



South Plot, Land to the East of Darnel Road

HAMBLEDON ROAD, WATERLOOVILLE, PO7 7FZ



FOR SALE

**Rare Opportunity to Purchase Freehold Land with Planning Consent for Employment Use
Class E, B2 and/or B8 Uses on 1.49 Acres Situated 2 Miles from A3(M) Junction 3**

**Aerial plan for identification purposes only*



For identification purposes only



Designed to address the shortage of good quality modern small industrial units in Waterloooville for the owner occupier market



1.49 acre freehold site
With planning consent for:-

A small unit industrial scheme offering flexible unit sizes and configurations including up to 40% mezzanine flooring for Class E9(d)(e)(g), B2 and/or B8 use.



Full utility services available with connection points in Darnel Road (electric, gas, water, broadband, foul & surface water drainage)



Traffic Regulation Order implemented for Darnel Road including:-

Parking restrictions to facilitate two-way HGV access. HGV access permitted for rigid trucks up to 12m length (Class 2 or Category C vehicles). Opening hours 0700 to 2100 Monday to Friday, 0700 to 1300 Saturdays and closed on Sundays and public holidays




Rare opportunity to purchase freehold land with planning consent.
Of interest to owner occupiers, investors and developers.

Location & Connectivity


The site is located in an established employment area north-west of Waterlooville on the western side of Hambledon Road, close to Brambles Business Park. The Wellington Park residential estate has been developed to the south and east of the site. The new household Waste Recycling Centre is situated to the south. Waterlooville Town Centre is 1.25 miles distance away and J3, A3(M) is a 5 minute drive (approx. 2 miles).

Destinations	Miles
A3(M)	2.0
Waterlooville Town Centre	1.25
M27 J12	7.7
Portsmouth	6.6
Fareham	9.5
Southampton	21.5



The site is less than 3 minutes from Waterlooville Town Centre and 5 minutes from the A3(M), Junction 3.

ROAD



The nearest mainline train station is at Cosham (4.7 miles south) providing frequent and fast rail connections to London.

