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LAND AT HARTS LANE, BURGHCLERE

Hampshire/Berkshire Border, RG20 9JZ

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN VILLAGE LOCATION WITH RESOLUTION TO GRANT FOR 17 RESIDENTIAL UNITS AND A COMMUNITY HUB/OFFICE SPACE



EXECUTIVE SUMMARY

Savills (UK) Ltd have been formally instructed to bring to the market an excellent development opportunity for 17 houses and a community hub in the village of Burghclere, Hampshire/Berkshire border.

IN SUMMARY

- Resolution to grant for 17 units and a community hub (ref: 22/03203/FUL)
- Mix of one, two, three and four bed dwellings and small office space (use class E(g))
- Provision for seven affordable units to be delivered on site
- S106 is progressed and due to be sealed imminently
- Total Site area of approximately 0.89 hectares (2.2 acres)
- Proposed residential accommodation totalling approximately 18,409 sq. ft. (1,710 sq. m.)
- Community Hub/Office Space of approximately 1,616 sq. ft. (150 sq. m.)
- Offered with vacant possession
- Unconditional offers are invited by noon on **Thursday 22nd February 2024**



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THE PROPERTY

The site is located on the western edge of Burghclere village in Hampshire. The site extends to approximately 2.2 acres (0.89 hectares), is relatively flat in nature and semi ellipse in shape, being bounded by mature shrubs, hedgerows and trees. The immediate area to the site comprises residential dwellings, commercial buildings and agricultural land.

Burghclere has a range of local amenities including three schools; Burghclere primary school, Clere Secondary School and St Michaels Independent School. The Carpenters Arms public house offers a restaurant and hotel accommodation. Further amenities include local churches and a sports club. At the junction of Winchester Road and the A34, a number of services can be found including a Shell petrol station, Little Waitrose, Travelodge hotel, and McDonalds Restaurant.

TITLE

The freehold of the land is under Title Number HP864299 and all title information can be found in the information pack.



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RESOLUTION TO GRANT

On the 6th September 2023, the site gained resolution to grant (subject to Legal Agreement) for the erection of 17, one, two, three and four bed dwellings, office space (use class E(g), to include parking, landscaping and access, and other associated works (ref 22/03203/FUL).

PROPOSED DEVELOPMENT

Below is a summary of the proposed development and we have set out the full residential accommodation schedule on page 4.

Tenure	Type	Units	GIA (sq m)	GIA (sq ft)
Market Housing	Houses	10	1,149	12,363
Affordable Housing	Houses	7	562	6,046
Community Hub	Two storey building	1	150	1,616
Development Total		18	1,861	20,025

SECTION 106

The Section 106 agreement is well progressed and will be sealed imminently and will be made available once settled.

PLANNING AND TECHNICAL PROGRESS

The Vendor has progressed a number of planning and technical matters and has confirmed the following information.

Item	Outcome
S106 contribution required only for the Play Area	£9750 to pay
Biodiversity Net Gain	Costs met by Vendor
Nitrates / phosphates	N/A
Agreement in place with SSE to bury the overhead cables	Costs met by Vendor
Ecology reptile works started	Started in October
Geotechnical Report	See Information Pack
Community Infrastructure Levy Charge Rate (2024)	£237.38 per sq. m.

ACCOMMODATION SCHEDULE

Below we set out the proposed accommodation schedule for the resolution to grant, subject to Legal Agreement. A full schedule of accommodation can be found in the Information Pack. Please note all housing sizes are approximate measurements only.

PLOT	TYPE	GIA (sq m)	GIA (sq ft)
Market Housing			
1	4 Bed Detached	148.94	1,603
2	4 Bed Detached	148.94	1,603
3	3 Bed Detached	110.16	1,186
4	2 Bed Semi-Detached	89.32	961
5	2 Bed Semi-Detached	89.32	961
6	3 Bed Semi-Detached	103.24	1,111
7	3 Bed Semi-Detached	103.24	1,111
8	3 Bed Semi-Detached	103.24	1,111
9	3 Bed Semi-Detached	103.24	1,111
10	4 Bed Detached	149	1,603
Total		1,149	12,363
Affordable Housing			
11	2 Bed Semi-Detached	79.08	851
12	3 Bed Semi-Detached	92.38	994
13	1 Bed End of Terrace	59.20	637
14	2 Bed End of Terrace	79.30	854
15	2 Bed Terrace	79.33	854
16	2 Bed Semi-Detached	79.08	851
17	3 Bed Semi-Detached	93.29	1,004
Total		562	6,046
Community Hub / Office Space			
	Two Storey Building	150	1,616
Development Total		1,861	20,025



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TRAVEL CONNECTIONS

ROAD

The site is situated 4 miles (6.4 km) south of Newbury and offers good access to road links for local towns and London.

