

An aerial photograph of a city, likely Basingstoke, Hampshire. The image shows a mix of residential housing, commercial buildings, and green spaces. A specific plot of land is highlighted with a red outline, indicating the development site. The site is located near a railway line and a large commercial complex.

FOR SALE

**DEVELOPMENT SITE SUITABLE
FOR RESIDENTIAL/SELF STORAGE/
RETIREMENT/OFFICE/HOTEL/MEDICAL
0.5 ACRES / 0.20 HECTARES**

SPECIAL PROJECTS

goadsby

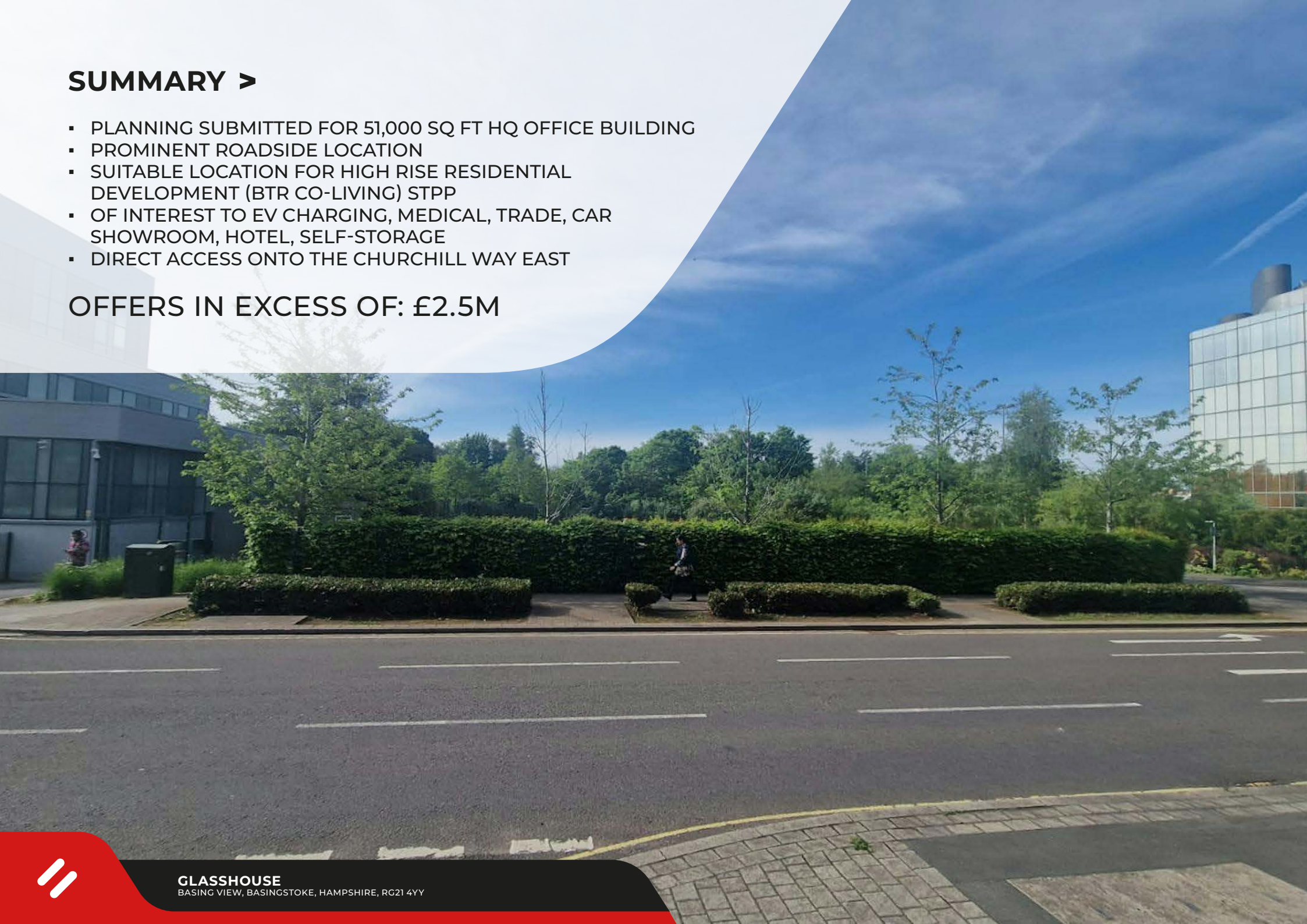
GLASSHOUSE

BASING VIEW, BASINGSTOKE, HAMPSHIRE, RG21 4YY

SUMMARY >

- PLANNING SUBMITTED FOR 51,000 SQ FT HQ OFFICE BUILDING
- PROMINENT ROADSIDE LOCATION
- SUITABLE LOCATION FOR HIGH RISE RESIDENTIAL DEVELOPMENT (BTR CO-LIVING) STPP
- OF INTEREST TO EV CHARGING, MEDICAL, TRADE, CAR SHOWROOM, HOTEL, SELF-STORAGE
- DIRECT ACCESS ONTO THE CHURCHILL WAY EAST

OFFERS IN EXCESS OF: £2.5M



Location

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 180,000.

