North Plot, Land to the East of Darnel Road

HAMBLEDON ROAD, WATERLOOVILLE, PO7 7FZ



FOR SALE

Rare Opportunity to Purchase Freehold Land with Outline Planning Consent for 46,511 sq ft (4,321 sq m) Flexible Employment Use Class E(g), B2 and/or B8 on 2.94 Acres Situated 2 Miles from A3(M) Junction 3

**Aerial plan for identification purposes only*



For identification purposes only

Land for sale 5 mins from J3, A3 (M).

2.94 acres freehold site with outline planning consent. Planning consent for an industrial unit scheme which offers flexible unit sizes and configurations including up to 15% mezzanine flooring for flexible Class E(g), B2 and/or B8 use (detailed access, building layouts and building scale not reserved).

Traffic Regulation Order implemented for Darnel Road including:- Parking restrictions to facilitate two-way HGV access. Delivery/collection hours 0700 to 2100 Monday to Saturday and 0900 to 2100 on Sundays and public holidays HGV access permitted for articulated trucks (Class 1 or Category C+E vehicles).

Full utility services available with connection points in Darnel Road (electric, gas, water, broadband, foul & surface water drainage)

Rare opportunity to purchase freehold land with outline planning consent.
Of interest to **owner occupiers, investors and developers.**

Location & Connectivity

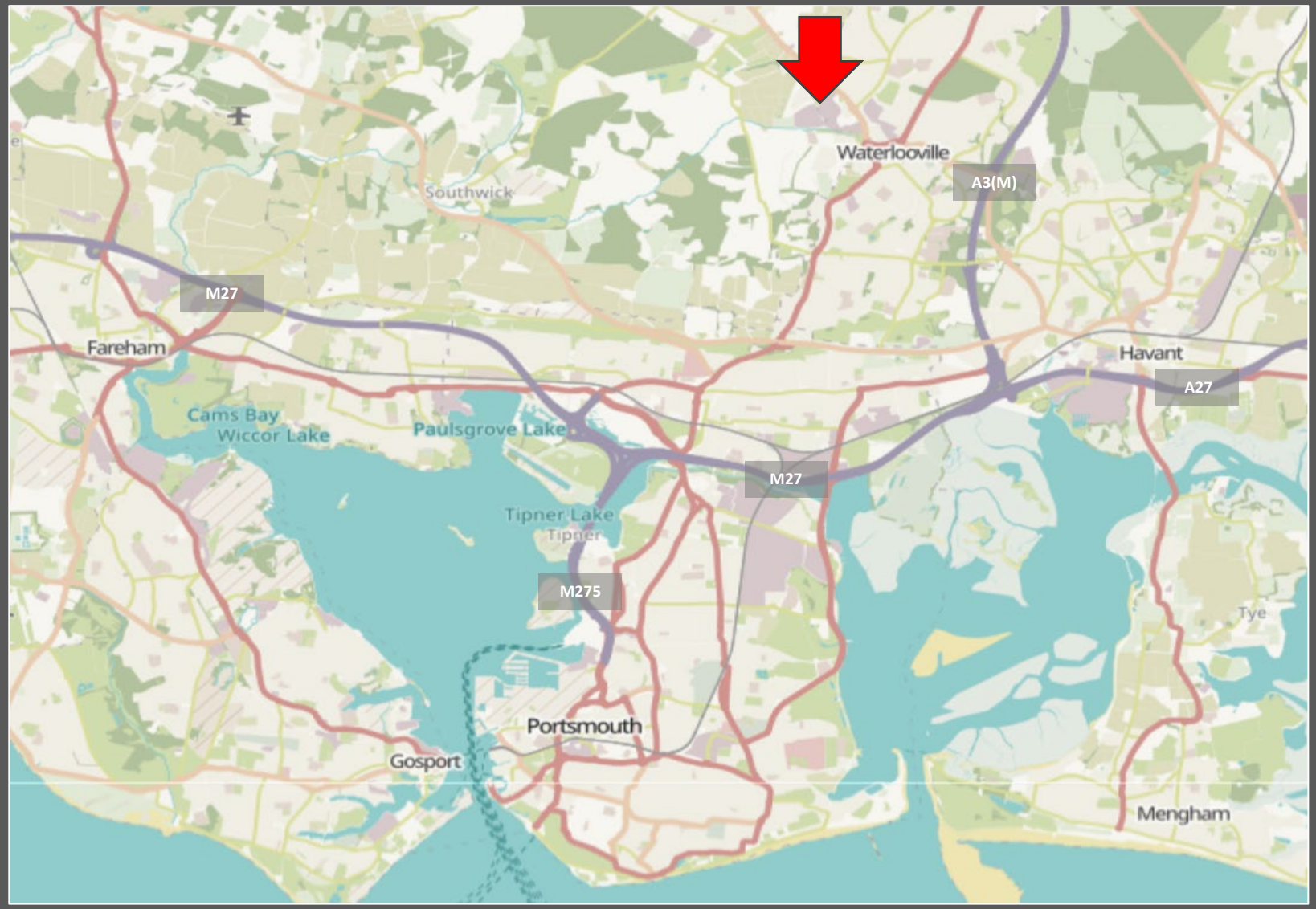
The site is located in an established employment area north-west of Waterlooville on the western side of Hambledon Road, close to Brambles Business Park. The Wellington Park residential estate has been developed to the south and east of the site. The new household Waste Recycling Centre is situated to the south. Waterlooville Town Centre is 1.25 miles distance away and J3, A3(M) is a 5 minute drive (approx. 2 miles).

