

CARLTON HOUSE

NETLEY MARSH

Unique opportunity for residential
development within The New Forest National Park

For Sale

FREEHOLD



Office Campus - Former home to Ramboll UK
Offers invited on an unconditional basis
Site extends to approximately 5.6 acres (2.27 Ha)



Carlton House, Ringwood Road, Netley Marsh SO40 7HT
www.carlton-house.info

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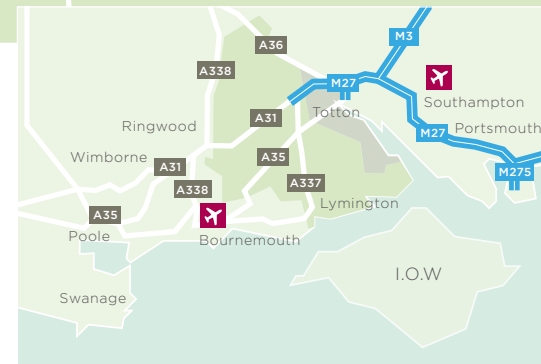


Location

Carlton House is located just off the southern side of the A336 Ringwood Road to the west of Netley Marsh. The A336 links to the east onto the A326 Totton bypass, which in turn provides access to the M27 at Junction 2 (drive time of approximately 5 minutes). To the west, the A336 joins the A31 at Cadnam, and in turn joins the M27 at Junction 1, with a similar drive time of circa 5 minutes from Carlton House.

The surrounding landscape is dominated by pasture and woodland, with small irregular field systems dating back to medieval times. The idyllic and ancient rural landscape of the area combined with excellent motorway access makes this an area of high residential demand both within The New Forest, and the wider Solent region.

Set within the New Forest National Park, and within the Forest North East Conservation area, Carlton House provides a truly unique opportunity for residential development within this heavily protected area.



Airports

Southampton airport is just 11 miles from Carlton House and Bournemouth airport is only 21 miles away by road. Both airports offer flights to many European cities and resorts as well as internal flights to major UK cities.

Drive times from Carlton House to:

Totton Train Station: 8 minutes
 Southampton Airport: 15 minutes
 Southampton City Centre: 18 minutes
 Winchester: 23 minutes
 Bournemouth Airport: 27 minutes
 Lymington: 28 minutes
 Bournemouth: 33 minutes
 Basingstoke: 39 minutes
 Portsmouth: 39 minutes
 London: 105 minutes

Train journey times from Totton Station:

Southampton: 17 minutes
 Southampton Airport: 19 minutes
 Winchester: 35 minutes
 Bournemouth: 38 minutes
 Basingstoke: 50 minutes
 Poole: 60 minutes
 Portsmouth: 60 minutes
 London: 90 minutes

Drive times are taken from the RAC Route Planner. Train journey times are taken from National Rail. Enquiries and are entirely dependent on the time of travel and engineering works.

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Site History

Carlton House, which was originally adapted and extended from a farm house in 1855, was mostly rebuilt following a fire in 1868 and was known as the Hants Reformatory for Boys. The site remained in this use until closure in 1908, after which time it was renamed Marley House. The site was eventually purchased by Gifford and partners in the early 1970s, and converted to office accommodation.

In the intervening years, the site has been extended, with the construction and conversion of the North Lodge, and South Lodge to offices from their original use as a sports and social club in the 1970s, through to the 1990s, together with the construction of The Studio in 2005.

The site has been in constant occupation as offices throughout this latter period, and is now being offered for sale with vacant possession, subject to a short term lease back of part to allow the owner occupier time to relocate.

Carlton House

Constructed in the 19th Century, Carlton House provides a combination of single and two storey accommodation, with brick elevations under a pitched slate roof. The building incorporates many original architectural feature common to both the period, and the locality which forms part of the Forest North East Conservation Area.

