

ON THE INSTRUCTIONS OF:



# WEST STREET HAVANT

HAMPSHIRE | PO9 1LG



*Boundaries are indicative only*

RESIDENTIAL / SENIOR LIVING / CARE (STP)

500M TO HAVANT TOWN CENTRE

10 MIN WALK TO RAILWAY STATION

CLOSE TO A27 & <3 MILES TO A3(M)

STRONG SOUTH COAST LOCATION

**PRIME RESIDENTIAL DEVELOPMENT LAND (STP)**  
4.57 ACRES (1.85 HECTARES) APPROX.

**FOR SALE**

# WEST STREET HAVANT

## LOCATION

Havant is situated in the south-east corner of Hampshire, approximately midway between Portsmouth and Chichester, forming part of the wider South Coast conurbation. The town benefits from excellent transport connectivity and a strong local infrastructure, making it an attractive and established residential location.

Havant railway station provides regular direct services to London Waterloo, Portsmouth Harbour, Brighton and Southampton. The station is within comfortable walking distance of the site (approximately 500 metres), providing strong sustainable transport credentials.

The property is strategically positioned close to the A27, which runs east-west along the South Coast, and is located less than 3 miles from the A3(M), providing direct access to the M27, M25 and national motorway network.

Havant town centre (approximately 500 metres) provides a comprehensive range of retail, leisure and food & beverage amenities, including national multiples and independent operators. Local healthcare provision is strong, with the nearest doctors' surgery approximately 700 metres from the site.

The surrounding area is characterised by established residential neighbourhoods, local schooling, green spaces and community facilities, reinforcing the site's suitability for residential-led development.

