



HASLAM S
CHARTERED SURVEYORS

POTENTIAL RESIDENTIAL
DEVELOPMENT SITE

FOR SALE



LAND TO THE SOUTH WEST SIDE OF COURT DROVE

Overton Basingstoke Hampshire RG25 3ES

TYPE	DEVELOPMENT SITE
TENURE	FREEHOLD
SITE AREA	1.80 HECTARES (4.45 ACRES)
GUIDE PRICE	N/A

KEY POINTS

- > Allocated for residential development in the Overton Neighbourhood Plan
- > Freehold with vacant possession
- > Closing date for offers:

12 Noon Wednesday 8th October 2025



Location

The site lies on the south west side of Court Drove, approximately 300 metres to the north west of its junction with Lordsfield Gardens in a mixed-use edge of settlement location on the northern outskirts of the sought after Hampshire village of Overton.

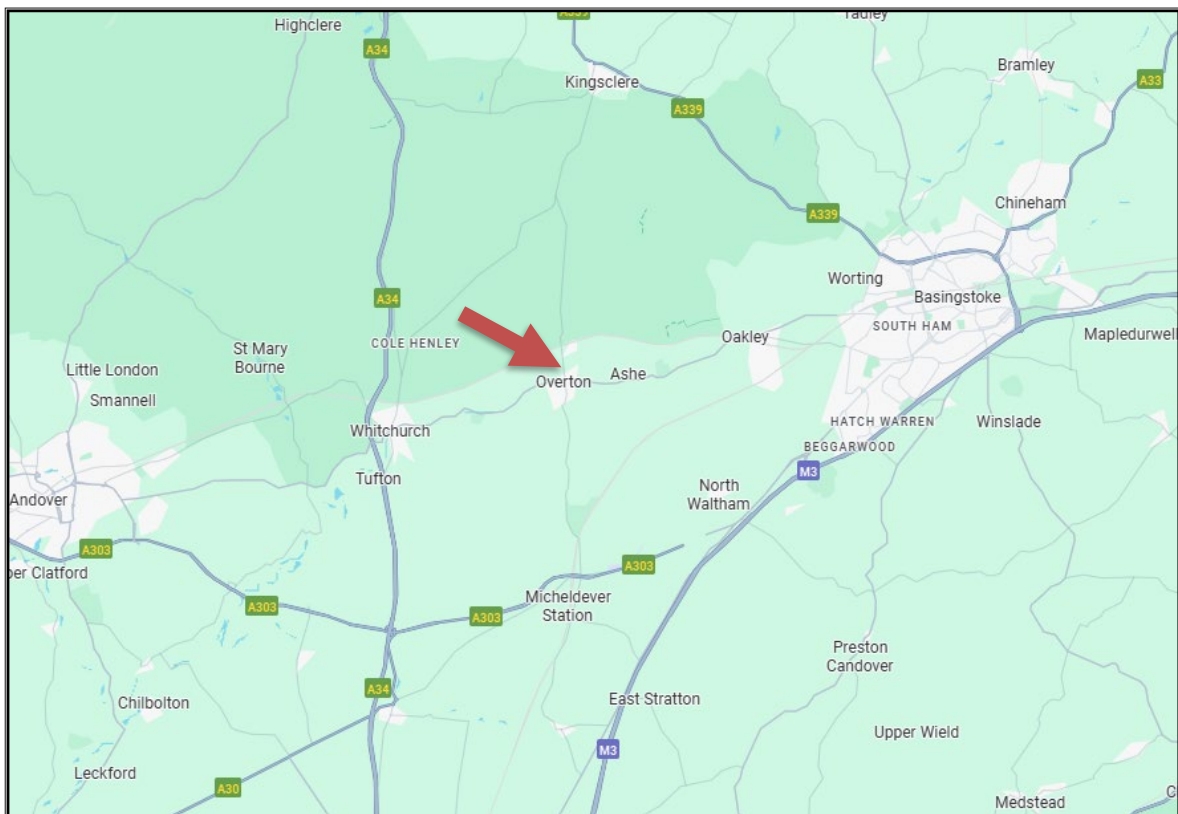
The immediate vicinity provides for substantial two storey detached houses, Overton Church of England Primary School and grounds, Lordsfield Swimming Club, a solar farm and agricultural land.

Overton village centre, which provides a range of local amenities, lies approximately 0.5 miles to the south, whilst Overton Railway Station which provides regular direct services to London Waterloo in under an hour, lies approximately 0.5 miles to the north east.

The major town of Basingstoke with its multiple facilities including the Festival Place Shopping complex lies approximately 9 miles to the north east.

The A303 and Junction 8 of the M3 Motorway lie approximately 4 miles to the south and 5 miles to the south east respectively.

