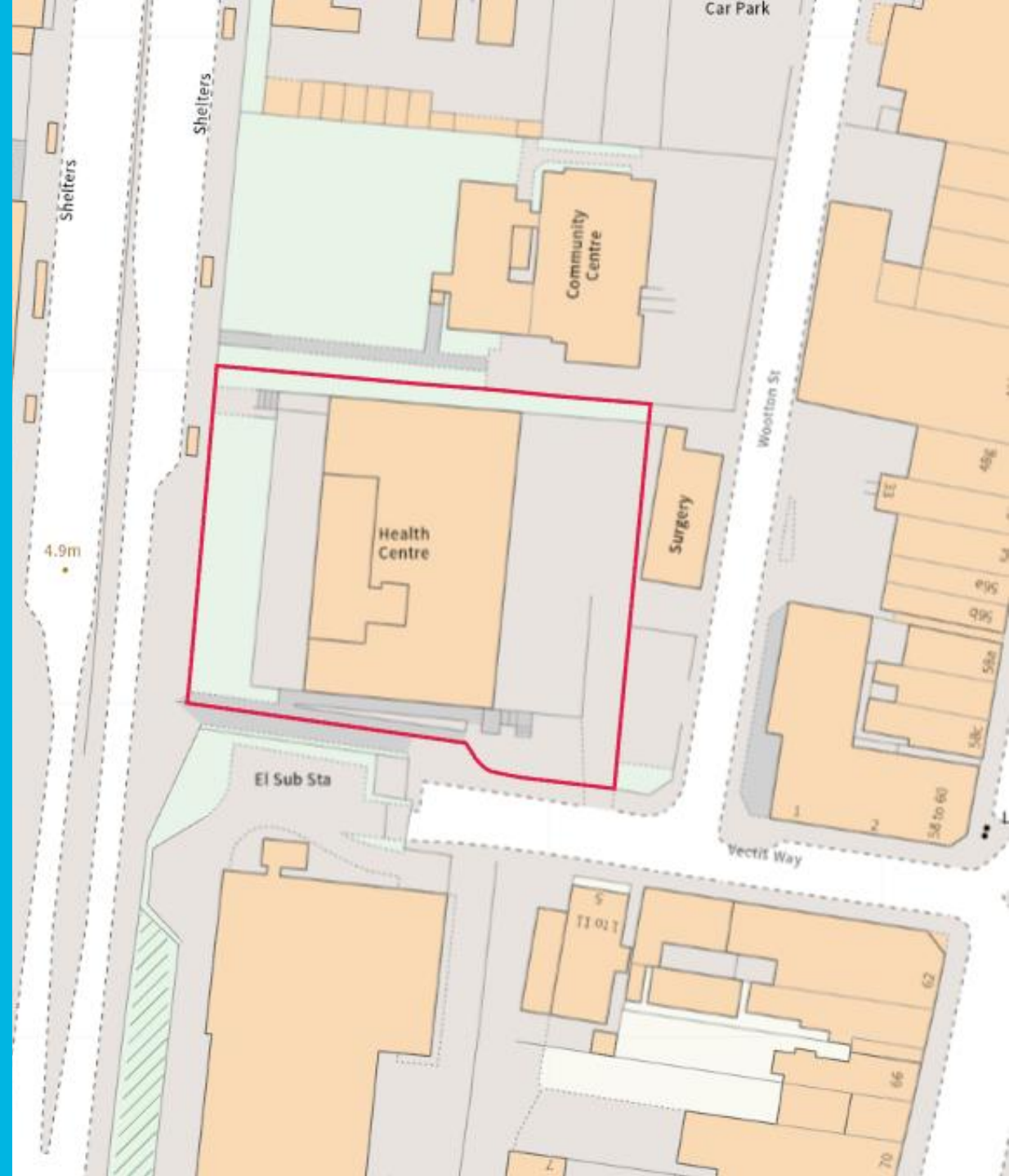


DEVELOPMENT OPPORTUNITY FOR SALE

**COSHAM HEALTH CENTRE, VECTIS WAY,
PORTSMOUTH, PO6 3AW**

FOR SALE

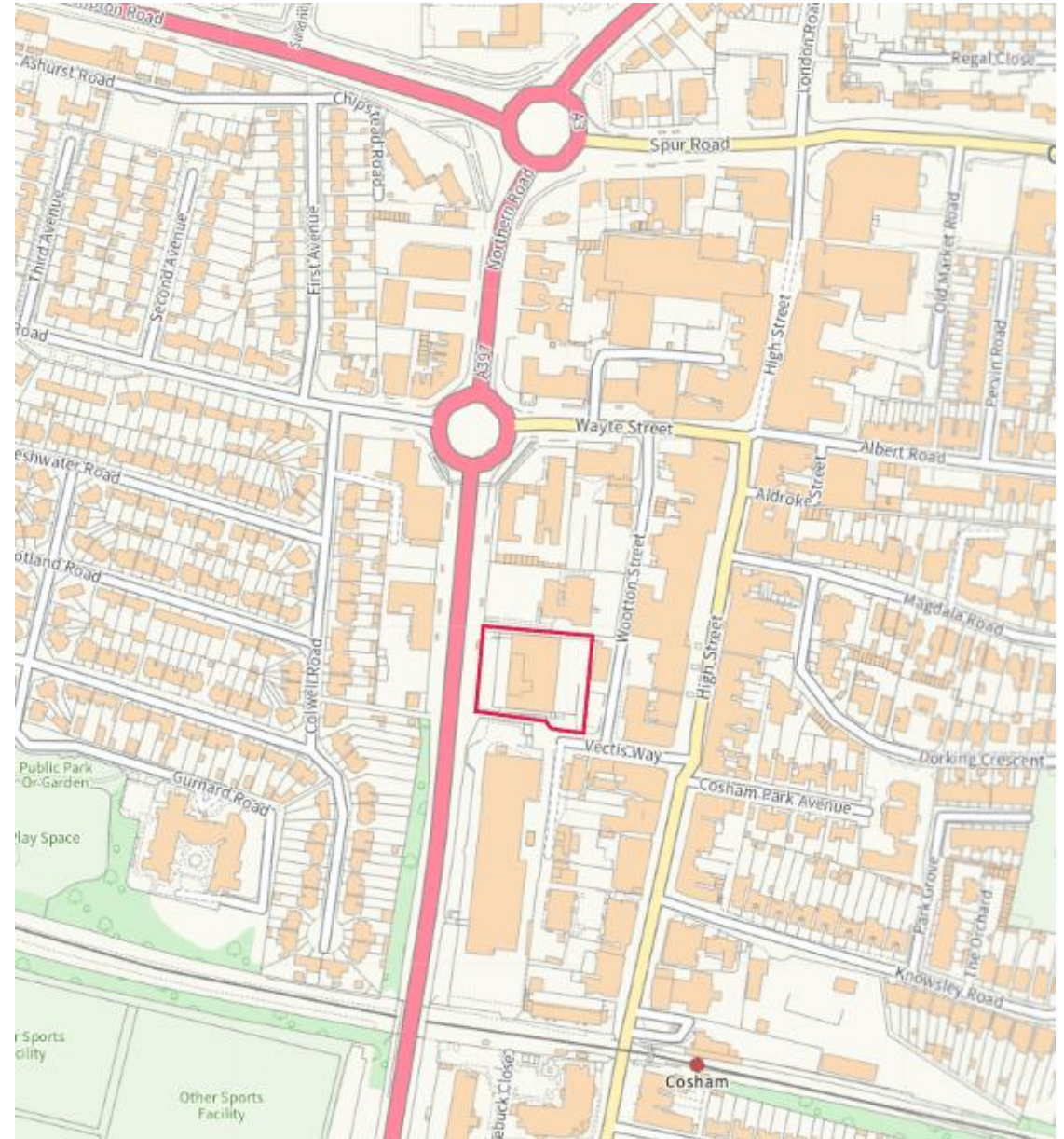
FREEHOLD SITE OF 0.81 ACRES



SUMMARY OF OPPORTUNITY

COSHAM HEALTH CENTRE - DEVELOPMENT OPPORTUNITY FOR SALE

- Freehold development opportunity on a site of **0.81 acres (0.33 hectares)**.
- Located in Cosham, a suburb to the **north of Portsmouth**, with a range of amenities within the town centre.
- The Property comprises a vacant former health centre extending to 18,725 sq. ft. GIA across basement, ground and first floor with **30 car parking spaces**.
- Situated in a prominent position between Northern Rd (A397) and Wotton St, in **close proximity to Cosham High Street**.
- Potential for a **range of alternative uses**, including residential, key worker housing, retirement, care and other roadside uses (S.T.P.P.).
- Benefits from strong transport connectivity, with **Cosham Railway Station just 0.2 miles (4 minute walk)** from the site and numerous bus services on Northern Road (A397).
- The site is being offered **for sale by informal tender** with a preference for unconditional offers.



SITE DESCRIPTION

The Site is rectangular in shape and extends to c. 0.81 acres (0.33 hectares), with extensive frontage on Northern Road. It is held freehold under the title HP533768. The Property was vacated in March 2023 and has now been secured.

The Property comprises a former NHS Property arranged over basement, ground and first floor totalling 18,725 sq. ft. GIA.

