

For Sale

**FREEHOLD COMMERCIAL
DEVELOPMENT OPPORTUNITY**

4.06 acres / 1.643 hectares outline scheme

101 Hawley Lane
Farnborough Hampshire GU14 8JG



Site suitable for **developers**
or **owner occupiers**

**Outline planning consent achieved for industrial
logistics use** (3 units 56,241 sq ft / 5,224.9 sq m)

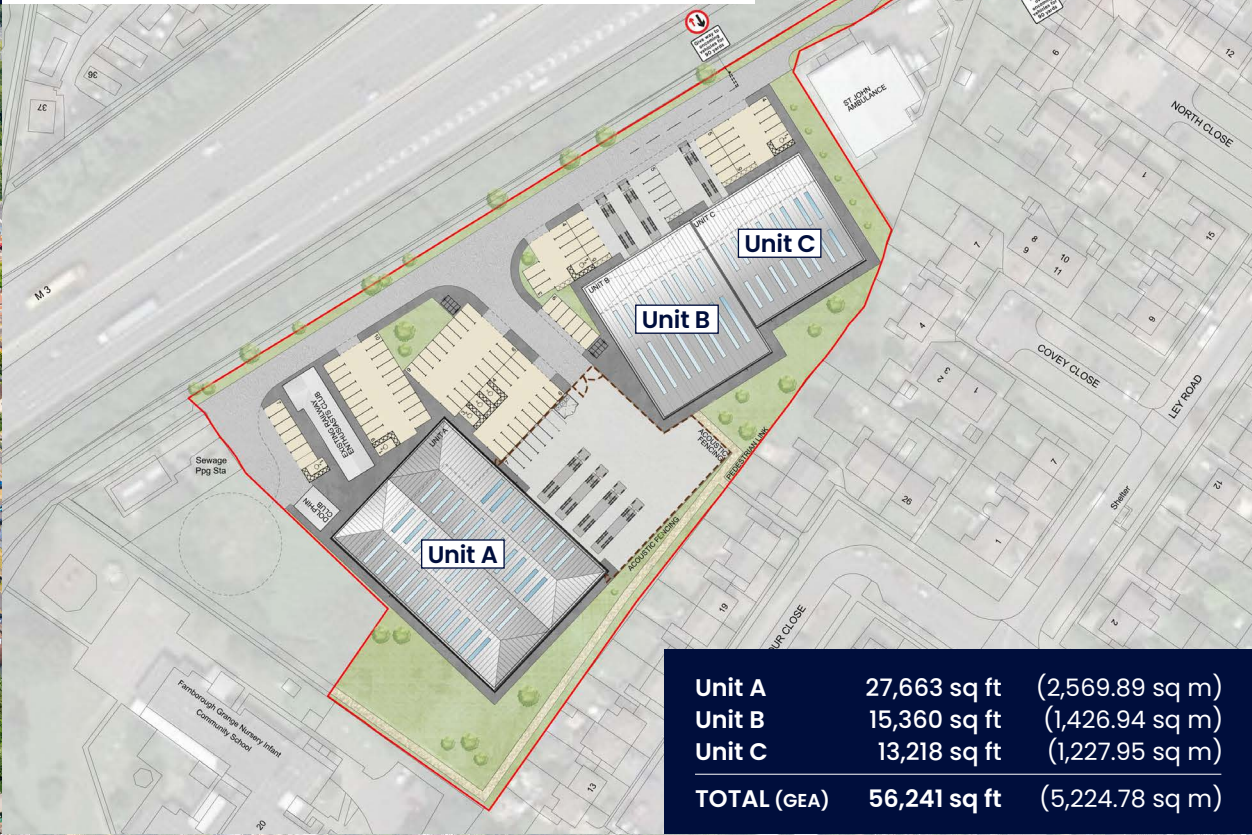
Outline consent (24/00702/OUT). See rushmoor.gov.uk.

The outline planning consent takes into consideration the existing location of the Railway Enthusiasts Club building. It is proposed that the Dolphin Underwater Club small building is demolished and provided else where on site.



Planning

(24/00702/OUT) Outline planning application (with scale, layout, appearance and landscaping reserved for future consideration) for up to 5,225 sq m of employment space (use classes E(g)(iii), B2 and B8) and associated highway access works. Further details available in the data room.



Unit A	27,663 sq ft	(2,569.89 sq m)
Unit B	15,360 sq ft	(1,426.94 sq m)
Unit C	13,218 sq ft	(1,227.95 sq m)
TOTAL (GEA)	56,241 sq ft	(5,224.78 sq m)

Tenure

The subject site comprises freehold title under title number (part) HP662912.

Lease

The existing buildings on site are currently occupied by two entities: the Trustees of the Railway Enthusiasts Club and the Dolphin Underwater Club. The Vendor is actively working to finalise arrangements that would allow for the potential relocation of these occupiers to alternative areas within the site, should the purchaser wish to proceed on that basis. While discussions are well advanced, the new lease agreements have not yet been formally executed. However, it is anticipated that certainty regarding these arrangements will be provided prior to exchange of contracts subject to the conclusion of final negotiations and documentation.