We refer you to the location plan below for further information.



Plan for information purposes only. Not to scale.

Description

A copy of a 1:2,500 Ordnance Survey extract plan accompanying these particulars of sale shows the approximate boundaries of the site edged in red.

The site is almost rectangular in shape, slopes gently downwards from east to west and contains grassed land together with young and mature trees, hedging and vegetation.

The site is largely contained by wooden and metal fencing, mature hedging and trees and is bordered by agricultural land and two storey detached houses at its northern boundary, Court Drove, Overton Church of England Primary School and Lordsfield Swimming Club at its eastern boundary, playing fields at its southern boundary and agricultural land at its western boundary.

The site extends to approximately 1.80 hectares (4.45 acres).

Vehicular and pedestrian access to the site is from Court Drove at its eastern boundary.

We would refer you to the photographs of the site accompanying these particulars of sale for further information.

Tenure

The site's freehold interest is held under Registered Title No. HP416403. Full vacant possession of the site will be given on completion of the sale.

The Title contains a restrictive covenant which is controlled by Hampshire County Council regarding future development. We have been informed by the Vendor that an agreement is in place for the covenant to be lifted subject to a payment being made between the Vendor and the Council upon the sale of the land following the grant of planning permission.

Services

We understand that mains gas, electricity, drainage, water and broadband services are available for connection in the vicinity of the site. However, prospective purchasers are advised to make their own independent enquiries with the individual authorities to verify the capacity and availability of such services.

VAT

We understand that the site is not elected for VAT and therefore VAT will not be payable on the purchase price.

Planning Status

The site lies within an area identified for housing development in the Overton Neighbourhood Plan 2016-2029, known as SS1 Site A which states that the site is expected to provide a minimum of 11 no. dwellings.

A copy of the Overton Neighbourhood Plan 2016-2029 is available in the site's information pack.

The site is subject to a live planning application (reference no. 21/03805/FUL) for "Erection of 21 dwellings and associated garaging, access, open space, and landscaping".

The reports/surveys/drawings which accompanied the planning application belong to the applicant and cannot be assigned to the purchaser. Note that the applicant no longer has a legal interest in the site.

Any planning related queries should be directed to the Local Planning Authority:

Basingstoke & Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire RG21 4AH
Telephone: 01256 844844
Web: www.basingstoke.gov.uk

Method of Sale

The site's freehold interest is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice.

Unconditional (Subject to Contract only) Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

Conditional (Subject to Planning) Offers

All conditional (subject to planning) offers must be made net of anticipated S106/CIL costs and other anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted, a 10% deposit will be payable upon exchange of contracts with completion to take place within eight weeks of the grant of planning permission with the full balance of the purchase price payable immediately upon completion of the sale.

All conditional offers should include at least:

1. Full details of the purchaser's proposed development scheme including the number, type and mix of units, together with an indicative layout plan.
2. The purchaser's S106 and CIL cost calculations.
3. The purchaser's proposed affordable housing provision.
4. The purchaser's proposed timetable and strategy for achieving planning permission.
5. Confirmation that the purchaser will pay £15,000 plus VAT towards the vendor's solicitor's fees upon agreement of Heads of Terms.

Conditional offers submitted without the supporting information requested in 1-5 above will not be considered.

All offers should state whether they are submitted with or without board approval and whether they are dependent on bank or similar finance being available. Proof of available funds must be provided.

Written offers for the site are invited by **12 Noon Wednesday 8th October 2025**.

All offers should be marked "Land on South West side of Court Drove, Overton - Offer to Purchase" and addressed to:

Mr Will Morris, Haslams Surveyors LLP,
Apex, Forbury Road, Reading, Berkshire RG1 1AX or willmorris@haslams.co.uk

Anti-Money Laundering Regulations

To comply with Anti-Money Laundering regulations, Haslams Surveyors LLP undertakes ID checks for all successful purchasers.

Information Pack

A copy of the Information Pack is available to interested parties upon request which includes:

1. Land Registry Title and Title Plan
2. Overton Neighbourhood Plan 2016-2029

Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Mr Will Morris
Haslams Surveyors LLP
Apex
Forbury Road
Reading
Berkshire
RG1 1AX

Telephone: 0118 921 1511 (Will Morris Direct Line)
Telephone: 0118 921 1500 (Switchboard)
Or Email: willmorris@haslams.co.uk

Please note that parties must not enter the site outside the viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at August 2025 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed August 2025



Will Morris

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willmorris@haslams.co.uk



View of the access to the site from Court Drove looking west



View of the entrance to the site looking west



View from within the site looking west



View from within the site looking north

Land on the South West side of Court Drive, Overton, Basingstoke RG25 3ES



Plan For Information Purposes Only. Not To Scale