

For Sale

- Approx. 25% let with £40,250 current income
- Total site area of circa 2.185 acres
- Net usable area of circa 1.245 acres
- B8 Planning Consent
- Approx. 1 mile from Junction 2 of the M27



Description

Riverside Yard comprises a substantial yard/open storage site extending to approximately 2.185 acres in total, with the net usable area extending to circa 1.245 acres. The total site area is hatched red on the plan, with the net usable area hatched blue.

The site is accessed via a concrete lane, which forms part of the title, and is mainly hardstanding with a small area of unsurfaced ground. Water and electricity are available on site. There is also an old farm building, although this is in derelict condition.

Approximately 25% of the site is currently let, producing an income of £40,250 per annum. The property therefore provides an exciting opportunity for an owner occupier to acquire a sizeable yard/site for their own use, whilst also benefiting from an existing income stream from occupiers on site.

The property also offers an excellent opportunity for investors to increase the overall income by letting the vacant areas of the site to new occupiers.

The current tenancy layout plan and tenancy schedule are included at the end of this brochure.

Accommodation (Total site area)

Floor	Area (acres)	Area (hectares)
Total	2.185	0.88

Energy Performance Certificate

No EPC is required as there are no usable buildings present on the site.



Terms

Unconditional offers are invited at a price of £1,400,000.

The freehold is held under title numbers: HP250983 and HP242362. Copies are available upon request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £36,750. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

Riverside Yard is situated off Romsey Road in Ower, close to the edge of the New Forest and immediately accessible from the A36. The site lies approximately 1 mile from Junction 2 of the M27, providing convenient links towards Southampton, Romsey, Totton and the wider Hampshire motorway network.

Southampton city centre is around 8 miles away, offering access to a broad range of services, amenities and commercial facilities. The location is well suited to occupiers seeking an accessible yard/site with strong road connections across the South Coast.

For all enquiries:

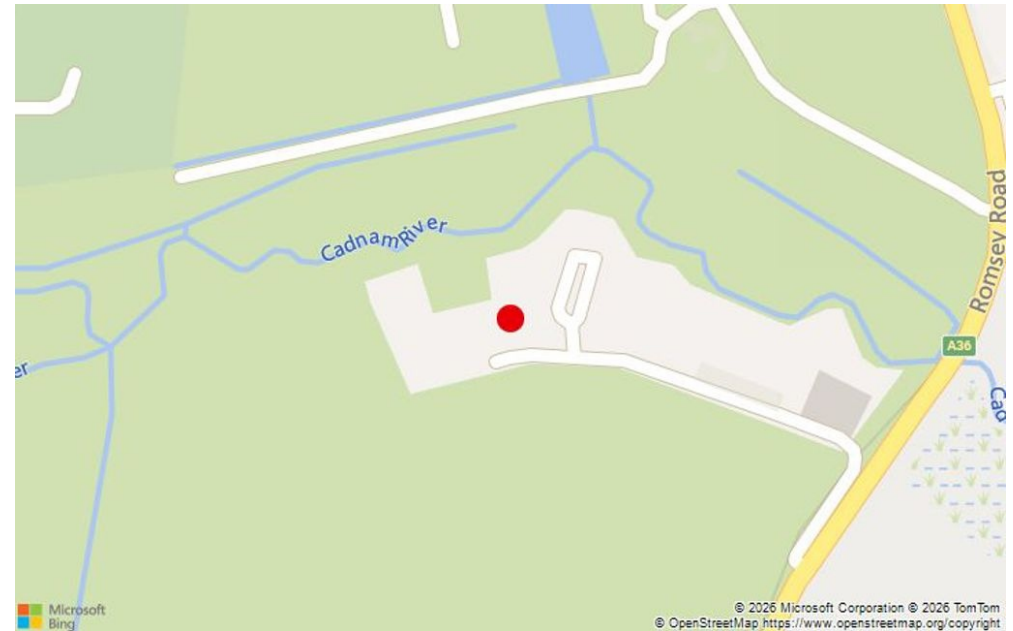
James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

Ben Duly

Email: bduly@vailwilliams.com
Direct Dial: **01202 558262**

Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 01-Jul-2026



Tenancy Schedule

Open Storage, Riverside Yard, Romsey Road, Ower, Romsey, SO51 6AF

Tenant	Rent (pax)	Plan Location	Area (m2)	Basis / Comment
JK Ltd	£18,000	2	610	5 year lease ending 21/02/2031. Open storage in three areas with 3 containers owned by JK Ltd and 2 containers owned by landlord. Break clause 22/02/2029.
O Ltd	£6,000	4	85	Rolling licence - three months notice required. Open storage inc 1 x container hired by SWAM Ltd. Rent includes removal of green waste by grab lorry.
UKL Ltd	£10,800	1	250	Rolling licence - three months notice. Open storage inc 1 x container and 1 waste bin hired by UKL Ltd.
W Ltd	£3,200	6	85	Rolling licence - one months notice. Open storage for a water tanker and 1 container owned by W Ltd.
LG	£1,800	3	140	Storage agreement - one months notice. Open storage for storing and repairing pallets.
MC	£720	5	25	Storage agreement - one months notice. Parking for one enclosed car trailer.

Note: tenant names have been abbreviated as supplied. Rent and area figures are otherwise retained.

