



HASLAM'S
CHARTERED SURVEYORS



CHARLTON PLACE
CHARLTON ROAD
ANDOVER
HAMPSHIRE
SP10 1RE

PRIME RESIDENTIAL DEVELOPMENT
SITE WITH PLANNING PERMISSION

FOR SALE

THE OPPORTUNITY

- Consented development site
- Tenure freehold
- Site area 6.44 hectares
- Outline planning permission for up to 130 private residential dwellings
- Mature, attractive landscaped setting
- 300 metres from Andover High Street and 500 metres from Andover railway station
- Vacant Possession



LOCATION & TRANSPORT LINKS

Andover is in the county of Hampshire approximately 12 miles to the northwest of Winchester, 15 miles to the southwest of Newbury, 17 miles to the west of Basingstoke and 60 miles to the southwest of central London.

Charlton Place lies on the north side of Charlton Road, close to Andover High Street and within easy walking distance of Andover railway station.

Andover town centre is the subject of a Council-led redevelopment which began in 2020.

The redevelopment will create a bright new town centre that will draw people in to live, relax and shop, and help businesses to thrive and grow. It will also include a new theatre on the High Street with a seating capacity of over 400.

www.thinkandovertowncentre.co.uk/masterplan

Andover has 22 state funded primary and secondary schools, including the top-ranked The Mark Way School, St John the Baptist Catholic Primary School and Harrow Way Community School, as well as independent schools including Rookwood School and Farleigh School.

Andover College which offers A Levels, technical and vocational courses is to the south of the site, and there are several supermarkets within easy walking distance.

Rail

Trains run from Andover railway station directly to London Waterloo up to 62 times per day and take just over an hour.

Road

The M3 Motorway lies 15 miles (20 minutes) to the east, the M4 Motorway lies 21 miles (33 minutes) to the north and the M27 Motorway lies 26 miles (45 minutes) to the south.



Scan / click to view
Andover's master plan

ANDOVER

Demographic

Andover has a population of around 50,887 which is expected to reach 53,715 by 2027, with an average salary of £40,798 which is 9% higher than the national average. The average property price in Andover is £309,368 which is 15% higher than the national average.

Residential Market

Andover's good transport links to London and the South-West, as well as its range of schools, makes it attractive for families and commuters. As a result, Andover's residential property market has experienced steady price growth year-on-year.

Most new residential development in Andover is taking place in its three major out-of-town developments known as Augusta Park, Picket Twenty and Picket Piece, with only limited development in the town centre.

While the town centre has a large population within walking distance, there is a desire for more in-town living, especially among younger people.



SITE DESCRIPTION

The site currently provides a 1980s-built office complex of circa 192,000 sq ft with 464 car parking spaces, amenity space and wooded areas in grounds of approximately 6.44 hectares (15.91 acres). The site's existing buildings have been stripped out and de-Listed.