ROADS	
A34	0.3 miles
A303	13 miles
M4 (J13)	8.7 miles

TOWNS	DISTANCE
Newbury	4 miles
Overton	11 miles
Andover	15 miles
Basingstoke	17 miles
London	60 miles

RAIL

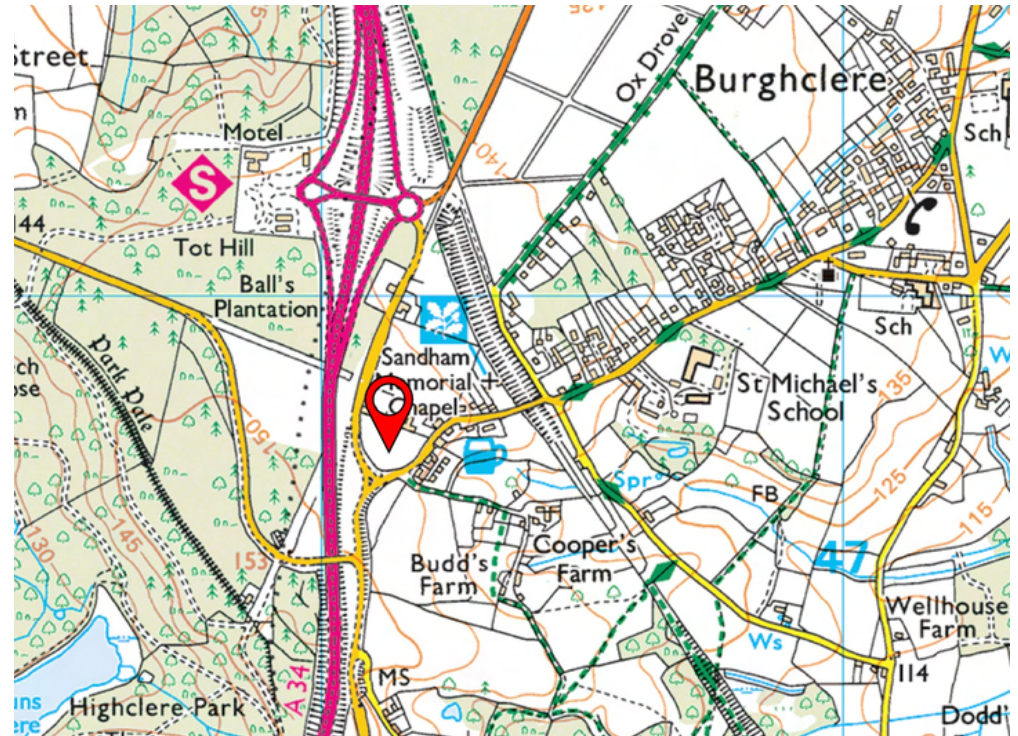
The nearest railway stations to Burghclere are Newbury, Overton and Basingstoke, all offering a variety of travel options. Below we have set out several examples of travel times from these railway stations to various locations.

FROM	TO	TRAVEL TIME
Newbury	Reading	25 minutes
Newbury	London Paddington	55 minutes
Overton	London Waterloo	60 minutes
Overton	Salisbury	60 minutes
Basingstoke	London Waterloo	55 minutes
Basingstoke	Manchester Piccadilly	3.5 hours

AIR

The nearest airport to Burghclere is Southampton International Airport, followed by London Heathrow and London Gatwick.

AIRPORTS	
Southampton	34 miles
Heathrow	45 miles
Gatwick	85 miles



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METHOD OF SALE

Unconditional offers are invited by noon on **Thursday 22nd February 2024** for the freehold interest. Please note that the Vendor will not be obliged to accept the highest or any other offer.

In order to ensure we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Level of offer and deposit;
- Conditions attached to the offer
- A breakdown of any abnormal cost (if any) and planning contribution allowances;
- Anticipated legal timetable;
- Any overages offered;
- Funding and whether the offer has received board approval;
- Solicitors details;
- Track record and evidence of any recent comparable projects.

We may look to hold developer interviews and we will advise parties in due course of the potential dates and location.

VIEWINGS

Road side viewings of the site can be undertaken, however we will be organising onsite viewings and we will advise parties of the dates and times in due course.

VAT

The Vendor has not elected the property for VAT on the site's sale.

