

FOR SALE



OFFICE 1 2 & 3, NORTH PARK BUSINESS CENTRE KNOWLE, FAREHAM, HAMPSHIRE, PO17 5LJ

Barn Style Office Buildings with Development Potential

- Guide Price £650,000
- Attractive Setting
- Conversion Planning Ref - 23/01185/PNRCOU
- Extension Planning Ref - 23/01186/FUL
- Good Transport Links
- Ready to go Development Site
- Suitable for Owner Occupier
- 9 Parking Spaces



Primmer Olds **B&S**



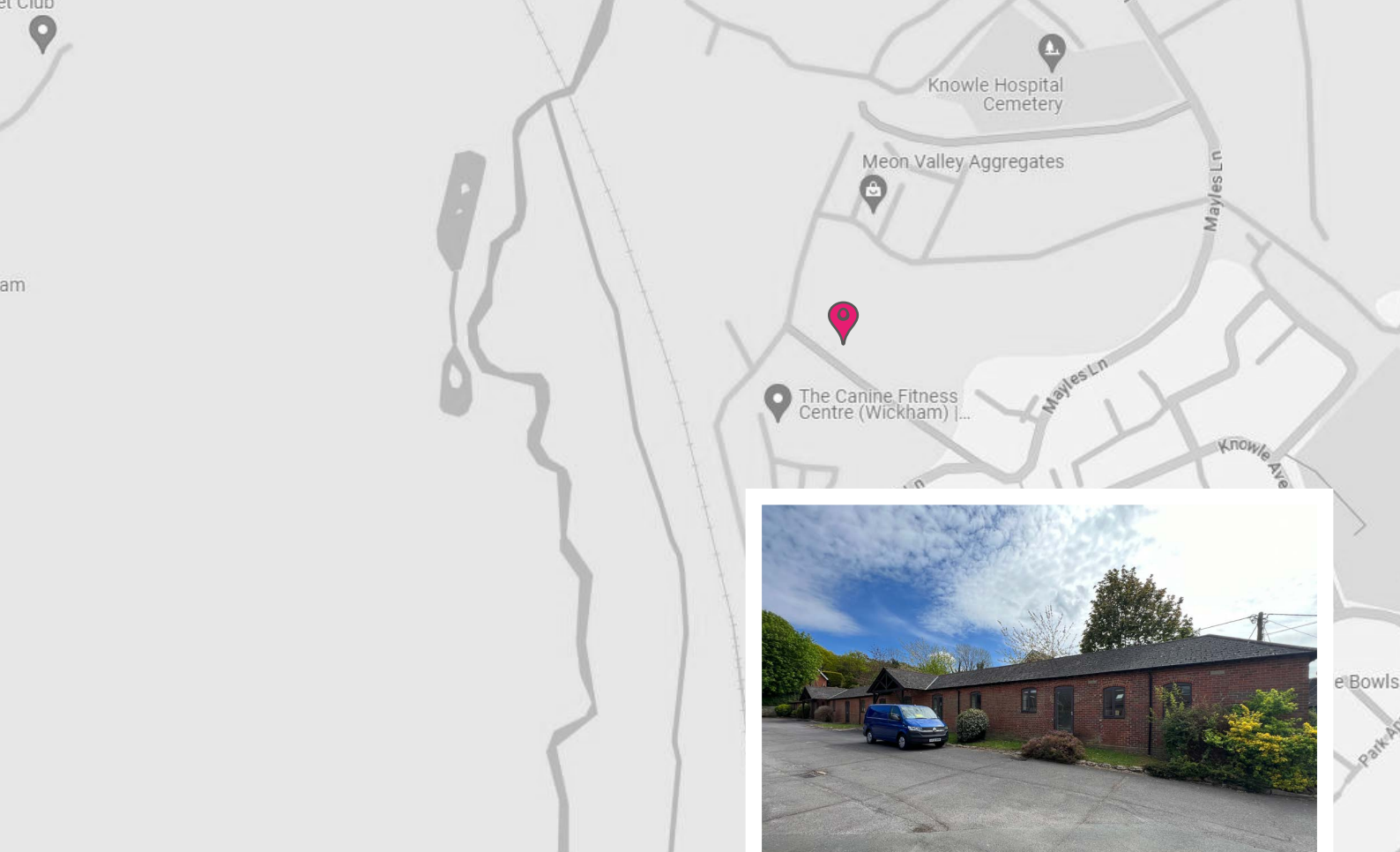
THE HISTORY

The structure which is now known as units 1, 2 and 3, North Park Business Centre began life as part of the grouped structures forming Knowle Farm. Knowle Farm dates back to 17th century, with the first map on which this appears carrying a date of 1805. Unfortunately, map quality being what it was at that time, the outbuildings are not clearly discernible. The earliest map on which the footprint of units 1, 2 and 3 can very clearly be seen dates from 1895, when its use was to house farm animals.

