

# Robann Park

139 Southampton Road, Titchfield, Fareham, PO14 4PR

Development Opportunity  
Offers Invited





# Development Highlights

- Freehold available
- Site area of approximately 1.06 ha (2.47 acres)
- Outline planning consent for a total of 39 units
- Opportunity to secure the site and implement planning subject to Reserved Matters
- Opportunity to redesign the consented scheme
- Will be of interest to both residential and commercial developers
- Unconditional and subject to planning offers invited



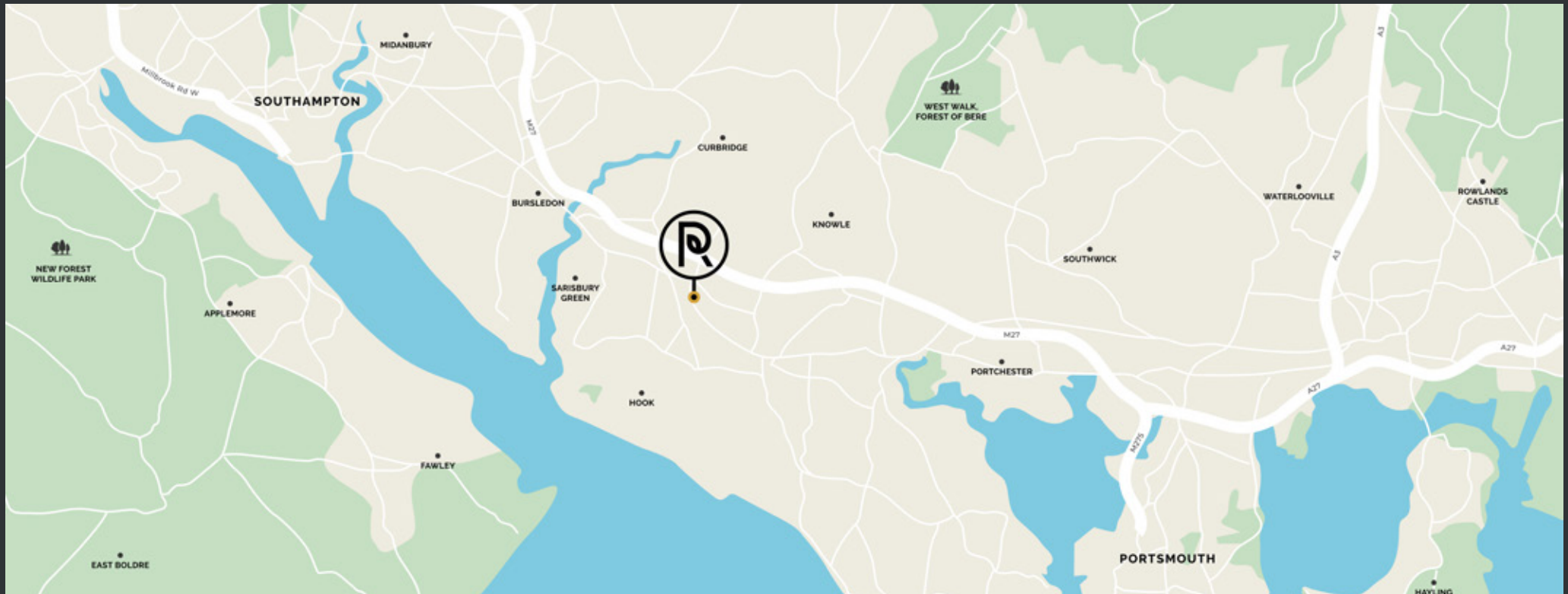


# Location

The site is located to the east of Southampton Road, 0.1 mile from the Segensworth Roundabout.

Junction 9 of the M27 is 1 mile to the north, this is accessed via the A27 which is directly west of the site. The M27 provides links all along the south coast, including access to the major cities of Southampton and Portsmouth. The A27 links to Fareham to the east, giving a good choice of local services.

Swanwick railway station is approximately 1.5 miles to the north of the property. Direct and indirect trains to London Waterloo and London Paddington run from this station three times an hour with a fastest journey time of circa 1 hour 55 minutes.



# Site Description

The site is approximately 1.06 ha (2.47 acres) and broadly rectangular in shape.

The subject site is located immediately south of the Hambrooks Garden Centre. The site is predominantly surrounded by residential development and care homes. Directly west of the property are large destination retail occupiers such as B&Q, Curry's, Halfords, Pets at Home and Carpet Right. The site is flat, mainly grassland with a detached 1.5 storey property situated in the North Western corner.