Destinations	Miles
A3(M)	2.0
Waterlooville Town Centre	1.25
M27 J12	7.7
Portsmouth	6.6
Fareham	9.5
Southampton	21.5

ROAD The site is less than 3 minutes from Waterlooville Town Centre and 5 minutes from the A3(M), Junction 3.

RAIL The nearest mainline train station is at Cosham (4.7 miles south) providing frequent and fast rail connections to London.

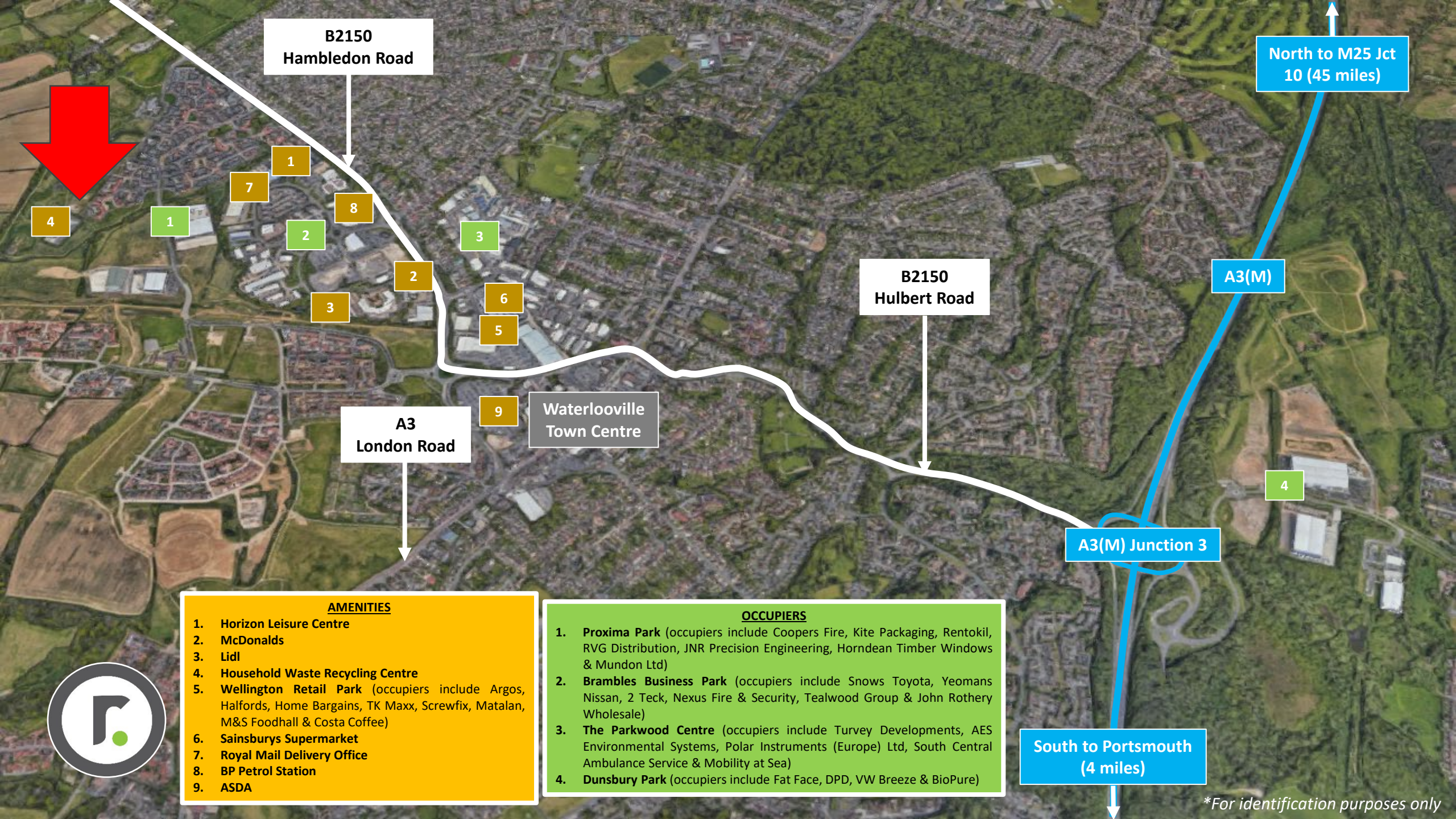
AIR Heathrow Airport is 59 miles away accessed via the A3(M). Southampton Airport is 21.5 miles away, west via the M27.



