

BROOKLANDS FARM

Heath Road, Soberton, Southampton, SO32 3AF



CGI

Key Highlights

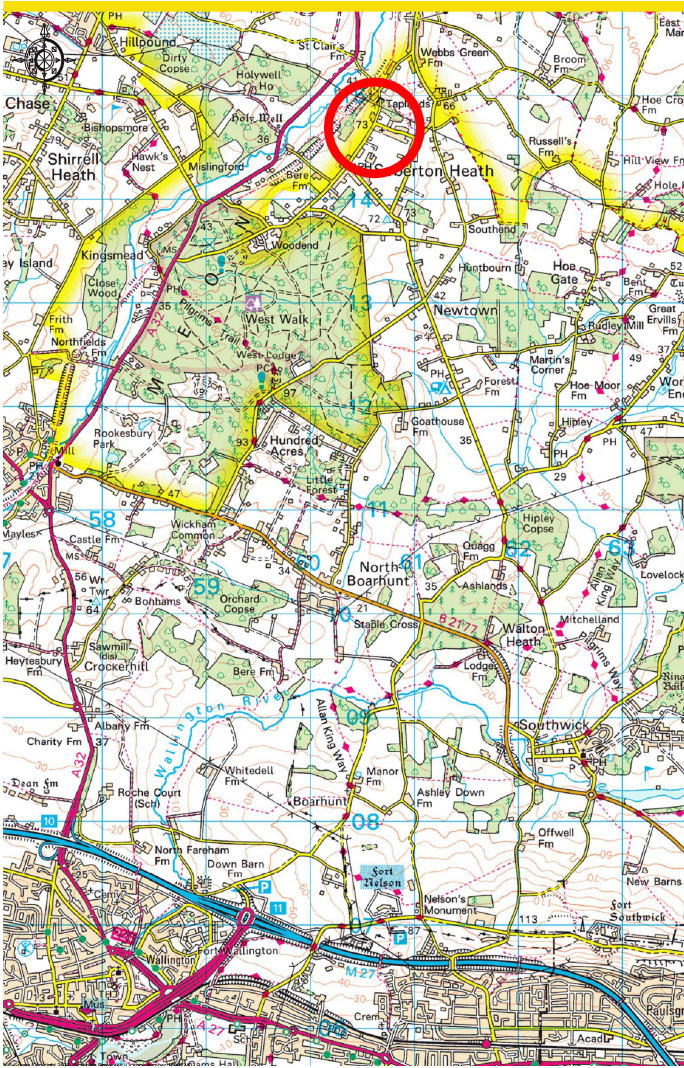
- 1.522 acres (0.62 hectares)
- Potential for additional industrial units on the western side of the site to replace existing B1(c) units (subject to planning)
- Consent for 6 industrial/warehouse units
- Alternative planning consent for 4 houses on the western part of the site

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Location

The property is situated off Heath Road in Soberton Heath approximately 3.5 miles north-east of Wickham.

Heath Road runs off the A32 which provides access to the M27 at junction 10 approximately 6 miles to the south at Fareham and to Alton about 20 miles to the north.

Description

The property comprises a level site accessed by way of a private road off Heath Road which is shared with nearby properties.

The site currently contains a number of redundant single storey industrial buildings and open ground.



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Planning

The site has planning consent under application number 20/00557/FUL dated 1st February 2022 for 6 industrial and warehouse buildings (units 1-6 on the plan). This consent provides for 5 buildings with B8 warehouse use and 1 for B1 purposes (now class E(g)(i)).

In addition, our client's planning advisors are of the opinion that the existing industrial units on the western part of the site could be replaced by new industrial development (units 7-10 and E1 on the plan).

As an alternative, the western part of the site has consent for 4 residential properties.

Full details of the current planning consent are available in our data room.

Tenure

The property is available for sale freehold with vacant possession. Offers are invited for the benefit of our client's freehold interest with the current planning consent.

Guide Price

On application.

Legal Costs

Each party to bear their own legal costs in respect to this transaction.

Viewing

Strictly by confirmed appointment.

Additional information is available in a data room, access will be provided on request.



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