



**RINGWOOD BREWERY, 138 CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE BH24 3AP**  
EXCITING OPPORTUNITY TO ACQUIRE A FORMER BREWERY SITE WITH VACANT POSSESSION



## Opportunity Summary

- The freehold and long leasehold interest of former brewery and depot
- Approximately 3,349.2 square metres (36,051 square feet) GIA of existing accommodation
- Prominent Site over 1.88 acres (0.76 hectares)
- Located in the attractive Hampshire town of Ringwood within walking distance of the town centre
- Split into two parcels; former brewery Site (1.26 acres) and car park Site (0.62 acres)
- Presents an exciting opportunity for Brewery, industrial or alternative use redevelopment, subject to the necessary consents
- Property available with vacant possession
- Offers sought on either an unconditional or conditional (subject to planning) basis.

## Location

Ringwood Brewery is located approximately 2km to the west of the New Forest National Park, near the junction between the A31 and A338. Access to the Site is via Christchurch Road and via Parkside to the parking area. The A31 and A338 provides fast access to Bournemouth (15 km), Southampton (35 km) and Salisbury (25 km).

The Brewery lies in South Ringwood, which comprises a mixture of employment uses and residential dwellings.

Ringwood town centre is approximately 1km to the north.



For indicative purposes only

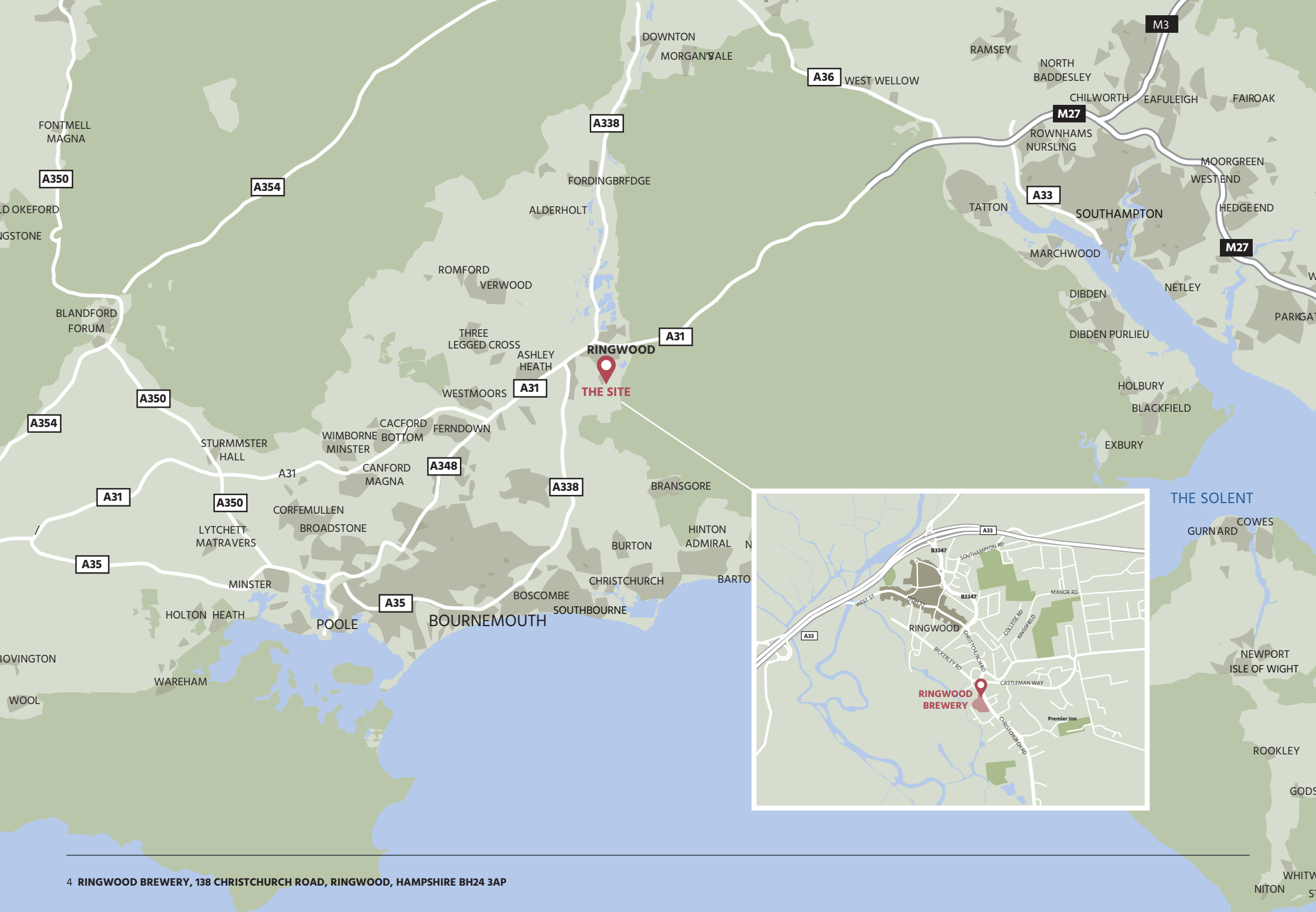
## Description

The Property consists of two separate Sites; the former Brewery and the Car Park. The Brewery Site contains warehouses, offices, brewery buildings and a tap room and shop. The Brewery was used for the production of beer, storage, sale of beer and as a distribution hub.