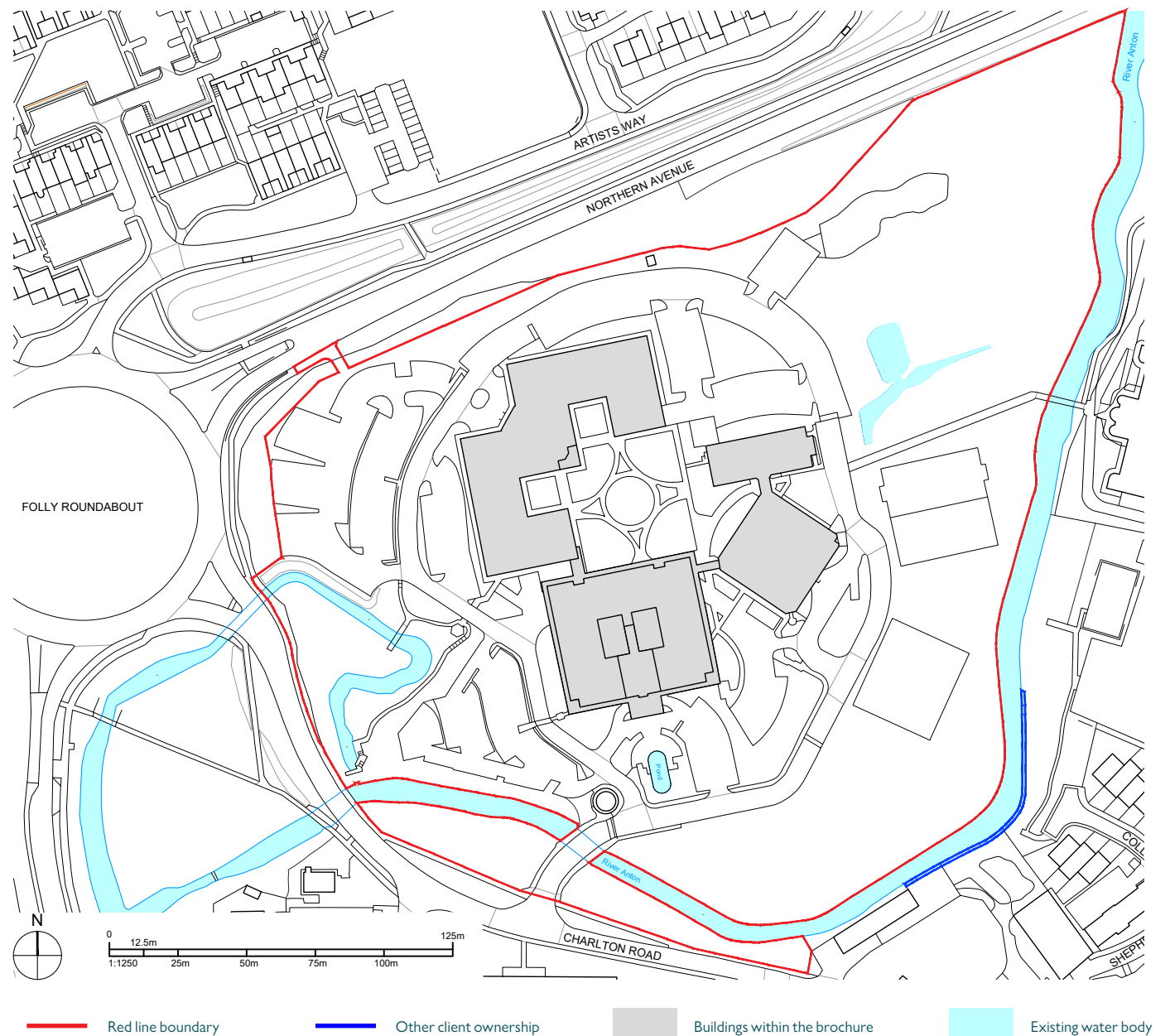
The site is relatively level and contained by tree-lined boundaries, with vehicular access from its southern boundary with the adopted highway known as Charlton Road over a bridge across the River Anton.

The site's eastern boundary abuts the River Anton which is an attractive chalk stream and tributary of the River Test.

The site does not fall within a Conservation Area and the part of the site where development is proposed falls with Flood Zone 1 (low risk).

The attached Site Location Plan shows the precise extent of the site edged red and blue.

Site Location Plan



PLANNING PERMISSION

The vendor has secured outline planning permission for the site, dated 24th February 2026 (planning application reference no. 25/00062/OUTN) which grants consent for "Outline planning application (all matters reserved excluding access) for demolition of existing buildings and development of up to 130 dwellings (Use Class C3) with associated works.

It is proposed that the development will deliver up to 130 new residential dwellings with the following indicative private dwellings mix:

Dwelling type	No. of type
1 bedroom maisonettes	2
1 bedroom apartments	13
2 bedroom apartments	28
2 bedroom houses	16
3 bedroom houses	56
4 bedroom houses	15
Total	130

The site's outline planning permission provides the buyer with flexibility to decide on the eventual dwelling mix.

