OPEN STORAGE AND HARDSTANDING LAND

Lime Kiln Lane, Holbury, Hampshire, SO45 2HE



Key Highlights

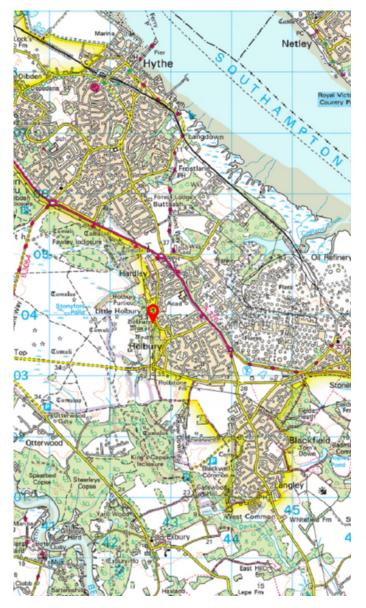
- Usable site area of 1.47 acres (0.59 ha)
- For sale or to let
- Weighbridge (not tested)
- Open storage/ hardstanding
- Former Scrapyard
- Development Opportunity subject to the appropriate consents

SAVILLS SOUTHAMPTON Mountbatten House, 1 Grosvenor Square Southampton SO15 2BZ

+44 (0) 23 8071 3900

savills.co.uk







Indicative Plan

Location

Located in Holbury, on the eastern edge of the New Forest and within the Waterside Parishes, the site is positioned for commercial activities. It is about 11 miles from Southampton's city centre near the Fawley oil refinery. The site has good connectivity, with local roads providing access to the M27 motorway, which connects to the UK's broader transport system. The property is off Lime Kiln Lane, with a dedicated commercial entrance from Park Lane.

Description

The commercial site encompassing approximately 1.47 acres, serves as a versatile open storage and compound area. This expansive yard is currently vacant with a dedicated gated entrance directly off Park Lane is key to its functionality, providing secure and convenient access to the site. This commercial element is well-suited to various industrial or storage needs.

Tenure

Freehold or Leasehold.

SAVILLS SOUTHAMPTON Mountbatten House, 1 Grosvenor Square Southampton SO15 2BZ

+44 (0) 23 8071 3900

savills.co.uk





Services

The site is equipped with mains electricity and water and uses a septic tank for drainage.

Price/ Rent

On application.

VAT

The sale price/ rent is exclusive of any VAT which, if applicable, will be in addition at the appropriate rate.

Local Authority

New Forest District Council - www.newforest.gov.uk

Viewing

Viewings can be arranged by appointment with Savills.

AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

Contact

Martin Hastelow Director +44 (0) 2380 713989 MHastelow@savills.com

Harry Heffer Graduate Surveyor +44 (0) 7929 085103 Harry.heffer@savills.com

IMPORTANT NOTICE

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | February 2024