POSTCODE: PO9 1LG



# WEST STREET HAVANT



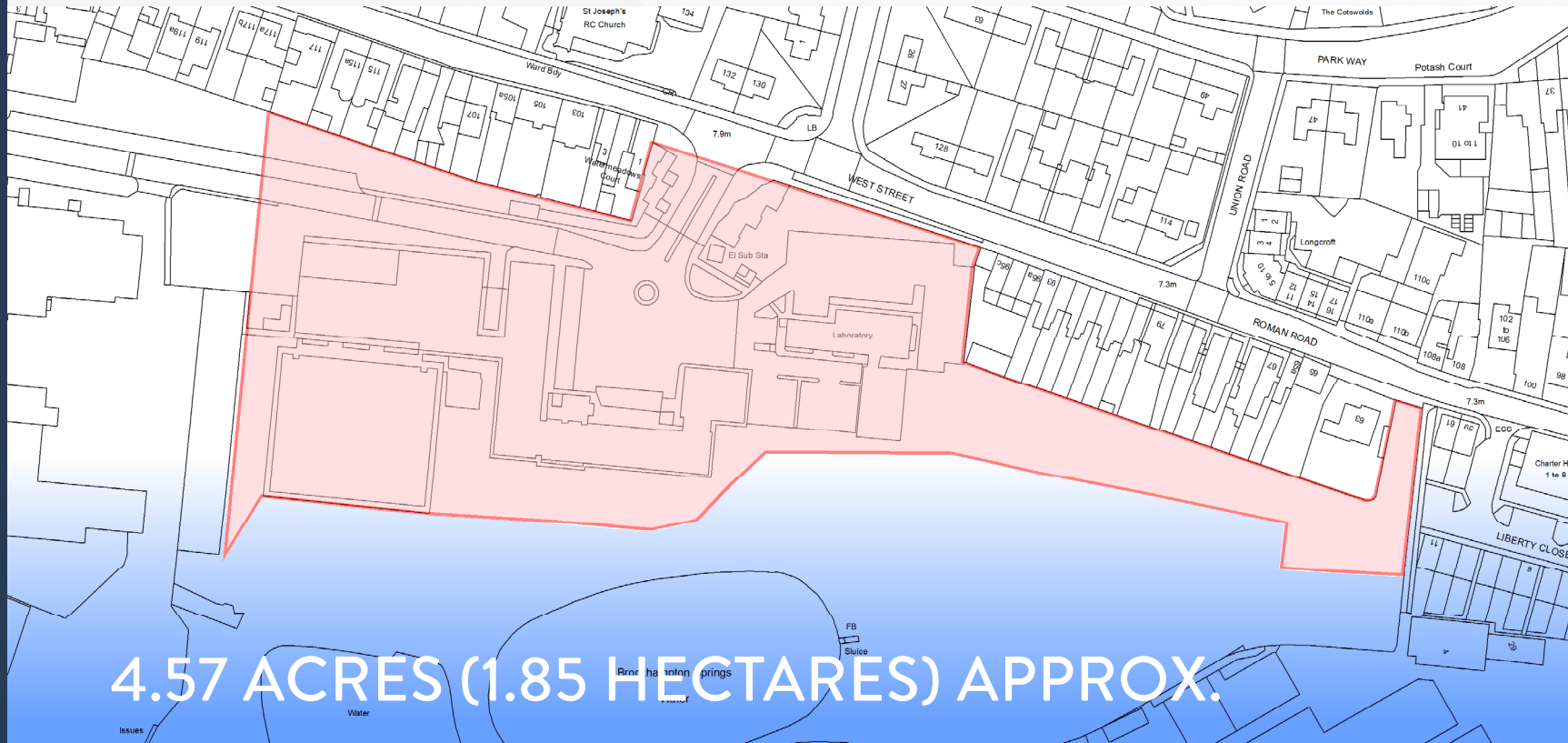
## THE SITE

The site extends to approximately 4.57 acres (1.85 hectares) and is currently utilised as the Headquarters of Portsmouth Water.

Due to the proposed relocation of Portsmouth Water to an alternative site in Solent Road, Havant, the majority of the existing holding will become surplus to operational requirements and available for disposal. Portsmouth Water will retain specific operational areas surrounding the disposal site boundary. In addition, the Brockhampton Spring will remain as an operational facility and will be excluded from the sale. The extent of the disposal area is clearly identified within the red line boundary plan.

The property comprises a previously developed site with existing buildings, access infrastructure and established landscaping. Access to the site will be taken from the existing entrance off Brockhampton Road, providing a proven and established point of ingress and egress.

The site's size, configuration and edge-of-centre location present a rare opportunity to deliver a comprehensive residential or care-led scheme within a highly sustainable South Coast town.



4.57 ACRES (1.85 HECTARES) APPROX.

# PLANNING

The site is allocated under Havant Borough Council's Local Plan Policy H14. Further detailed planning information is available within the data room.

The allocation supports residential-led development and the site is considered suitable for:

- Private residential development
- Senior living accommodation
- Care home use

Access will be taken from the existing access point on Brockhampton Road.

Interested parties are advised to make their own enquiries of Havant Borough Council Planning Department regarding detailed planning parameters, density, affordable housing requirements, and CIL obligations.

Further supporting in planning information is available in the data room. Access to the data room is available upon request from the agents.

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# DEVELOPMENT SUMMARY

- ▶ 4.57 ACRES (1.85 HECTARES) PRIME DEVELOPMENT LAND
- ▶ ALLOCATED UNDER POLICY H14
- ▶ SUITABLE FOR RESIDENTIAL, SENIOR LIVING OR CARE HOME USE (STP)
- ▶ PREVIOUSLY DEVELOPED SITE
- ▶ ESTABLISHED ACCESS ARRANGEMENT
- ▶ APPROXIMATELY 500M FROM HAVANT TOWN CENTRE
- ▶ WITHIN WALKING DISTANCE OF HAVANT RAILWAY STATION
- ▶ CLOSE TO A27 AND UNDER 3 MILES TO A3(M)
- ▶ STRONG SOUTH COAST RESIDENTIAL LOCATION
- ▶ FURTHER INFORMATION AVAILABLE WITHIN THE DATA ROOM



## PROPOSAL

The vendor is seeking best offers for the freehold interest.

Unconditional and subject-to-planning offers will be considered.  
Interested parties should clearly set out any conditions attached to their proposal.

# WEST STREET HAVANT



## CONTACT

### DATA ROOM

Further site information including title documentation, planning information and supporting technical reports is available within the data room.

Access is available upon request from the sole agents.

### VIEWING

Only by prior arrangement with the agents. The site is currently operational and cannot be accessed without a prior appointment.

### CONTACT

Further information is available by contacting the sole agents:

 **Grant Mills Wood**  
chartered surveyors

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