Knowle Farm was an integral part of the Knowle Mental Hospital (closed in the 1900's), the hospital, the farm and the gas works (now office accommodation about 100 yards away off site) were run as a self-contained community, with male patients from the hospital used to undertake the farm work. A branch railway line provided connection for visitors to the Hospital and was known as Knowle Asylum Halt (the word 'Asylum' was dropped in 1942). Remnants of the platform are still visible to this day.

Photographic records of the farm when in operation are available and clearly show units 1, 2 and 3 in its original format, before being tastefully converted to its present use during the '90's. Extensive physical signs of animal occupation can clearly be seen on the external brickwork.





LOCATION

1-3 North Park Business Centre is part of a small cul-de-sac of residential units located on the edge of the village of Knowle. This location offers a nice balance between a rural setting while excellent transport links to the M27, the beautiful village of Wickham is just a short drive away with excellent local amenities.

DESCRIPTION



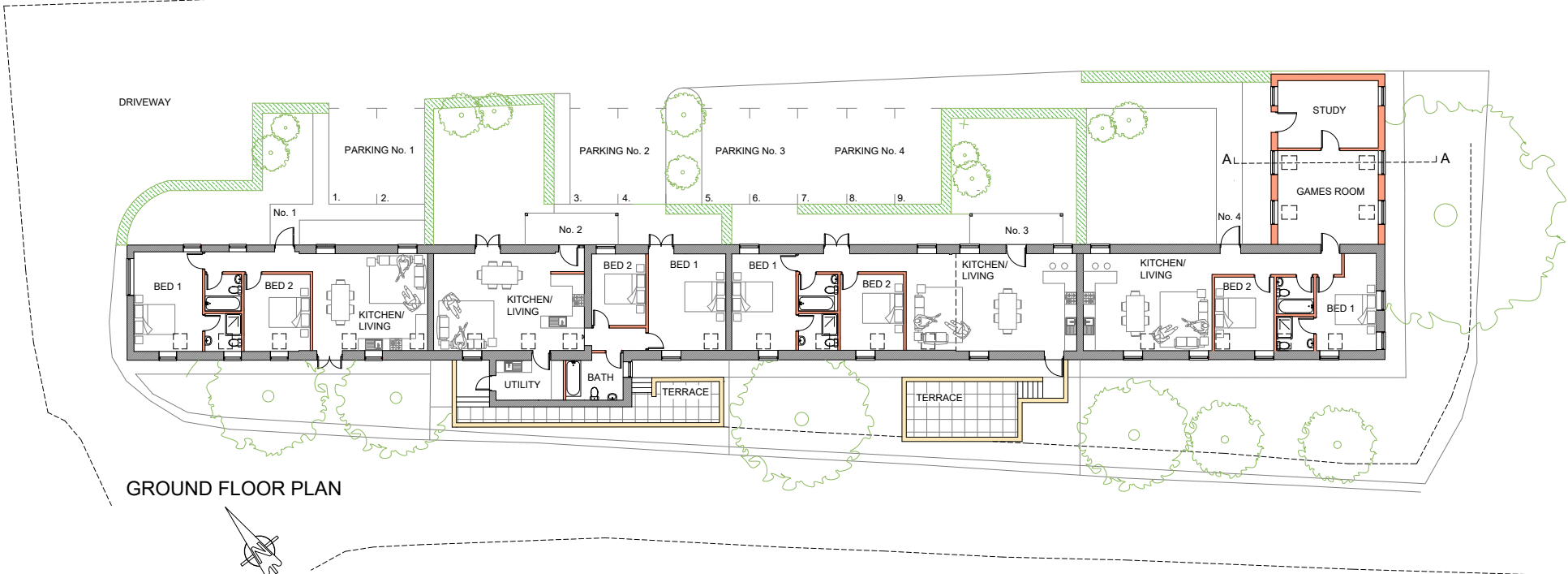
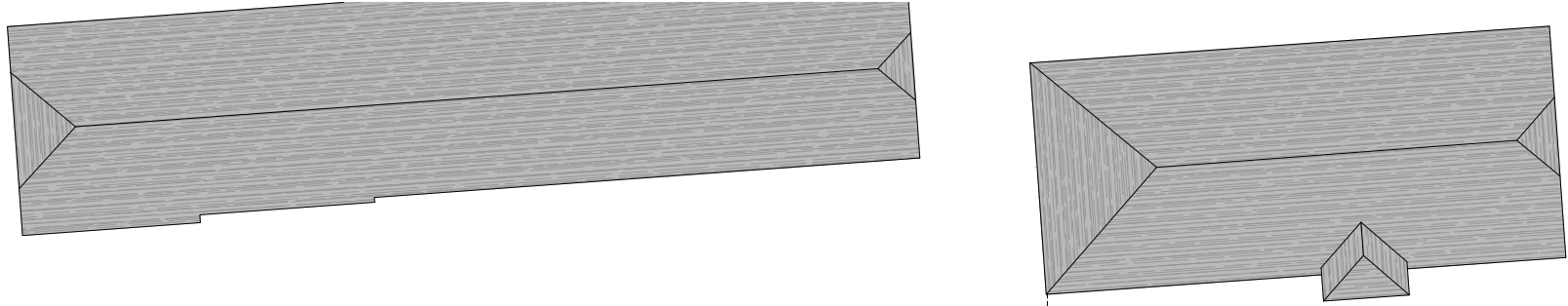
North Park Business Centre comprises barn style office buildings suitable for owner occupiers for a variety of uses. The site also benefits an excellent opportunity to acquire a site with planning permission granted for conversion into four residential units. Having historically been used as offices, the building is in good internal and external repair and is now ready for the new owner to undertake the development of the site.