The permission is subject to various planning conditions and the terms of a S106 Legal Agreement.

Copies of the Planning Decision Notice and S106 Agreement are available in the Data Room which is available to interested parties upon request.

The consented development includes the demolition of the site's existing buildings and the delivery of a high-quality residential development up to 130 dwellings with landscaped grounds and associated access for vehicles, pedestrians and cycle routes.

Details of appearance, landscaping, layout and scale are reserved and will be determined in the future at reserved matters stage.

There is no requirement for the consented development to provide affordable housing unless the floor area of the new development scheme exceeds 17,855 sq m (192,189 sq ft) Gross Internal Area.

A purchaser could deliver affordable housing in part or whole at the site and secure relevant funding accordingly.

Whilst the site is being sold with the benefit of its outline planning permission, there is no requirement for the purchaser to implement that permission. After purchasing the site, the purchaser may vary the existing permission or apply for a new permission if preferred, at its own risk.

Copies of all relevant planning application documents and drawings are available in the Data Room.



OBLIGATIONS

Planning Contributions

Implementation of the site's planning permission would trigger the obligations and financial contributions contained in the S106 Legal Agreement which would become the responsibility of the purchaser.

A summary is as follows:

NHS contribution	£80,791
Education contribution	£631,609
Sports provision contribution	£345,097
Total S106 contributions	£1,057,497

Community Infrastructure Levy

Community Infrastructure Levy (CIL) will be payable on all private dwellings developed at a rate of £98.05 psm (Zone 4 - Andover).

However, if the future purchaser decides to deliver affordable housing on all or part the site, CIL would not be payable on the affordable dwellings.

Nitrate Neutrality

The vendor has entered into a Nitrate Allocation Agreement dated 22nd May 2025 with Roke Manor Limited to mitigate the impact of the proposed development (based on 130 units) on nitrate levels.

A summary is as follows:

Nitrate neutrality payment	£1,314,000
Less 1st deposit (paid by the vendor)	£75,000
Less 2nd deposit (paid by the vendor)	£75,000
Site purchaser to pay	£1,164,000

Tree Preservation Order

The site is subject to a blanket Tree Preservation Order, but the planning permission contains an approved list of trees for removal. That list could be varied by the future purchaser of the site.

Services

The existing electricity substation and Openreach cabling on the site remain live.

Gas and water services have been disconnected from site but remain available for reconnection.

There is a private surface water drain which crosses the site.

Further details of the surface water drain and the site's services are available in the Data Room.

Prospective purchasers are advised to make their own independent enquiries with the individual authorities to verify the capacity of such services.



OFFERS

Written offers for the freehold interest in the site are invited with the benefit of outline planning consent as below:

Offers should include information on the following key points:

- A summary of the proposed development including scheme layout
- The net purchase price after allowing for s106 costs, CIL and nitrate neutrality credit cost
- Identify any additional abnormal costs assumed to calculate the net purchase price
- Confirmation that a 10% deposit at exchange of contracts will be provided
- Status of any Board approval at point of bidding and required to enable exchange and completion
- Any conditions of the offer requiring satisfaction prior to exchange
- Proposed timing to effect an exchange and completion of contracts
- Whether any debt is required to complete the purchase
- Details of solicitors acting for the buyer

All offers should be marked

“Charlton Place, Andover – Offer to Purchase”

Addressed to:

Mr Chris Newman, Haslams Surveyors LLP,
Apex, Forbury Road, Reading, Berkshire RG1 IAX

or

chrisnewman@haslams.co.uk

Closing date:

12 noon on Thursday 9th April 2026

Method of Sale

The site's freehold interest is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice.

Tenure

The site is owned freehold and available for sale with vacant possession being delivered on completion.

