

An aerial photograph of a residential area in Havant. A large, irregularly shaped plot of land is outlined in orange. This plot contains several buildings, including a large, multi-story structure with a grey roof and a smaller building with a dark roof. There are also paved areas, possibly for parking or recreation, and some trees. The plot is situated next to a road with several cars parked along the side. Other residential buildings and trees are visible in the surrounding area.

# THE TANNERY HAVANT

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**0.72 ACRES** (0.29 HECTARES)

**FOR  
SALE**

# DEVELOPMENT SITE **FREEHOLD**

A27 HAVANT BYPASS

**0.72 ACRES**

BROCKHAMPTON RD

## **BEST OFFERS INVITED**

CONDITIONAL OR  
UNCONDITIONAL BASIS

BROCKHAMPTON RD • HAVANT • PO9 1NW



# STRATEGICALLY **LOCATED**

An established Hampshire town on the South Coast, midway between Portsmouth and Chichester, with excellent transport links and a strong local infrastructure.

## LOCATION

Havant is an established Hampshire town on the south coast, approximately midway between **Portsmouth and Chichester**. The town benefits from excellent transport connectivity and a strong local infrastructure, making it an attractive residential location.

**Havant railway station** provides regular direct services to London Waterloo, Portsmouth Harbour, Brighton and Southampton.

The town is close to the **A27**, while the **A3(M)** is less than 3 miles from the site, providing access towards the M27 and wider M25 motorway network.

Havant town centre and Solent Retail Park are both within easy reach, providing a broad range of retail, leisure and community facilities.

## SITUATION

The site is situated on **Brockhampton Road**, a predominantly residential street close to Havant town centre and Solent Retail Park.

The surrounding area is predominantly residential, with the neighbouring site occupied by **Portsmouth Water**.

Solent Retail Park provides a wide range of everyday retail and leisure facilities, including **Tesco Extra, M&S, B&M, Next and Sports Direct**.

The site's established residential setting, proximity to amenities and strong transport links make it an attractive location for residential development.



## THE SITE

The site extends to approximately **0.72 acres (0.29 hectares)** and is primarily level.

Previously utilised by Portsmouth Water for storage, the site benefits from access onto **Brockhampton Road**.

A redundant building remains on the site, historically associated with its previous use. This may offer potential for refurbishment, although no detailed assessment has been undertaken to confirm whether this is viable.

The site was also previously occupied by a **tannery during the 19th century**.

## HERITAGE

The site is located within the **Brockhampton Conservation Area** and immediately adjoins The Old Manor House, a Grade II listed building, to the south.

A number of locally listed buildings are also located nearby.

Any future development will need to respond sensitively to the site's historic and architectural context.



# THE TANNERY HAVANT

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

### PLANNING

The site is located within the defined Urban Area, where new housing is supported in principle, subject to detailed design and other planning and technical considerations.

The site offers potential for residential-led redevelopment, subject to the preparation and approval of an appropriate scheme.

The existing redundant building may be capable of refurbishment, although no detailed assessment has been undertaken to confirm whether this is viable.

A detailed planning report is available upon request.

### DEVELOPMENT CONSIDERATIONS

Any future development will need to respond appropriately to the site's surroundings and planning context.

Key considerations include:

- **Brockhampton Conservation Area**
- **Adjoining Grade II listed Old Manor House**
- **Nearby locally listed buildings**
- **Site access and highways**
- **Residential amenity**
- **Scale, massing and design**
- **Landscaping and ecology**
- **Drainage**
- **Flood risk**
- **Ground conditions and potential contamination**

Further supporting information is available within the dedicated data room.



### FLOOD RISK

The majority of the site is located within Flood Zone 1, with small areas along the eastern boundary falling within Flood Zones 2 and 3.

Prospective purchasers should undertake their own assessment of flood risk and satisfy themselves as to the relevant planning and technical requirements.

### GROUND CONDITIONS

The site has a historic association with tannery use and was subsequently utilised for storage purposes.

A desk-based study has been undertaken and concluded that there is a low to moderate risk of ground contamination associated with the site's historical use.

A copy of the study is available upon request.

Prospective purchasers should undertake their own investigations and satisfy themselves as to the ground conditions and any remediation requirements.

## PROPOSAL

### FREEHOLD DEVELOPMENT OPPORTUNITY

The Vendor is seeking offers for the freehold interest in the site and the agents have been instructed to seek best offers.

The site is available on either a:

### CONDITIONAL BASIS

or

### UNCONDITIONAL BASIS

Conditional offers should clearly identify the conditions attached and any relevant timescales.

### FURTHER DETAILS

The agents have created a data room containing further detail on the site. Please contact the agents for the link.

Viewing is strictly by appointment with the vendors agents:



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