# Planning and Planning History

The site achieved planning permission for the development of up to 39 dwellings with associated infrastructure, landscaping open space and access, including demolition of existing buildings (all matters reserved except for access) **in November 2022 (P/19/1322/OA).**

The proposed development equates to a density of 37 dwellings per hectare (dph) with an onsite affordable housing provision of 40%. The illustrative masterplan demonstrates the intended amount and location of residential development, the positioning, structure and hierarchy of the road network, the location of open spaces and the overall landscape framework therefore showing the potential to increase density above the 37 dph. In addition to this the local authority have committed to adopting the highway once the land to the north gets developed. This would free up land in the north east corner which would enable additional units to be created (STP). The Local planning Authority is Fareham Borough Council.

There is little relevant planning history for the site, however the planning committee has recently resolved to grant outline planning permission in respect of land east of Southampton Road, Titchfield, for the proposed erection of approximately 105 no. dwellings (P/18/0068/OA) (dated 12/12/2018)(The Reside Scheme).



# Proposed Accommodation

The housing mix is indicative and is to be determined in accordance with the S106 provisions at the reserved matters stage. See Section 106 Agreement Schedule 2 for Affordable Housing Obligations. We provide a schedule of the accommodation granted:

<b>Accommodation Schedule</b>				
<b>Affordable Dwellings (15no. - 40%):</b>				
<b>Affordable / Social Rent - (10no.)</b>				
Flat (1)	1-Bedroom Flat	3no.	50.0sqm	538sqft
Flat (2)	1 Bedroom - Wheelchair Flat	1no.	50.0sqm	538sqft
House type A	2-Bedroom House	2no.	70.1sqm	757sqft
House type B	3-Bedroom House	3no.	84.0sqm	904sqft
House type F	4-Bedroom House	1no.	97.0sqm	1004sqft
<b>Intermediate - (5no.)</b>				
Flat (1)	1-Bedroomw Flat	2no.	50.0sqm	538sqft
House type A	2-Bedroom House	2no.	70.1sqm	757sqft
House type C	3-Bedroom House	1no.	93.0sqm	1001sqft
<b>Open Market Dwellings (24no.-60%)</b>				
Flat (1)	1-Bedroom Flat	10no.	50.0sqm	538sqft
Flat (2)	2-Bedroom Flat	4no.	61.0sqm	657sqft
House type A	2-Bedroom House	3no.	70.1sqm	757sqft
House type C	3-Bedroom House	1no.	93.0sqm	1001sqft
House type D	3-Bedroom House	1no.	108.0sqm	1163sqft
House type E	3 Bedroom Townhouse	5no.	108.0sqm	1163sqft
<b>TOTAL 39no. Dwellings</b>				
Car Parking	1 space per 1 Bedroom Dwelling			
	2 spaces per 2, 3 & 4 Bedroom Dwelling			
	8no. Visitor Parking spaces			
Cycle Parking	1 space per bedroom in garden stores			

## Community Infrastructure Levy (CIL)

We understand that the site is designated as residential, falling within Class C3(a) & (c) and C4 as identified in the LPA's adopted CIL charging schedule. The net additional residential floor space is charged at £105 psm and will need to be indexed in accordance with the BCIS All-In Tender Price Index. The existing structures total approximately 256 sqm which can be deducted from the CIL calculation.

## Section 106

The section 106 dated 25 November 2022 is available on request. The approximate financial contribution set out under this agreement is £327,000 (not indexed), this figure excludes the psm calculation for the Buffer Maintenance Contribution at £17.20 psm (Schedule 4 of S106). All interested parties are to complete due diligence to satisfy themselves of the S106 costs.

## Nitrate Mitigation

The total nitrate mitigation required for the site is 37.08 kgN/yr. A nitrate mitigation strategy has been agreed details can be found on the planning decision notice (Condition no. 23). A payment of £ 190,400 (plus VAT) will be required from the purchaser for the Nitrate Mitigation land.

## Tenure

The site is offered freehold with vacant possession. The site is made up from Freehold Titles; HP537348, HP829399, HP829440, HP537742 and HP829398.

## Services

Interested parties should complete their own due diligence with regard to services.

## Access

There are currently two small tarmacked accesses to the site along Southampton Road (A27). They serve a single residential bungalow and static caravan park to the north of the site, due for demolition.

## Method of Sale

The site is offered for sale by informal tender on a conditional and unconditional basis as a whole. Offers should be submitted by 5pm Thursday 30th November via email to Adam Bullas - abullas@savills.com and / or Tim Traynor - tim.traynor@knightfrank.com.

## Viewings

Viewings are strictly by appointment with Savills or Knight Frank.

## VAT

The vendor has elected to waive the VAT exemption in respect of the property. VAT will therefore be payable in addition to the purchase price.

## Local Authority

Fareham Borough Council, Civic Offices, Civic Way,  
Fareham PO16 7AZ  
01329 236100  
[www.Fareham.gov.uk](http://www.Fareham.gov.uk)

## AML

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

# Contact

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