VAT

The vendor has opted to tax the site.

The purchaser will therefore need to pay VAT on the purchase price.

Anti-money Laundering Regulations

To comply with Anti-Money Laundering regulations, Haslams Surveyors LLP undertakes ID checks for all successful purchasers and tenants where legislation requires us to do so.



DATA ROOM

Access to the site's Data Room is available to interested parties upon request and includes:

- Land Registry freehold title and title plans
- Landowner's CPSEs
- Planning Decision Notice
- SI06 Legal Agreement
- Planning application drawings
- Planning application reports and surveys
- Topographical survey
- Geotechnical ground investigation report
- Utilities Information
- Nitrate Neutrality Agreement

The purchaser will be assigned the copyright to the reports, surveys and drawings which accompanied the planning permission free of charge.

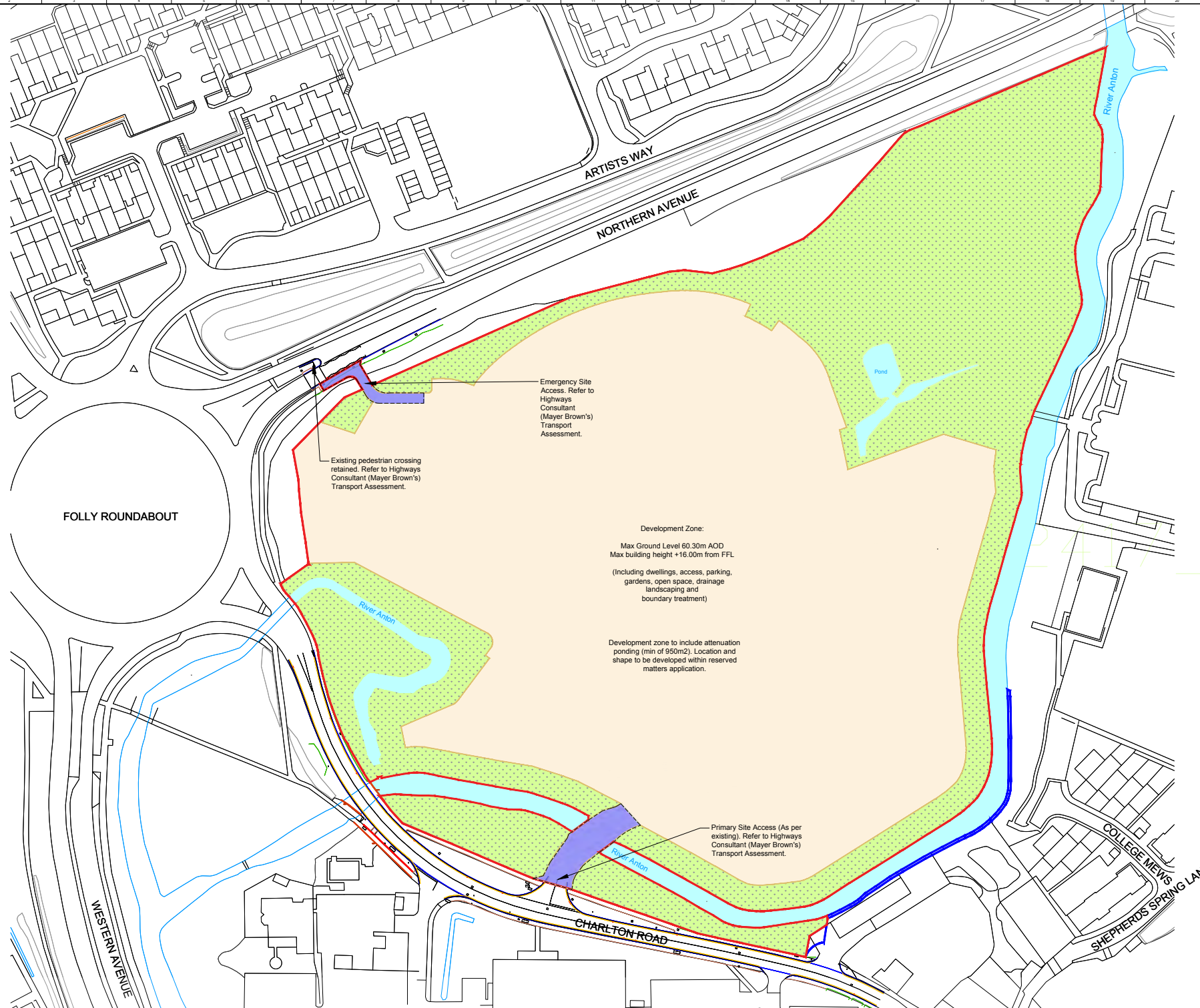




LEGEND

- Red Line Boundary
- Other Client Ownership
- Entrance Road (+ path) & Emergency Road
- Proposed Built Development Zone
- Open Space (to include Woodland & River Frontage Open Space)
- Existing Water Bodies within Site Boundary

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FOLLY ROUNDABOUT

ARTISTS WAY

NORTHERN AVENUE

River Anton

Pond

Emergency Site Access. Refer to Highways Consultant (Mayer Brown's) Transport Assessment.

Existing pedestrian crossing retained. Refer to Highways Consultant (Mayer Brown's) Transport Assessment.

Development Zone:
 Max Ground Level 60.30m AOD
 Max building height +16.00m from FFL
 (Including dwellings, access, parking, gardens, open space, drainage landscaping and boundary treatment)

Development zone to include attenuation ponding (min of 950m2). Location and shape to be developed within reserved matters application.

Primary Site Access (As per existing). Refer to Highways Consultant (Mayer Brown's) Transport Assessment.