The building is an approximate 'horseshoe', surrounding a courtyard laid to brick paviours, and currently used for parking. The building benefits from lattice windows, and multiple entrances onto the courtyard from both wings, and the central structure housing the main entrance.

North and South Lodge

The North and South Lodge buildings are converted single storey barn structures, with a lower ground/basement area located under the South Lodge. Internally, the space provides mainly open plan accommodation, with male and female WCs located adjacent to the main entrance.

The Studio

The Studio comprises a modern purpose built office building over two storeys, with an additional lower ground floor currently providing canteen and kitchen facilities.

Elevations are part render and part timber clad under a flat roof incorporating large 'north light' style roof lights.

The Boat House

The boat House comprises a combination of single storey timber framed stores, with lapped wood elevations under pitched corrugated cement sheet roofs.

Remainder of site

The remainder of the site is mainly laid to landscaping, and gravel surfaced parking areas, providing spaces for approximately 100 cars, with the tarmac surfaced parking areas adjacent to The Studio and Carlton House currently providing circa 25 car spaces.



| Building | Floor/use | Sq m | Sq ft |
|-----------------------|--|-----------------|---------------|
| The Studio | Ground floor reception, canteen, kitchen and plant | 405.06 | 4,360 |
| | First floor offices | 646.82 | 6,962 |
| | Second floor offices | 600.43 | 6,463 |
| | Total | 1,652.31 | 17,785 |
| Carlton House | Ground floor offices and stores | 521.6 | 5,615 |
| | First floor offices | 353.55 | 3,806 |
| | Total | 875.15 | 9,421 |
| North and South Lodge | Ground floor office | 626.15 | 6,740 |
| | Lower ground office and stores | 197.09 | 2,121 |
| | Total | 823.24 | 8,861 |
| The Boat House | Ground floor store | 74.5 | 802 |
| Grand Total | | 3,474.50 | 37,400 |

Residential Market

From 2016 - 2019 the New Forest District only reached 43% of its required housing delivery targets. Netley Marsh lies to the west of Totton in the New Forest National Park in Hampshire. Average house prices in the New Forest have increased by 2% since 2017 with a current average of £394,814, 23% higher than the average sales price for the county. Over the past year detached properties have dominated the sales market and sold for an average of £523,511 within the New Forest District area.

Bartley, situated circa 1.7 miles west of Netley Marsh, had an overall average price of £378,708. Cadnam, circa 2.6 miles west of Netley Marsh, had average prices of £484,846 and Ashurst, circa 1.8 miles to the south, had average prices of £400,213. Lyndhurst is approximately 3.5 miles south west of Netley Marsh with average house prices of £466,938.

The Site offers the purchaser an excellent opportunity to deliver much needed housing set in the New Forest National Park. Limited new build development opportunities and overall shortage of housing stock we would expect to lead to strong sales demand.

