



SHOOTASH DEVELOPMENT SITE FOR SALE

Romsey, Hampshire, SO51 6GA



SHOOTASH POULTRY FARM

Romsey, Hampshire, SO51 6GA

Romsey – 3 miles | Southampton – 9 miles

London Waterloo from Romsey – 2hrs 15 minutes
(Mileages are approximate)

Outstanding rural development
opportunity with current planning
consent for 3 Class Q conversions
and the potential for further
development STPP

The site comprises of three former poultry sheds
extending to approximately 8,300sq.ft. (770sq.m.) which
benefit from Class Q planning, an agricultural workshop
building and further dilapidated brick buildings

Set within a plot of 1.09 acres (0.44 ha)

Benefitting from open countryside views

Guide Price £850,000



SHOOTASH POULTRY FARM

Current Site:

- Approximately 1 acre plot with exclusive access from the A27.
- 3 disused poultry sheds with planning granted under Class Q permitted development ref: 24/01163/PDQS.
- Agricultural Workshop with a roller shutter door, with concrete block construction under a tin roof.
- Concrete block, under tin sheeting with a roller shutter door workshop.
- Disused/dilapidated brick sheds, along the rear of the plot.
- Level, private location, benefitting from countryside views.

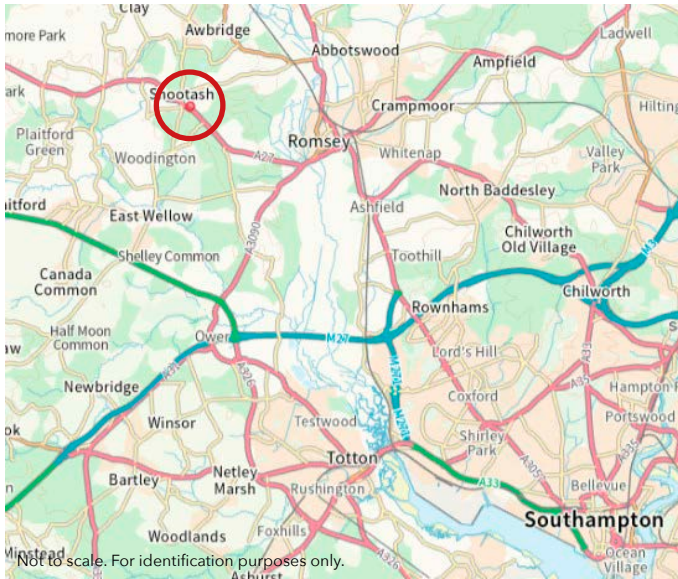
DESCRIPTION

Shootash Poultry Farm offers an excellent opportunity for residential development, with potential for further development STPP. Consent has been granted for the poultry sheds to be converted into three dwellings under the Class Q policy. The planning allows for two of the sheds to be converted into a set of semi-detached properties with 3 bedrooms each and a detached property with 5 bedrooms. The site has a further building which has been used for agricultural purposes which does not currently benefit from planning consent, however

there is potential for the site to be expanded, STPP.

The Site is accessed directly from the public highways along its own access, with a largely self contained, level and private site with views overlooking open countryside to the north.

These former poultry barns are no longer used for agricultural purposes but has fantastic potential to be built out into an attractive and exclusive courtyard of dwellings.



SITUATION

- Shootash is a small rural area nestled along the A27, about 2.5 miles north-west of Romsey. The area offers rural views and a peaceful countryside ambiance, with farmland and open space characterising the surroundings.
- The village of Wellow lies approximately 2 miles south-west of Shootash. In nearby villages such as Wellow or Awbridge, you'll find local village amenities, including a church, village hall, and primary schools like Awbridge Primary School (about 1.4 miles away).
- Romsey, as the nearest town, boasts a broader range of shops, pubs, restaurants, schools, churches, and community facilities.
- Romsey offers a wealth of leisure opportunities, from the Rapids Sports Complex with pools, gym, and family activities, to scenic walking and cycling routes through the Test Valley, River Test, and New Forest. Golf enthusiasts can enjoy nearby clubs such as Romsey Golf Course, while local attractions include Broadlands, Sir Harold Hillier Gardens, Paultons Park, and country parks like Farley Mount and Lakeside.

- Southampton: 9 miles south-east. Major city offering additional shopping, entertainment, and transport links.
- Winchester: 11 miles north-east. Historic cathedral city nearby.
- Salisbury: 12 miles south-east.
- Railway: The nearest station is Romsey, around 2.2 miles away.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Mains water and electricity connection available to site.

EPC

Not applicable.

Broadband availability

Superfast Broadband: Approximately 95.6% of premises in Romsey and Southampton North have access to superfast broadband (30 Mbps or faster).

Mobile Phone Coverage

Limited according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

Timber clad and frame under corrugated asbestos sheets.

Building safety

An asbestos report can be made available due to the construction of the sheds.

Local Authority

Hampshire County Council

Postcode

SO51 6GA

Directions

Exit the M27 at Junction 2 (signed A36 Salisbury / A3090

Romsey). Follow signs for Romsey (A3090). Continue on the A3090 towards Romsey for about 2.5 miles. At the roundabout near Romsey Rapids / Broadlands, take the exit onto the A27 west (towards Shootash / Whiteparish). Continue along the A27 for about 2 miles and arrive at Shootash.

Parking

On site parking

Local Planning

Test Valley Borough Council



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB: These particulars are as at 03/10/2025.

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