POPULATION The working age population in Waterlooville is 72,700.

LABOUR 480,000 skilled labour pool within a 60 minute drive.

EMPLOYMENT 6,000 people are employed in manufacturing, transportation and logistics.



AMENITIES

1. **Horizon Leisure Centre**
2. **McDonalds**
3. **Lidl**
4. **Household Waste Recycling Centre**
5. **Wellington Retail Park** (occupiers include Argos, Halfords, Home Bargains, TK Maxx, Screwfix, Matalan, M&S Foodhall & Costa Coffee)
6. **Sainsburys Supermarket**
7. **Royal Mail Delivery Office**
8. **BP Petrol Station**
9. **ASDA**

OCCUPIERS

1. **Proxima Park** (occupiers include Coopers Fire, Kite Packaging, Rentokil, RVG Distribution, JNR Precision Engineering, Horndean Timber Windows & Mundon Ltd)
2. **Brambles Business Park** (occupiers include Snows Toyota, Yeomans Nissan, 2 Teck, Nexus Fire & Security, Tealwood Group & John Rothery Wholesale)
3. **The Parkwood Centre** (occupiers include Turvey Developments, AES Environmental Systems, Polar Instruments (Europe) Ltd, South Central Ambulance Service & Mobility at Sea)
4. **Dunsbury Park** (occupiers include Fat Face, DPD, VW Breeze & BioPure)

**For identification purposes only*

Description

The site extends to a total of approximately 2.94 acres and is broadly level, rectangular shape. Access is from Darnel Road via Hambledon Road.



Aerial indicative plan taken from design and access statement



Ordnance Survey plan for identification purposes only

Owned freehold, this site is approximately 2.94 acres in total.