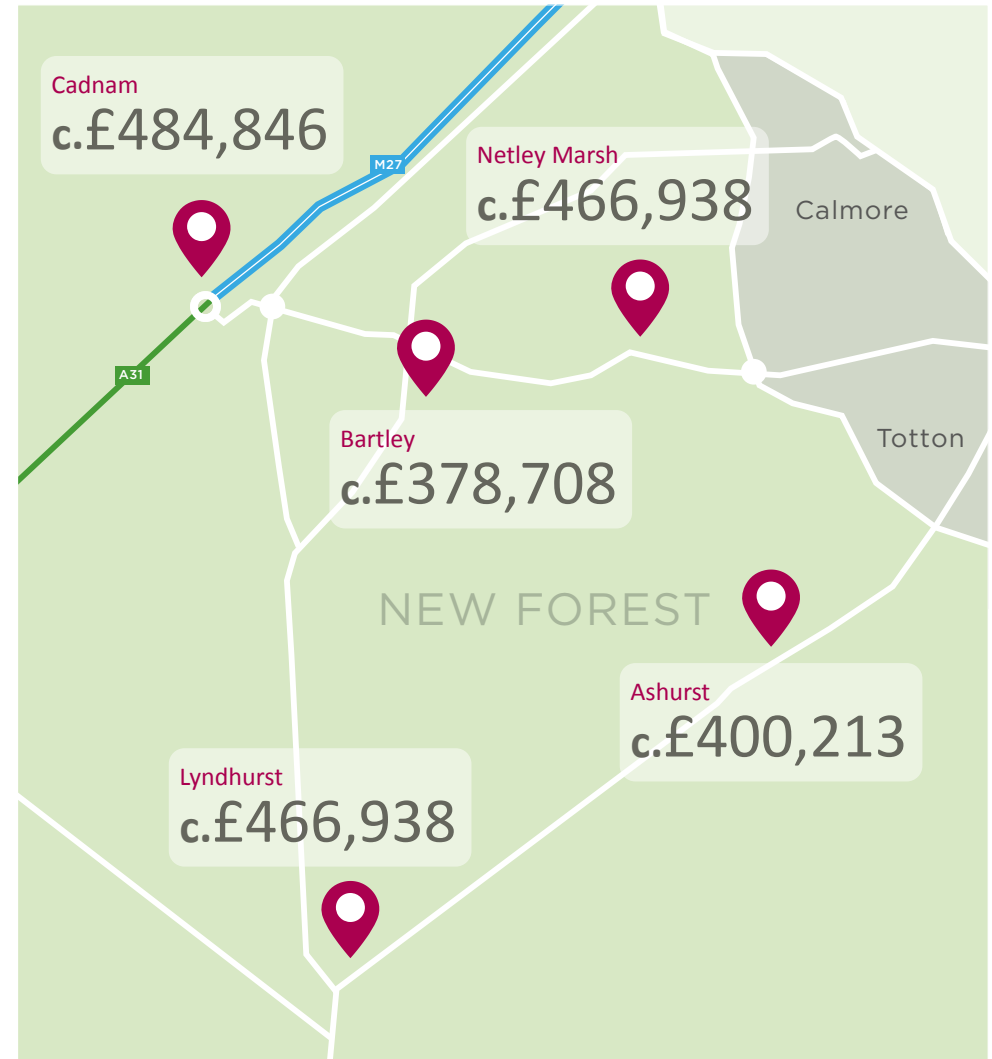
Current average house prices in the New Forest

Current average

c.£394,814

Detached properties

c.£523,511



Planning

Planning Overview

The site has no specific land use allocation in the recently adopted New Forest National Park Local Plan 2016 - 2036 (August 2019). There are no Listed Buildings on site. The site lies within the Forest North East Conservation area, however does not lie within the 400m buffer of the New Forest Special Protection Area, nor is it within the New Forest Special Area of Conservation or within a Site of Special Scientific Interest. Many of the special protections, both from a conservation and biodiversity perspective that normally apply across the National Park area, do not apply to this site given the site is previously developed.

CIL

The New Forest National Park Authority has to date not adopted CIL.

S106

Any redevelopment of the site will be subject to Section 106, payable by the purchaser, with the sum still to be determined.

Planning Position

In July 2019 an application for 'prior approval' for the change of use from office use to residential of the four buildings on site was submitted to New Forest National Park Authority, and determined in September 2019. The decision notice confirmed that Carlton House and the Studio office building could benefit from this permitted development right to change to residential without the need for planning permission, to 29 apartments (8 x 1 bedroom, 19 x 2 bedroom, 2 x 3 bedroom).



Carlton House looking north east towards Calmore and Romsey in the distance.

On review of the Local Plan, The Inspector concluded that there would be a remaining need for 460 dwellings over the plan period 2016-2036. Whilst the plan was adopted, it was against the backdrop of the park authority being unable to meet its housing needs over the plan period, and relying on potential windfall opportunities to meet the requirement. An opportunity exists, one which does not often present itself in the National Park, for a brownfield site being available to assist the New Forest in delivering both market and affordable housing to contribute in meeting the housing need in the area.