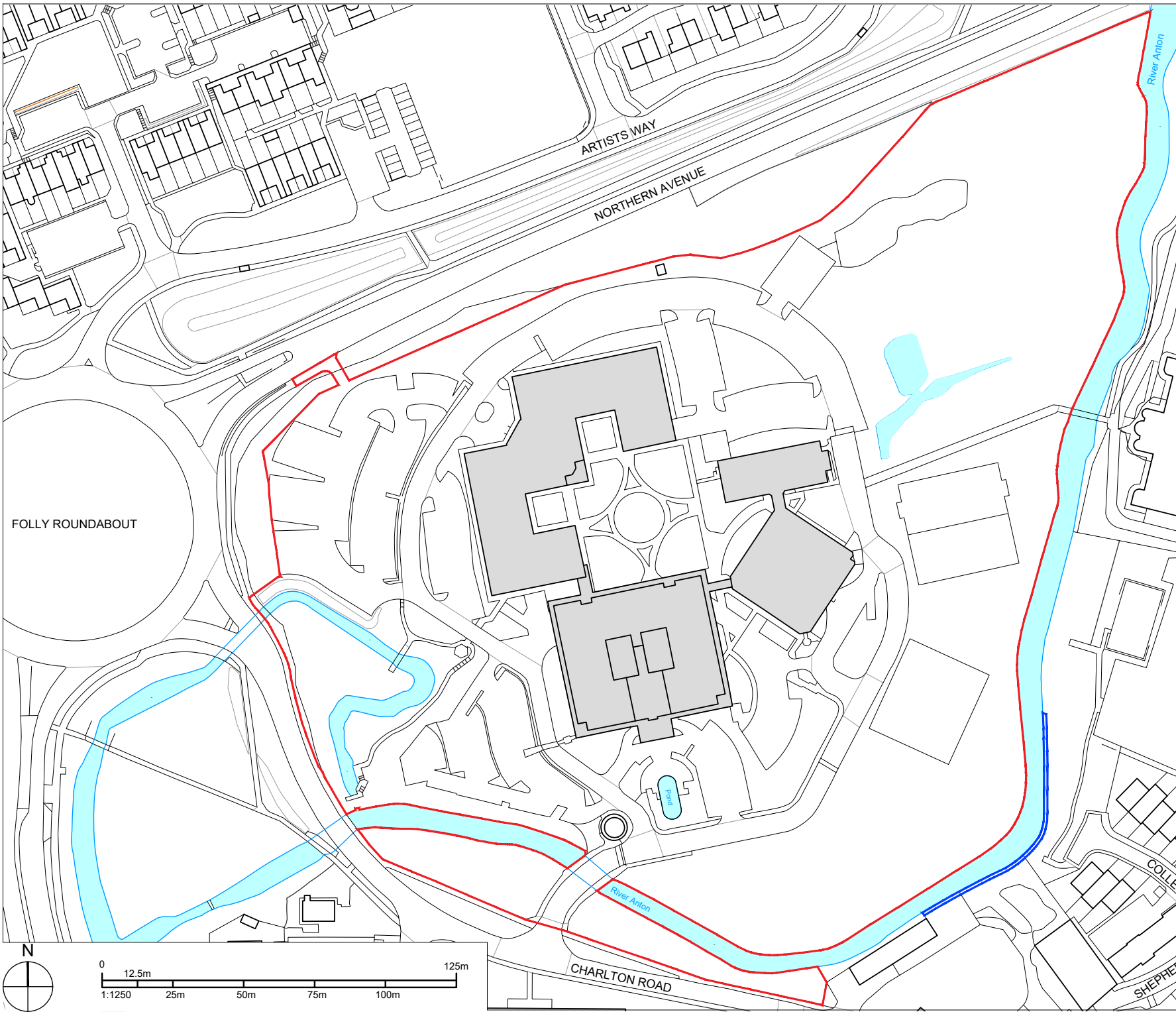
CHARLTON ROAD

WESTERN AVENUE

COLLEGE MEWS
 SHEPHERDS SPRING LANE



Rev.	By	Date	Comment	Drawn Only
Issue Purpose				
INFORMATION				
tp bennett				
<small>Charlton Place, London, SE17 9AG +44 (0)20 2688 2000 www.tpben.co.uk</small>				
Project				
CHARLTON PLACE				
CHARLTON ROAD				
ANDOVER SP10 1RE				
Drawing Title				
Development Zones / Heights				
/ Site Access & Egress				
Parameter Plan				
Rev.	By	Date	Comment	Drawn Only



CLIENT _____
 STRUCTURAL ENGINEER _____
 SERVICES ENGINEER _____
 CONSULTANT _____
 KEY PLAN _____

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- Red Line Boundary
- Other Client Ownership
- Buildings within the Boundary
- Existing Water Body

Rev.	Suit.	Date	Comment	Drawn	Chk'd