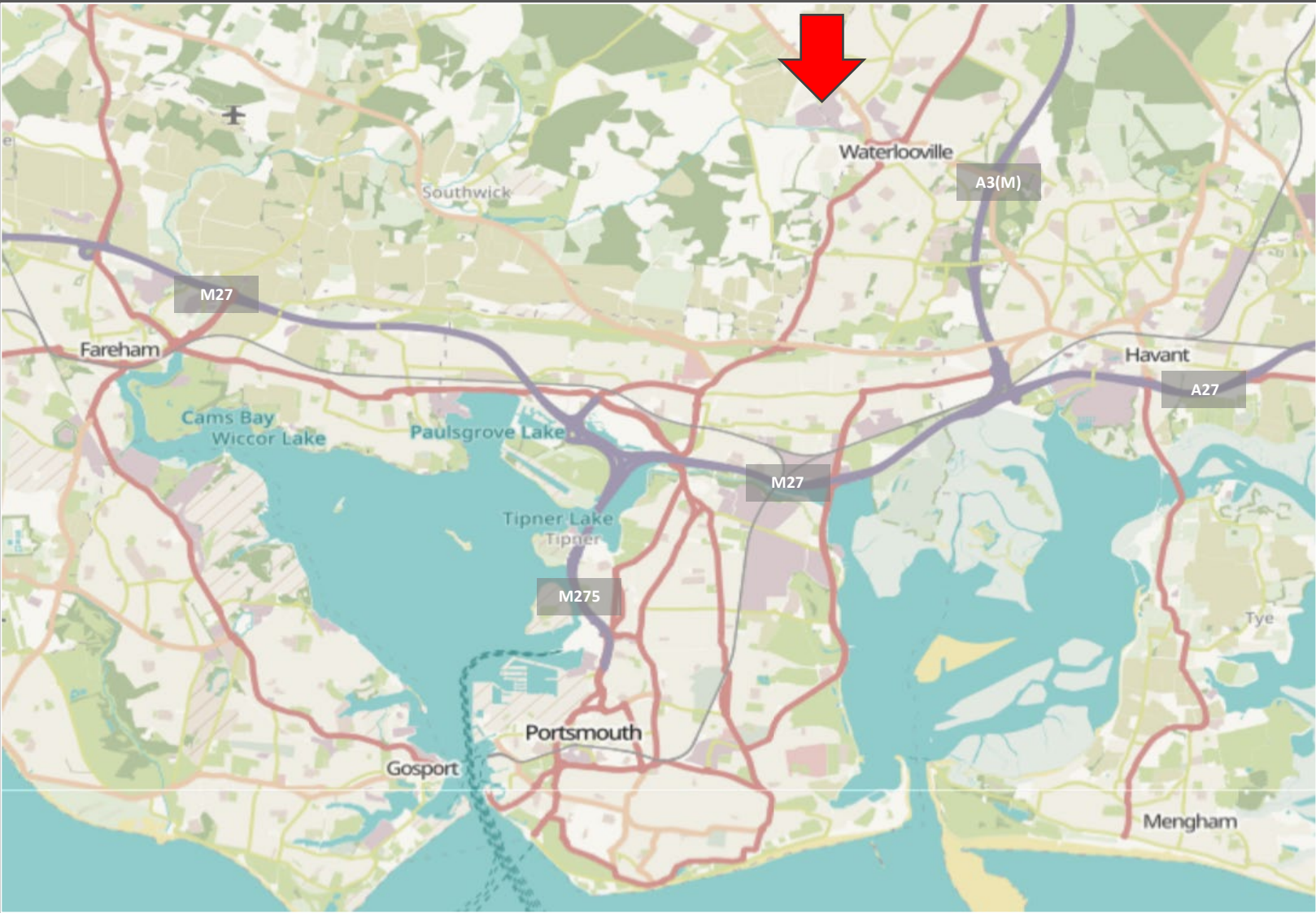
RAIL






AIR


Heathrow Airport is 59 miles away accessed via the A3(M). Southampton Airport is 21.5 miles away, west via the M27.






POPULATION

The working age population in Waterlooville is 72,700.



LABOUR

480,000 skilled labour pool within a 60 minute drive.



EMPLOYMENT

6,000 people are employed in manufacturing, transportation and logistics.



**B2150
Hambleton Road**

**North to M25 Jct
10 (45 miles)**

**B2150
Hulbert Road**

A3(M)

**A3
London Road**

**Waterlooville
Town Centre**

A3(M) Junction 3

**South to Portsmouth
(4 miles)**



AMENITIES

1. **Horizon Leisure Centre**
2. **McDonalds**
3. **Lidl**
4. **Household Waste Recycling Centre**
5. **Wellington Retail Park** (occupiers include Argos, Halfords, Home Bargains, TK Maxx, Screwfix, Matalan, M&S Foodhall & Costa Coffee)
6. **Sainsburys Supermarket**
7. **Royal Mail Delivery Office**
8. **BP Petrol Station**
9. **ASDA**

OCCUPIERS

1. **Proxima Park** (occupiers include Coopers Fire, Kite Packaging, Rentokil, RVG Distribution, JNR Precision Engineering, Horndean Timber Windows & Mundon Ltd)
2. **Brambles Business Park** (occupiers include Snows Toyota, Yeomans Nissan, 2 Teck, Nexus Fire & Security, Tealwood Group & John Rothery Wholesale)
3. **The Parkwood Centre** (occupiers include Turvey Developments, AES Environmental Systems, Polar Instruments (Europe) Ltd, South Central Ambulance Service & Mobility at Sea)
4. **Dunsbury Park** (occupiers include Fat Face, DPD, VW Breeze & BioPure)

**For identification purposes only*

Description

The site extends to a total of approximately 1.49 acres and is broadly level, rectangular shape. Access is from Darnel Road via Hambledon Road.



Aerial plan for identification purposes only



Ordnance Survey plan for identification purposes only

Owned freehold, this site is approximately 1.49 acres in total.



Planning

The site has planning permission granted by Winchester City Council for:

Erection of 3no. buildings (Building S1 comprising up to 2no. units and 710 sqm GIA; Building S2 comprising up to 6no. units and 930 sqm GIA; and Building S3 comprising up to 4no. units and 884 sqm GIA (including mezzanines)) for flexible Class E(d)(e)(g), B2 and/or B8 uses plus associated access, parking, servicing and landscaping.

Planning Application Reference: **21/01005/FUL**
Decision Date – 16.02.2023

Preservation of consent is being actioned.



Planning Permission for Class E(d)(e)(g), B2 and/or B8 Uses



CGI Images

The following CGI images were used in the approved planning application.



South Plot from Darnel Road looking South-West



South Plot from Newlands Walk looking North-East



The site is in an established employment area for the consented uses E(d)(e)(g), B2 and B8.

Tenure

For Sale Freehold.

Planning

The site has planning permission granted by Winchester City Council under **21/01005/FUL**.

Technical

A data room is being prepared as part of the site sale. Access will be granted upon completion of registration: [Data Room](#) (Please contact Agent for date of availability.)

Sales Process

The site is being offered for sale Freehold for £975,000 with the benefit of the existing planning consent.

VAT

VAT will apply.

Legal Costs

Each party responsible for their own legal costs.



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SAT NAV: PO7 7FZ

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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Viewing days are to be arranged in advance and by appointment only.



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