Pre Application

A pre application meeting was held with the New Forest National Park Authority w/c 20th January 2020. The overall sentiment was positive and the principal of residential redevelopment established. However, the Park Authority did have concerns over the overall density of the proposed scheme and interested parties will need to consider what would be deliverable and appropriate density within the National Park. A formal written response from the Senior Planning Officer from the New Forest National Park can be found in the Data Room.

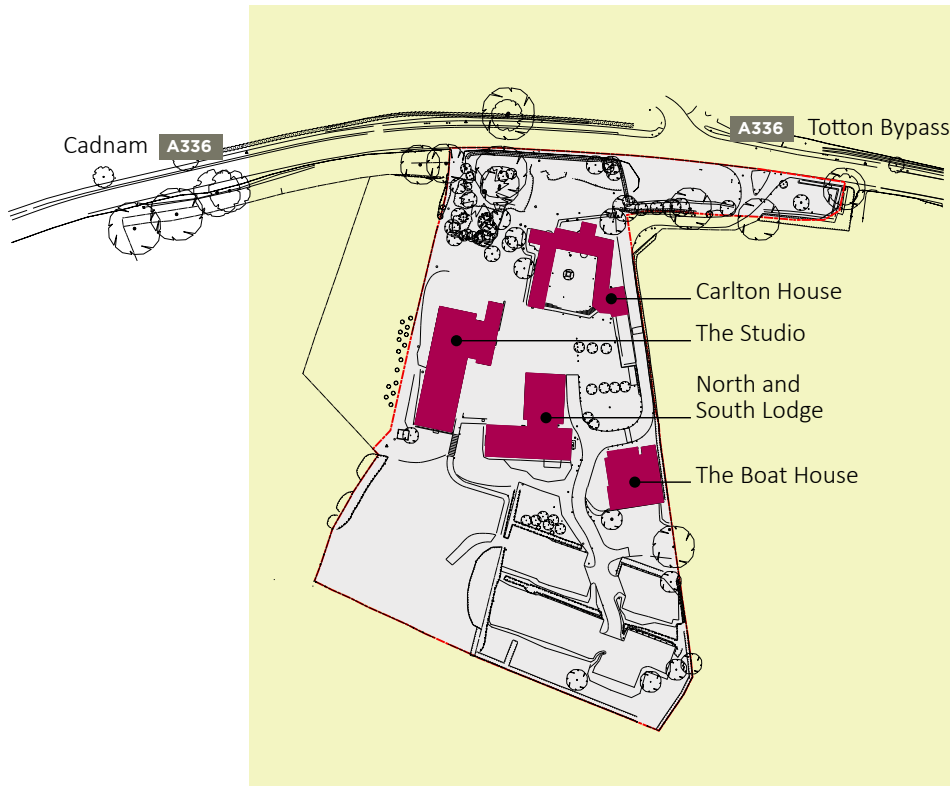


Carlton House looking south west towards Lyndhurst.

Further information is available on the data room: www.carlton-house.info

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The site is to be sold **FREEHOLD**

Method of Sale

Hellier Langston and Colliers are instructed to secure an unconditional sale of the site. The site is offered by Informal Tender and subject to contract. All offers should be for a fixed sum and unrelated to any other offer. The vendor is not obligated to accept the highest or any offer.

A date for offers will be confirmed in due course.

Tenure

The site will be sold freehold with vacant possession. The site boundary is indicated on the plan opposite.

Services

All interested parties are advised to investigate the availability of utility services to the site.

Technical Information

A full suite of detailed technical information relating to the site is available upon request.

www.carlton-house.info

Viewing

Viewing dates will be arranged with interested parties, access to the site outside of these times is prohibited. Prior to viewing, interested parties are advised to discuss any particular points which are likely to affect their interest in the site.

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