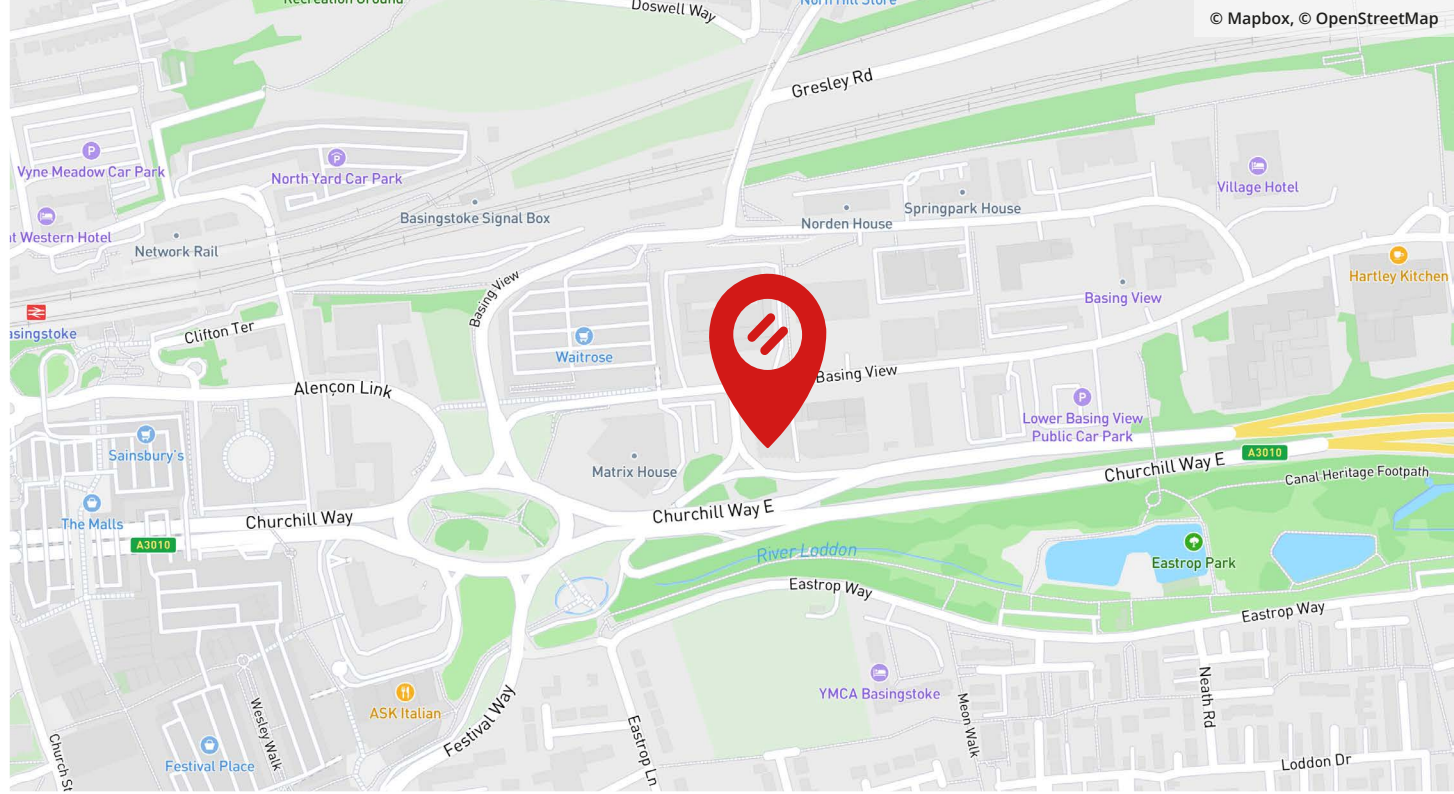
The Glasshouse site is situated as a gateway site to the lower tier of Basing View and directly opposite the John Lewis/Waitrose food store. The site offers high visibility and prominence onto Churchill Way East in the heart of the town centre, close to the Anvil Theatre, Festival Place/Malls Shopping Centres and train/bus stations.

Description

The current owners are soon to secure planning consent for a 7 storey, high= specification Fibonacci Architects designed office building and decked car parking= with 90+ car spaces. Historically, the site also benefited from planning permission for= a new 137 bedroom hotel, although this consent has now lapsed.

Because of the site's strong attributes in terms of location and visibility, the site could suit multiple redevelopment options, to include retail/trade, car showroom, roadside, residential (BTR Co-Living), hotel, retirement, EV charging station, medical, children's' nursery (STPP).