02	S4	13.11.25	Boundary to Gillist Hall Amended	MD	NH
01	S4	19.11.24	Issued for Planning	HL	MD

Issue Purpose
INFORMATION

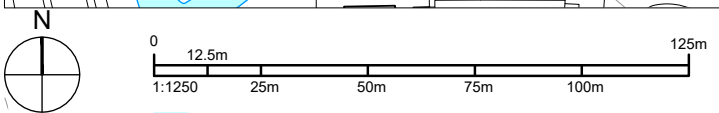
tp bennett
 One America Street London SE1 ONE | +44 (0)20 2408 2000 | www.tpbennett.com

Project
**CHARLTON PLACE
 CHARLTON ROAD
 ANDOVER SP10 1RE**

Drawing Title
**SITE
 LOCATION
 PLAN**

Drawn	Date	Scale @ A3	Alt. Ref.	File
HL	17.09.24	1:1250		000000

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PROPOSED LANDSCAPING



Open space & native boundary trees

- Acer campestre
- Alnus glutinosa
- Betula pendula
- Carpinus betulus
- Corylus avellana
- Crateagus monogyna
- Fagus sylvatica
- Malus sylvestris
- Prunus avium
- Quercus robur
- Salix alba
- Sorbus aria
- Sorbus aucuparia
- Tillia cordata



