

Land Adjacent to The Goat

Timsbury, Stockbridge Road, Nr Romsey, SO51 0NG



Site boundary for indicative purposes only

Key Highlights

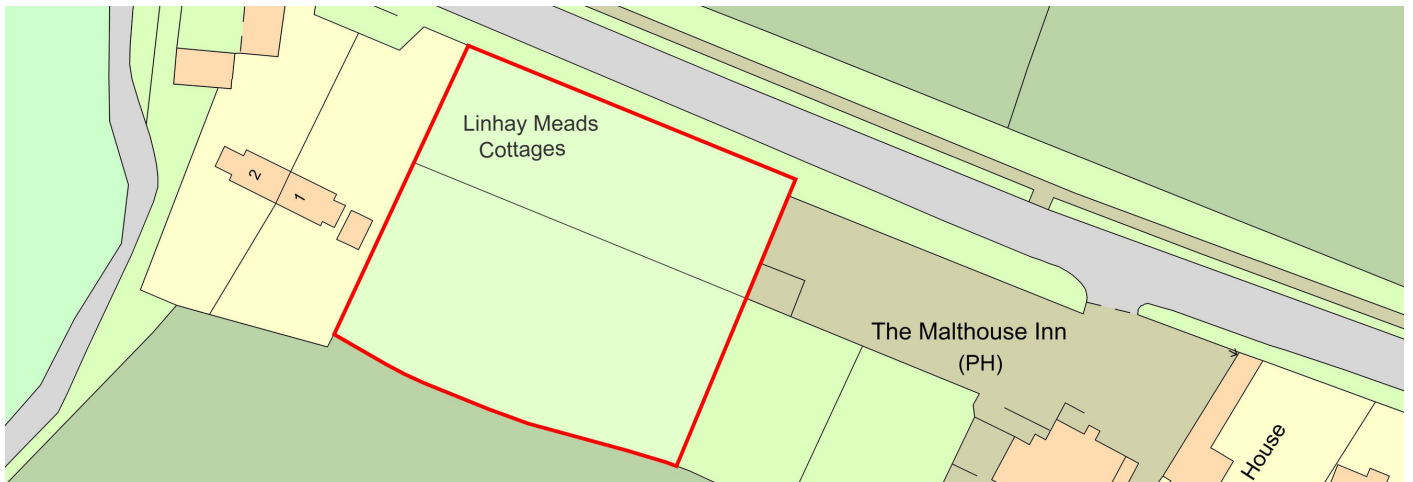
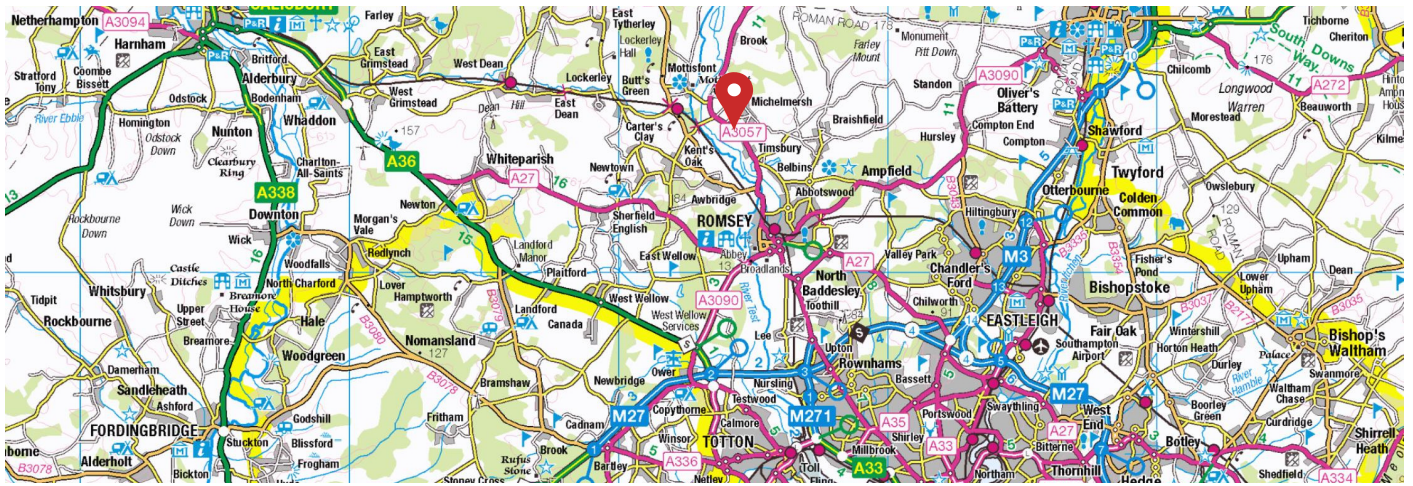
- Site area of 0.83 acres
- Vacant scrub land surplus to pub requirements
- Opportunity for various uses (STP)
- Potential for affordable C3 housing
- Freehold offers invited (STP offers invited)

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Location

The land adjacent to The Goat, Timsbury, is located on the outskirts of the New Forest, close to Romsey. It's prominently positioned on the A3057, 3km north of Romsey and 6km south of Kings Somborne.

Description

The subject land sits adjacent to a Grade II-listed gastropub, The Goat. The site is currently surplus to public house trade requirements.

Access to the site is via a small tarmac car park, which leads to an overflow gravel car park to the east of the site. The land currently comprises of an area of scrub grassland with a few immature trees, measuring approximately 0.83 acres (0.3358 ha). The land generally has a flat topography and is rectangular in shape. We have delineated the map above, which indicates the approximate land being sold.

Site Constraints

The site has limited site constraints but sits relatively close to the Grade II Listed public house, and therefore, it is important for the preferred developer to show that the proposed development will not impact the pub operationally.

Planning / Policy Commentary

This site is nestled in the countryside just outside Timsbury. In our opinion, the site holds promising potential for development, particularly as a rural social housing exception scheme under policy COM8. Recognised in the TVBC 2020-21 SHELAA document, it hints at the possibility of accommodating around five dwellings, with prospects for more. While development here aligns with the need for high-quality materials due to its proximity to a listed building, this requirement is a testament to the site's distinguished location. The demand for affordable housing within the borough, especially in smaller villages, positions this land as a valuable opportunity. It offers a chance to contribute positively to the community by providing much-needed housing stock that respects and enhances the local environment and heritage. We ask all interested parties to make their own enquiries via the local planning authority.

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Tenure

Freehold with vacant possession.

Price

Offers are invited.

Local Authority

Test Valley Borough Council -
<https://www.testvalley.gov.uk/>

Services

Purchaser to make their own enquiries.

VAT

VAT may be applicable at the appropriate rate.

Viewing

External viewings are advised in the first instance. A more formal viewing 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

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