

## NORTH PLOT, LONDON ROAD, HILSEA, PO2 9DG

DEVELOPMENT LAND FOR SALE

2.40 ACRES (0.97 HECTARES)



# Summary

Development Site - suitable for various uses including Industrial, Retail, Leisure & Residential  
Subject To Planning

Available Size	2.40 Acres
Price	Price on application
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

- Suitable for various uses
- Road frontage to city arterial route
- M/A27 approx 0.45 miles distant
- Portsmouth Docks approx 1.6 miles distant
- Approx 3.6m to A3(M)
- To be located next to a new state of the art Electric Bus Depot



# Location

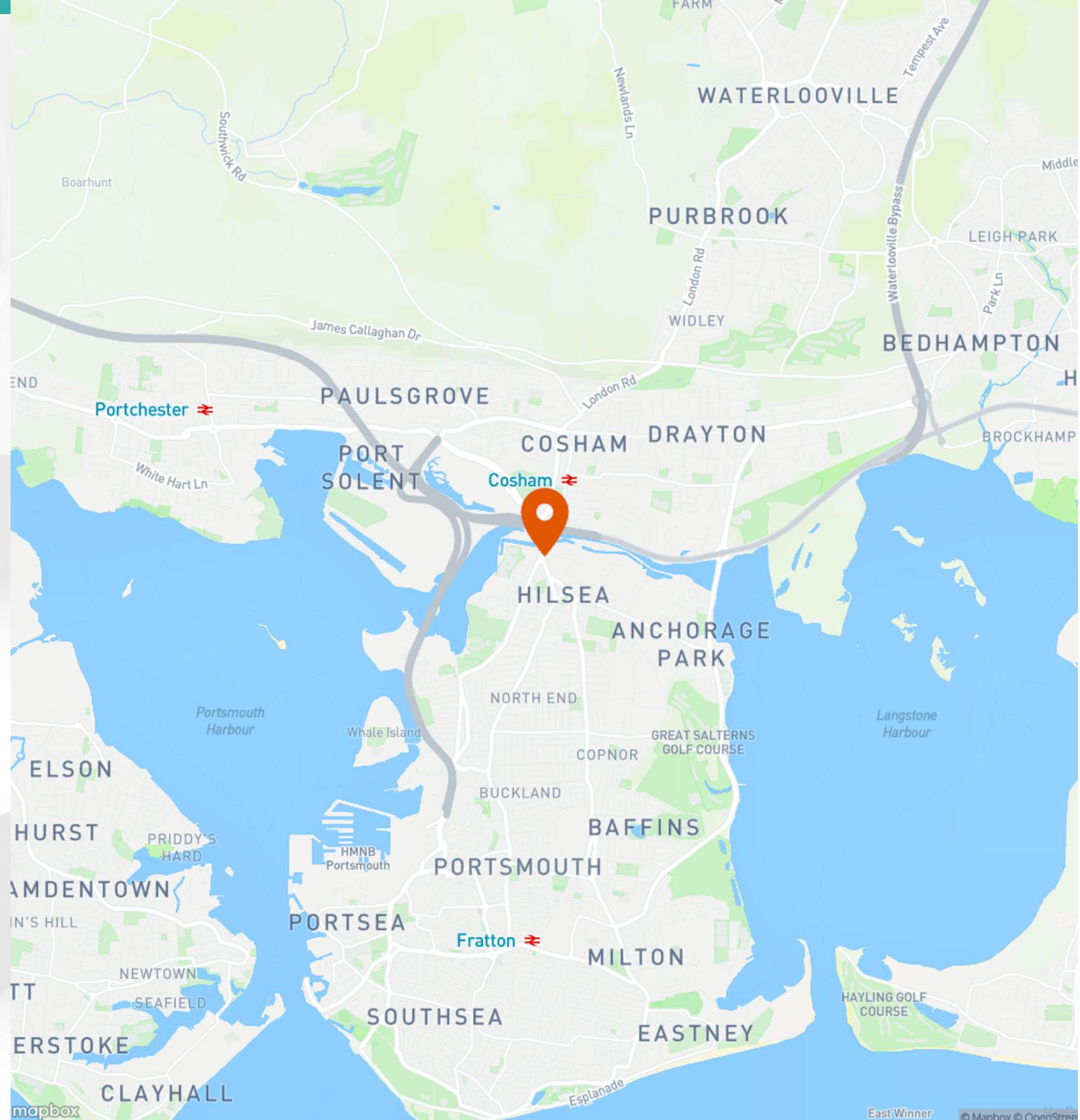


**North Plot, London Road,  
Hilsea, PO2 9DG**

The property is accessed from London Road an arterial route into the city which has between 24-34,000 vehicle movements per day. The A3(M) is approximately 3.5 miles to the East and Portsmouth commercial and naval docks just 1.6 miles to the South West. The A27 is under 5 minutes drive away.

The north-east boundary neighbours 295 Battery Royal Artillery Arm Reserve site and to the north of Military Road there is private residential. To the west on the opposite side of London Road there are further residential blocks and a shopping parade and to the south a Vauxhall car dealership. To the north-west opposite the site there is a Shell petrol filling station.

The popular and established Hilsea Industrial Estate is approximately 0.5 mile distant to the south-east which includes a Lidl store.





# Further Details

## Description

The site has been released for sale, as it is surplus to a new electric bus depot planned for development to the south of the plot, subject to planning consent.

The plot will share its access with the new electric bus depot and an electric vehicle charging forecourt.

The site is predominantly level and regular in shape, benefitting from frontage and visibility to London Road.

## Specification

The key benefits of the site include the following:

- Rare freehold interest in Portsmouth
- Power supply to be 500 KVa to the site
- Services to boundary
- Relatively flat site
- Access from one the main arterial routes in Portsmouth
- A previous employment site

## Viewings

Strictly by appointment through the sole agent.

## Terms

Offers are invited for the freehold interest. Data Room access for further information on the site can be provided on request.

## 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.

## Legal Costs

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

## 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 funds being relied upon to complete the transaction.

## Planning Application

Portsmouth City Council : 23/01470/FUL - The News Centre London Road Hilsea Portsmouth PO2 9DG construction of a Bus Depot ( Sui Generis).





## Enquiries & Viewings



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