3.4 acres)

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Site Description

The property is broadly rectangular, extending to approximately 3.4 acres (1.37 ha). It is predominantly level throughout, comprising a disused playing field bound by several mature trees.

Hayling College adjoins the property to the north, Tournerbury Golf Course to the east and residential housing to the southern and western boundaries.

Location

Hayling College is located in central Hayling Island, within the county of Hampshire, in the borough of Havant. Havant is approximately 4.5 miles to the north, and Portsmouth is approximately 9.7 miles to the west. The A3023 provides access to the island and is located roughly 0.4 miles north of the site.

Havant is the closest railway station, approximately 5 miles north of the property. Direct trains to London Waterloo run from this station two or three times an hour, with a fastest journey time of circa 1 hour 15 minutes.

Planning

The Local Planning Authority is Havant Borough Council (HBC).

HBC adopted their Local Plan Core Strategy on 1st March 2011 and their Allocations Plan on the 23rd July 2014, these are the documents which guide development in the area.

HBC started preparing a new Local Plan in March 2022 and are currently working on a draft plan titled 'The Building a Better Future Plan'.

The site is located within the settlement boundary (Policy CS 17) but does not currently benefit from planning permission. AG Phillips & Son and Hayling College jointly submitted a pre-application in March 2019 for the development of Land North of Tournerbury Lane, with formal feedback received in February 2020. Further information can be made available on request.

Sports England and the Department of Education have granted Hayling College approval to dispose of the subject property.

Environmental

There are 12 individual TPO's within the site and a group TPO (Ref: 0872) on the site boundary.

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Community Infrastructure Levy (CIL)

The site is located within the Emsworth and Hayling Island CIL Zone. The net additional residential floor space is charged at £100 per square metre (unindexed) [£170.09 indexed as of 2024].

Tenure

The Freehold Property is offered as registered under title SH30979.

Access

Access to the site is provided from Eastwood Close and Dundonald Close. A report on title has been commissioned by the landowner and will be made available to interested parties.

Detailed Site Information

A Marketing Information Pack containing detailed information relating to the site is available for access; please contact Nita Patel at nita.patel@savills.com.

Method of Sale

Offers are invited to be submitted by email before the bid deadline at noon on the 14/08/24.

For further details contact Stuart Jones or Jack Sadler. See contact details below.

Viewings

Interested parties are to arrange a viewing by appointment only.

CONTACTS

For further information please contact:

Stuart Jones

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