Pedestrian access to the Site is provided from Northern Rd (A397) and Vectis Way (with a disability access ramp). There is also a public footpath to the south of the Property, outside of the title boundary. The footpath provides a connective route for pedestrians from Northern Road and Vectis Way.

The Property also benefits from vehicular access and 30 car parking spaces, accessible via Vectis Way.



LOCAL AREA

The Site is located in Cosham, a suburb to the north of Portsmouth city centre. Cosham is a popular location offering good connectivity and access to a variety of amenities.

The Site benefits from proximity to key amenities, including Cosham Community Centre, Cosham Park and essential services such as police and fire stations. Queen Alexandra Hospital, one of the largest hospitals in the region, is just 0.5 miles away, a convenient twelve-minute walk. In addition, a number of other hospitals and health facilities accessible via public transport.

The Site also enjoys excellent access to Cosham High Street, located only 150m to the east (a two-minute walk), offering a mix of national and local operators such as Anytime Fitness, Tesco Superstore, Boots and Costa Coffee.

Cosham continues to evolve through regeneration projects, including the £16 million redevelopment of Cosham Fire Station, completed in September 2024. The King George V Playing Fields recently underwent an £8.1 million upgrade, completed in October 2024. The project included six-high quality grass pitches, state of the art 3G pitches and a modern pavilion with a café and social spaces.

TRANSPORT CONNECTIVITY

BY RAIL

Cosham Railway Station is located 0.2 miles south of the site (4 minutes walk) and offers train services to a number of surrounding locations, including direct services to Portsmouth Harbor in circa 10-minutes, and Southampton in circa 30 minutes.

BY ROAD

Multiple bus stops are located directly outside the Property (2, 3, 7, 18, 20 & 23). These buses offer regular service to several destination in the area including Havant in 24-minutes, Portsmouth in 30-minutes and Southsea in 45-minutes.

BY AIR

Southampton Airport is 18 miles north-west of the Site (a 25-minute drive away), and London Gatwick is 63 miles north-east of the Site (a 1.5-hour drive away or 2-hours on the train).

LOCAL AREA



PLANNING & DEVELOPMENT

PLANNING POLICY FRAMEWORK

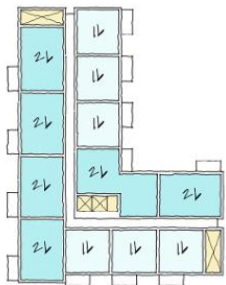
- The Property is located within the administrative jurisdiction of Portsmouth City Council.
- The adopted Local Plan for the area is the Portsmouth Plan (2012). Portsmouth City Council are preparing a new Local Plan which underwent Regulation 19 consultation in September 2024.
- The Site is located within the District Centre of Cosham, a successful retail centre, part pedestrianised at the northern end of the high street.
- Within the adopted Local Plan, the site falls within an area identified by Portsmouth City Council's Tall Building SPD (2012) as an opportunity area for tall buildings due to proximity of the area of Cosham Railway Station, Cosham District Centre and the Priority Bus Corridor.

PLANNING PRE-APPLICATION

- NHSPS submitted a pre-application in July 2023 and received written feedback in October 2023, which was supportive of residential development.
- The scheme proposed a total of 90 residential apartments in an 8-storey building, with 21 parking spaces at surface level accessed from Vectis Way, and 1 cycle space per apartment.
- The pre-application feedback was favourable to the principle of residential use and the proposed height. Further justification would be required on car parking provision.



03	0	0	-
04	6	6	-
05	6	6	-
06	6	6	-
	45	42	3
TOTAL: 90 APARTMENTS & 21 PARKING SPACES			



PRE-APPLICATION SCHEME - PROPOSED FLOORPLANS

FURTHER INFORMATION

BASIS OF SALE

Montagu Evans are instructed to invite offers for the Property via informal tender. Offers are invited with a preference for unconditional offers.

Offers that are conditional on other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them.

The NHS will apply their standard overage provisions, further details upon request.

BID DEADLINE

For sale via informal tender with offers required to be submitted by **12 noon Monday 23rd March 2026**.

The client reserves the right not to accept the highest or any offer received.

TENURE

The site is held Freehold under title number HP533768. The site is offered with vacant possession.

VAT

The site has not been elected for VAT.

EPC

The energy performance certificate of this property is 65 | C.

BUSINESS RATES

The Rateable Value is £47,750 based on the 2023 Valuation. Within the draft 2026 Valuation List the Rateable Value increases to £55,000.

DATA ROOM

For further information, including legal, technical and planning information, please register to the online data room using the link below:

<https://coshamhealthcentre.co.uk>

VIEWINGS

The existing building has been sealed and access for viewings will not be possible. The site can be viewed externally from the public highway.

CONTACT & FURTHER INFORMATION

For further information please contact a member of the Montagu Evans team:

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