INFORMATION PACK

An online information pack is available via the below link and contains relevant planning, legal and technical information.

<https://estatecreate.com/HartsLaneBurghclere>

Interested parties must confirm that they and their legal representative have read the information before submitting an offer.

LEGAL

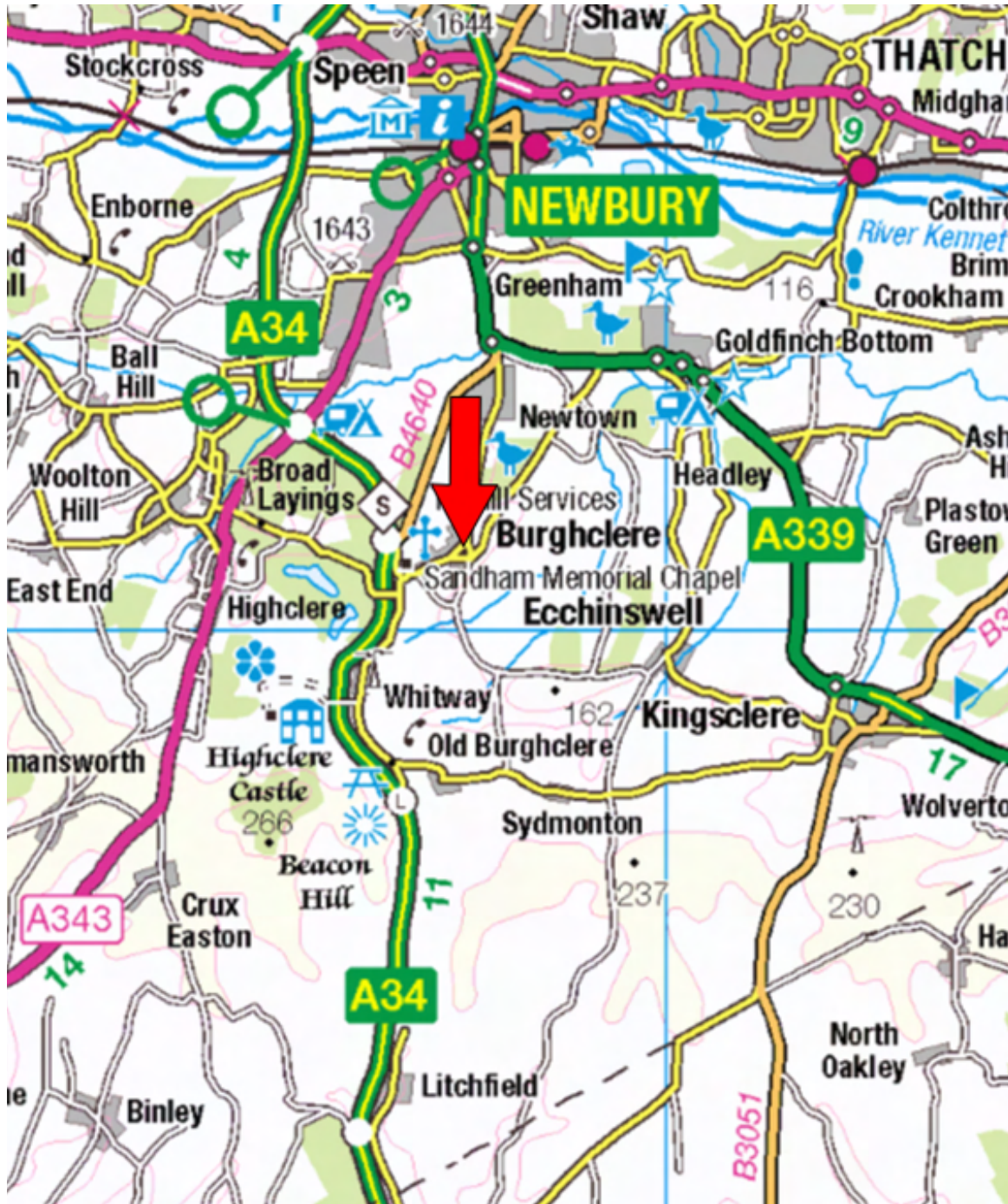
Parties are advised to take legal advice when considering the title and all other aspects of the opportunity.

LOCAL AUTHORITY

Basingstoke and Deane
Civic Offices
London Road
Basingstoke
RG21 4AH



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CONTACT

For further information please contact:

Fiona Sullivan

fiona.sullivan@savills.com

+44 (0) 7580 588 007

Ed Keeling

ekeeling@savills.com

+44 (0) 7807 999 070



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