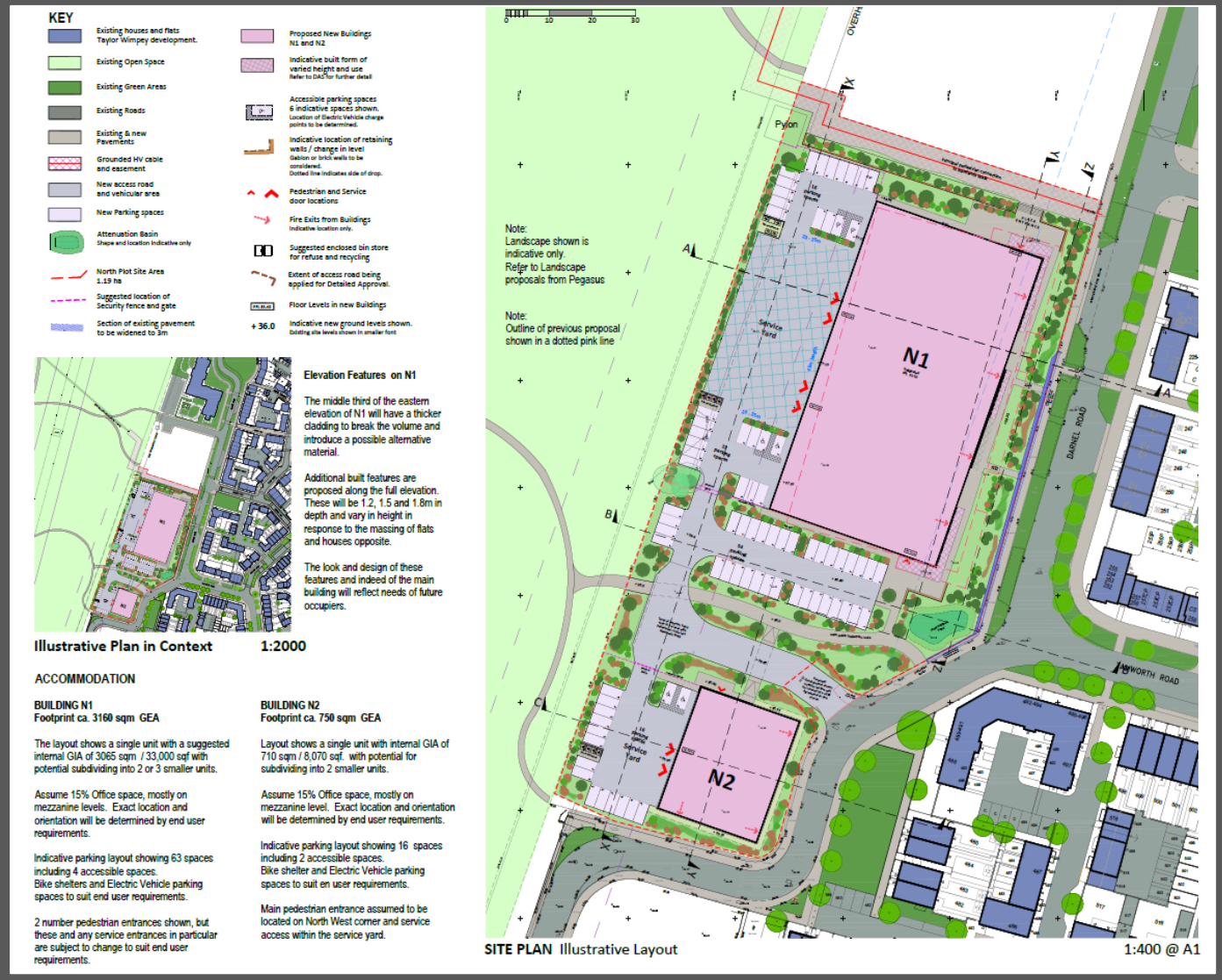
Planning

The site has planning permission granted by Winchester City Council for:

Erection of 2no. buildings (Building N1 comprising up to 3no. units and 3,513 sqm of GIA (including mezzanines) and Building N2 comprising up to 2no. units and 808 sqm of GIA (including mezzanines)) for flexible Class E(g), B2 and / or B8 uses plus associated vehicular, pedestrian and cycle access, parking, servicing and landscaping (detailed access, building layouts and building scale not reserved).

Planning Application Reference: 21/00570/OUT
Decision Date – 16.02.2023

Preservation of consent is being actioned.



Planning Permission for Class E(g), B2 and/or B8 Uses

Tenure

For Sale Freehold.

Planning

The site has planning permission granted by Winchester City Council under **21/00570/OUT**.

Technical

A data room is being prepared as part of the site sale. Access will be granted upon completion of registration. (Please contact Agent for date of availability)

Sales Process

The site is being offered for sale Freehold for £3,000,000 with the benefit of the existing outline planning consent.

VAT

VAT will apply.

Legal Costs

Each party responsible for their own legal costs.



North Plot, Land off Darnell Road, Waterlooville **SAT NAV: PO7 7FZ**

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

Adrian Whitfield
Realest
07901 558730
adrian.whitfield@realest.uk.com

Lauren Udall
Realest
07799 623239
lauren.udall@realest.uk.com

realest
023 8202 3999
realest.uk.com

Viewing days are to be arranged in advance and by appointment only.

Realest give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken – some of the images are archive taken prior to previous occupation.