The buildings are a mixture of single and two storey structures. The main brewing facility is of a brickwork and metal profile cladding around a portal frame construction. There is a small extension with two sectional loading doors to the Eastern elevation facing the main entrance. The roof is of clad panels with no rooflights. There is a separate property including tap room and shop and event space and arranged around a small car park. This is of brick construction. Further brewhouse space, also of principally brick construction is contained within this building. A further storage facility close to Parkside has been carved out of a larger distribution facility. This is a mixture of brick and blockwork wall with cladding to an asbestos roof.

The Car Park Site, located to the south of the main Brewery on the other side of Parkside provides hard standing car parking space for use by the Brewery.









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## Accommodation

Please be advised the following areas should be treated as indicative:

### SUMMARY OF AREAS

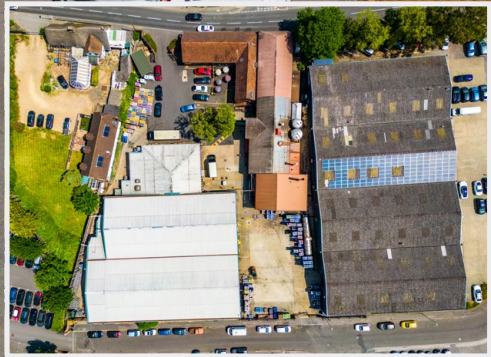
Ringwood Brewery, 138 Christchurch Road, Ringwood BH24 3AP

Unit	Floor / Use	Gross Internal Area (GIA)		Comments
		sq. m.	sq. ft.	
Brewhouse Building	Brewhouse	519.4	5,591	
	Shop / Workshop	229.1	2,466	
	Stores	34.4	370	
	First Floor	487.1	5,243	
	Attic Stores	90.5	974	
	<b>Brewhouse Building total</b>	<b>1,360.5</b>	<b>14,644</b>	
Unit 4a & 4b	Warehouse	1,472.1	15,846	Excluded Mezzanine Store - 174.6 sq m / 1879 sq ft
	Office	163.0	1,755	
	First Floor	159.7	1,719	
	<b>Unit 4a &amp; 4b total</b>	<b>1,794.8</b>	<b>19,320</b>	
Economy Building	Storage	193.9	2,087	
<b>Totals</b>		<b>3,349.2</b>	<b>36,051</b>	

## Services

The property is served by mains water, drainage, gas and electricity.







## Planning and Redevelopment

The Site lies within New Forest District Council and is not subject to any Local Plan allocations or designations, apart from its location within the Ringwood Built Up Area. The Site is located outside of the Greenbelt and is not located within a designated Employment Area.

The majority of the Site is located within a Flood Zone 1 area (low risk of flooding), however part of the car park area is located in Flood Zone 2 and 3.

Any redevelopment of the Site would need to be sensitive to the nearby River Avon Site of Special Scientific Interest, Avon Valley Special Area of Conservation and the Avon Valley Special Protection Area, located on the other side of the Bickerley Millstream. The Site also lies within the Fordingbridge or Ringwood WwTW (Wessex Water) Nutrient Mitigation Area.

The Site presents a potential opportunity for a range of alternative uses, subject to achieving the necessary consents. It is also suitable for continued use as a brewery.

## Tenure

The majority of the Site is held freehold. The two largest warehouse buildings are held on 999 year leases at rents of £10 and a peppercorn.

The registered Title Numbers are HP264438, HP367165, HP421804, HP497301 and HP687048, HP367165 and HP383769. Copies of the registered titles can be made available on request, along with a summary of title.

## VAT

The property is elected for VAT.

## Site Area

Approximately 1.88 acres (0.76 hectares in total). The Brewery Site measures approx. 1.26 acres and the Car Park Site measures 0.62 acres.

## Business Rates

From 1 April 2023 Rateable Value £92,500

## Offers

We are inviting offers on an unconditional or conditional (subject to planning) basis on behalf of the Vendor for the freehold and long leasehold interests by way of informal tender. Further details on the sale process will be issued in due course.

## Viewings and Further Information

Viewings should be arranged through sole agents, Gerald Eve. There is strictly no access without prior appointment. We will be arranging viewing days in due course.

A data room will be made available with, amongst other documents, the following available:

- Measured Survey & Floor Plans
- Registered Title and title plan
- Energy Performance Certificate (EPC)
- Photographs
- Phase 1 Ground investigation report
- Topographical survey











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