Internal ornamental & street trees

- Acer campestre 'Streetwise'
- Amelanchier arborea 'Robin Hill'
- Betula pendula
- Carpinus betulus 'Lucas'
- Sorbus columna
- Malus trilobata
- Prunus avium 'Plena'
- Pyrus calleryana 'Chanticleer'
- Sorbus aucuparia 'Sheerwater Seedling'
- Tillia cordata 'Rancho'
- Tillia tomentosa 'Brabant'
- Ulmus 'New Horizon'



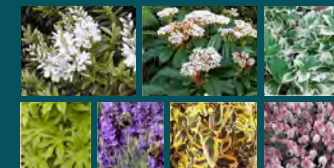
Native hedge planting

- Mixed Native Hedgerows
- 10% Cornus sanguinea
- 10% Corylus avellana
- 40% Crataegus monogyna
- 5% Ligustrum vulgare
- 25% Prunus spinosa
- 5% Rosa canina
- 5% Viburnum lantana



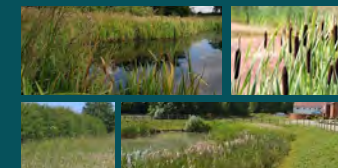
Ornamental shrubs

- Cistus corbariensis
- Cornus sanguinea
- Euonymus fortunei 'Silver Queen'
- Fatsia japonica
- Hebe 'Nicola's Blush'
- Hebe rakaiensis
- Viburnum davidii



Ornamental hedge planting

- Carpinus betulus (Hornbeam)
- Ligustrum ovalifolium (Privet)
- Osmanthus x burkwoodii
- Skimmia spp
- Prunus spp
- Escallonia spp
- Mixed native species hedges to site boundaries



Attenuation basin planting & wetland meadow

- Emorsgate Wet Grass Mix EM8
- Dogwood (Cornus sanguinea)
- Coppiced Willow (Salix spp)
- Alder (Alnus glutinosa)
- Downy Birch (Betula pubescens)



Test valley Tree Planting Scheme (2021) to include:

- Field Maple
- Hazel
- Beech
- Hawthorn
- Alder
- Blackthorn
- Oak
- Lime

Species Rich Wildflower Grass

- Emorsgate EM2
- General Purpose Meadow Mix
- EH 1 Hedgerow Mix
- EM10 Tussock Mix

Application site boundary

Existing / retained vegetation

Proposed native tree planting

Proposed wet woodland tree planting

Proposed specimen tree planting

Proposed street tree planting

Existing / retained vegetation

Proposed native tree planting

Proposed wet woodland tree planting

Proposed specimen tree planting

Proposed street tree planting

Proposed wet grass mix

Proposed species rich wildflower mix

Proposed play spaces

Proposed seating

Proposed reedbeds

VIEWINGS & ENQUIRIES

All enquiries should be directed to the vendors' sole agent:



Chris Newman
07879 600064
chrisnewman@haslams.co.uk

Neil Seager
07879 600069
neilseager@haslams.co.uk

Block viewings of the site will be held at the following times (no appointment necessary):

- 11.00am on Wednesday 11th March 2026
- 11.00am on Wednesday 25th March 2026
- 11.00am on Wednesday 8th April 2026

Please note that parties must not enter the site without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Planning Application

www.testvalley.gov.uk/planning-services/
Planning Application Reference; 25/00062/OUTN

Another project led by:



www.angleproperty.co.uk

Acquisition funded by:



www.maclarenpartners.co.uk

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1. These particulars do not constitute any part of an offer or contract.

2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.

3. Haslams Surveyors LLP, Fisher German LLP and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 - These details are believed to be correct as at February 2026 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.