The site comprises approximately 0.5 acres (0.2 hectares) and offers a precast concrete and steel reinforced frame, which is decked offering part lower level. The site is accessed via the lower tier of Basing View, with an 'easy' exit route directly onto Churchill Way East.



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Terms

The site is For Sale Long Leasehold for the original term being 125 years from 1st April 1983 with a tenant option to extend the lease upon expiry for a further 26 years (reflecting 110 unexpired). The current ground rent reflects £11,250 per annum exclusive, and is subject to 5 yearly upward only review patterns, subject to a 15% gearing of the demised premises (parcel of land comprising 0.56 acres) rent achievable. The current owners are in discussions with the freeholders Basingstoke & Deane Borough Council with regard to regearing / extending the term and widening the Permitted User Clause(s).

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the joint sole agents Goadsby, through whom all negotiations must be conducted.



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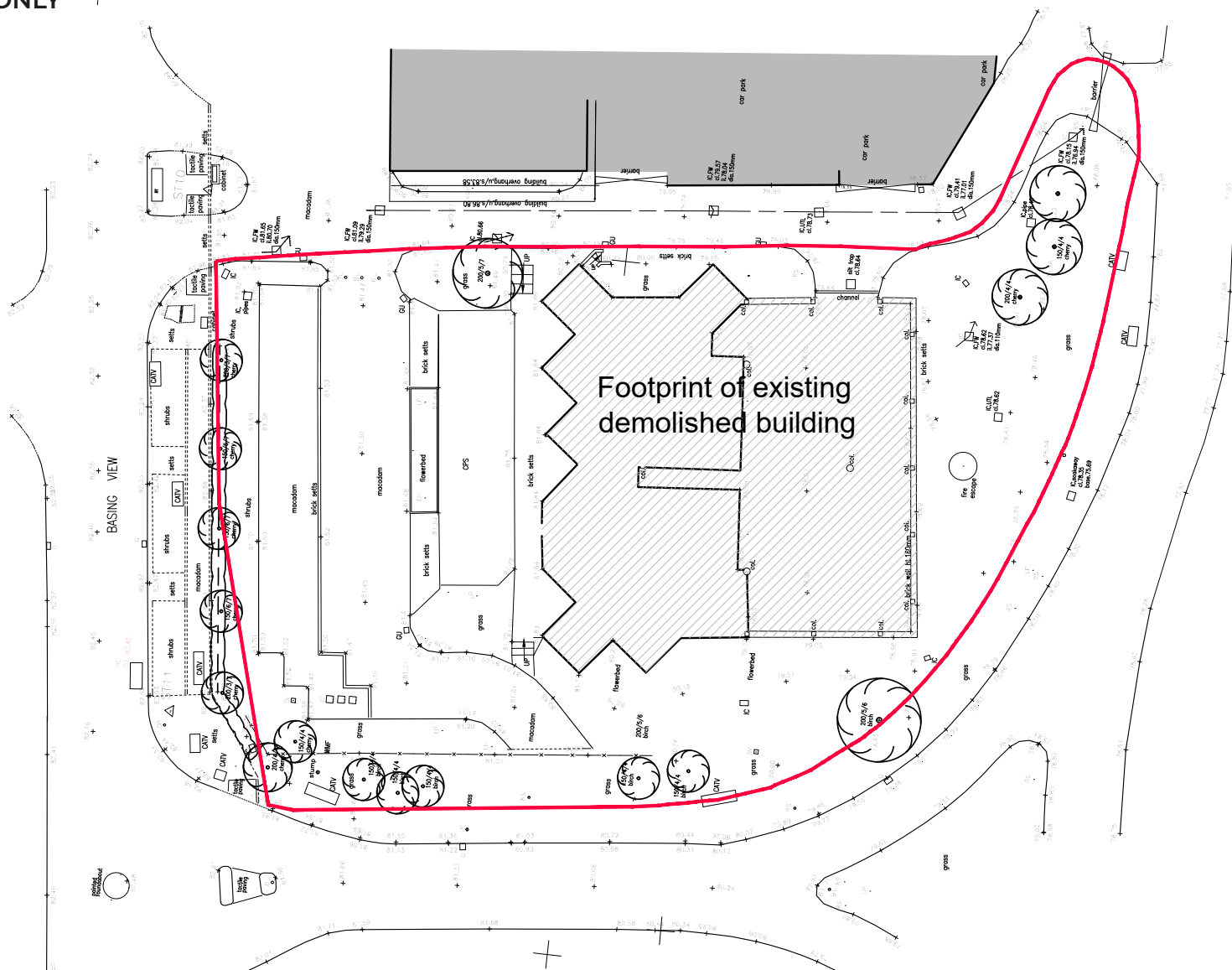


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NOT TO SCALE
ILLUSTRATION ONLY





Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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