PROPOSED ACCOMMODATION

Unit	sq.ft	sq.m
Unit 1	780	72.50
Unit 2	934	86.80
Unit 3	902	83.80
Unit 4	768	71.40
	sq.ft	Acres
Total	3,385	0.3

*Unit 4 - additional planning in place for the construction of an extension to provide a games room and study.

PROPOSED FLOOR PLAN



Floor plans attached for your information. These are not to scale and shown for indicative purposes only.

PLANNING

Planning has been granted for conversion from office to residential under reference 23/01185/PNRCOU.

Further planning granted for an extension of the building for a study and games room under reference 23/01186/FUL.

RATES

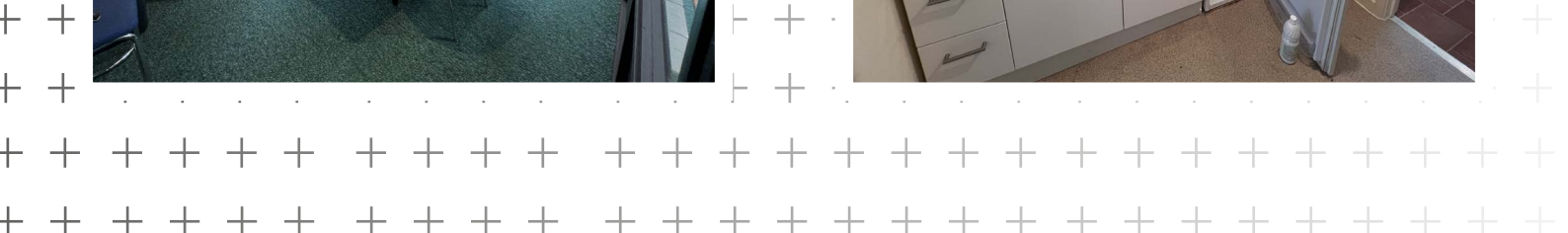
Rateable Value - £40,750
Source www.voa.org.uk The 2024/2025 small business multiplier is 0.499 (4.99p payable per £1).

EPC

To be assessed.



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TENURE

Freehold

TERMS

Offers invited in the region of £650,000 subject to contract.

VAT

We understand VAT is payable on purchase price.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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