



PUBLIC CAR PARK, ALTON, GU34 1TS

DEVELOPMENT LAND / RESIDENTIAL FOR SALE

0.13 ACRES (0.05 HECTARES)



Summary

Car Park/Residential Development Opportunity

Available Size	0.13 Acres
Price	£295,000
EPC Rating	EPC exempt - No building present

- On the instructions of East Hampshire District Council
- Surplus public car park
- 14 spaces
- Alton Town Centre
- Potential for residential development (subject to planning)
- For sale freehold
- Subject to planning and unconditional offers invited



Location



**Public Car Park, Rogers Court,
Alton, GU34 1TS**

The site is located in Alton town centre off Draymans Way in a mixed use area which includes adjoining residential uses (housing and a recently built retirement development). A nearby footpath gives access to Normandy Street/High Street where there is a good range of shopping and other local amenities.

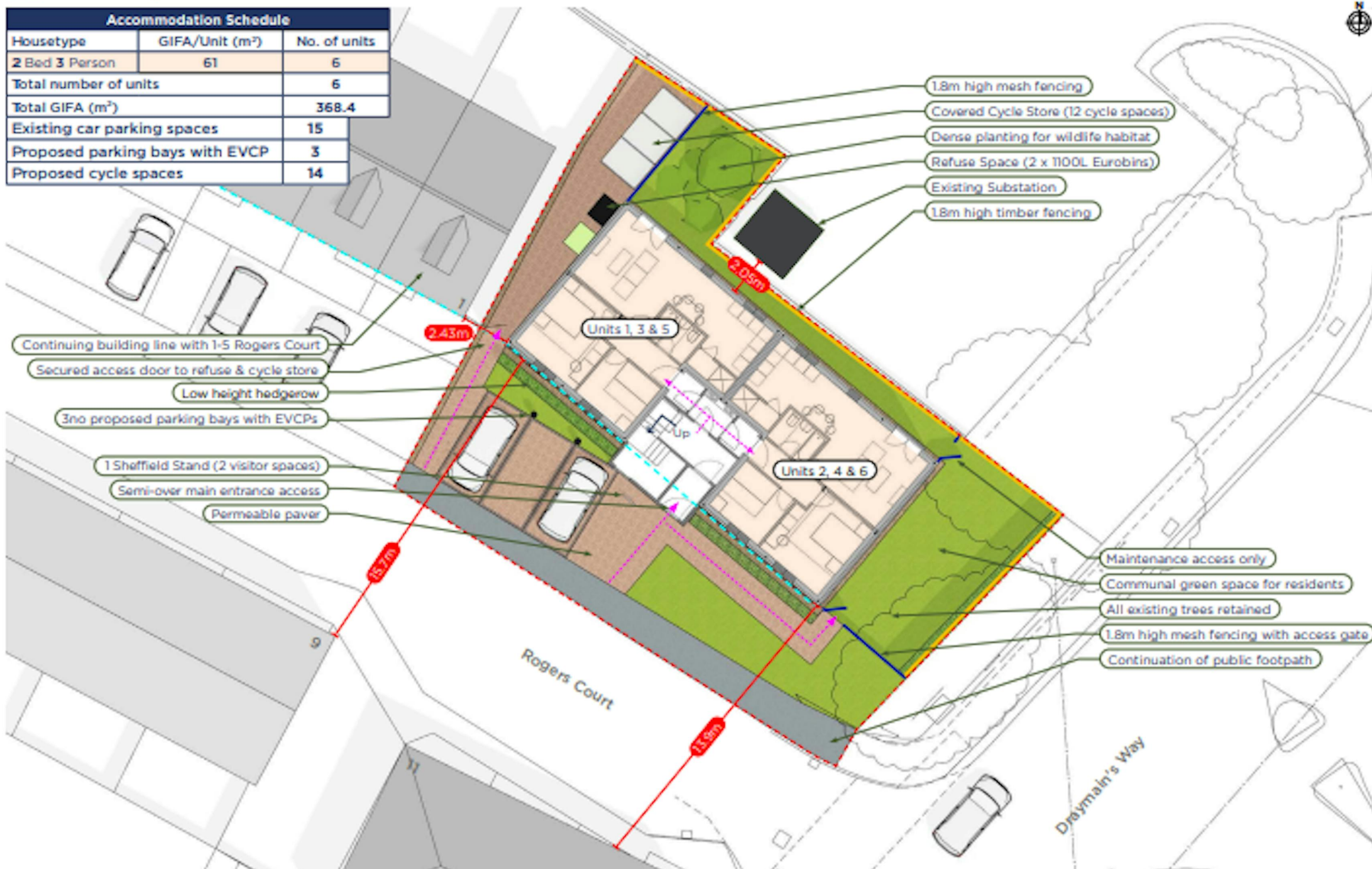
Alton (population 17,874 (2021 census) is a well-regarded market town lying within the jurisdiction of East Hampshire District Council, which has a district population of 125,000 persons (2021 Census). Alton lies approximately 9 miles south-east of Basingstoke, 19 miles north-east of Winchester and 19 miles south-west of Guildford. Central London lies approximately 44 miles distant.



Proposed Site Plan

Site Boundary

Accommodation Schedule		
Housetype	GIFA/Unit (m ²)	No. of units
2 Bed 3 Person	61	6
Total number of units		6
Total GIFA (m ²)		368.4
Existing car parking spaces		15
Proposed parking bays with EVCP		3
Proposed cycle spaces		14



Proposed site ground floor plan

Further Details

Description

The total site area is 0.133 acres although the developable area is less than this because the title includes part of the roadway serving Rogers Court. Excluding the roadway, the car park has a net area of approximately 0.12 acres.

Viewings

The site is available for inspection during daylight hours.

Terms

We are instructed to invite offers for the freehold interest on either a subject to planning or an unconditional basis.

VAT

We are advised by our client that VAT will not be payable on the purchase price.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of

Further Details

A level, surfaced public car park currently providing 14 spaces but considered suitable for residential development, subject to planning. The site has been the subject of an initial design/capacity exercise for a 3-storey apartment block that would provide 6 x 2-bedroom apartments with an approximate gross internal floor area of 3,961 ft² (368m²). Alternatively we believe that the site may be suitable for a terrace of houses, similar to those adjoining.

To assist potential purchasers the following information is available on a non-reliance basis:

- Arboriculture survey
- Preliminary Ecological appraisal
- Topographical survey
- Transport report
- Utilities scan
- Site Investigation report



Proposed aerial view from the Rogers Court



Proposed street view from the Rogers Court

Enquiries & Viewings



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