

THE ORCHARD, CAMS HALL ESTATE, FAREHAM, HAMPSHIRE



RARE OPPORTUNITY TO OWN A DEVELOPMENT SITE IN A UNIQUE SETTING WITH EXCELLENT ACCESS **FOR SALE**



1 acre development site suitable for offices/Hi-tech buildings

KEY FEATURES

- Established business park
- Unique new build
- Tranquil setting
- Excellent transport links
- On site, café restaurant and golf course
- Impressive views
- Fareham Tech hub

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LOCATION

The Orchard is located in the heart of the Cams Estate bordering the award winning golf course and the historic walled garden.

The office campus is set in a tranquil setting with mature grounds of the former Cams Hall – now a business centre. Portsmouth Harbour and Fareham Creek wrap around the scheme providing pleasant waterside walks and impressing views close to the heart of Fareham.

The scheme has a Café onsite serving hot and cold food. Other business located at Cams Hall Estate include Glanvilles Solicitors, Wilkins Kennedy Accountants, Dream Doors HQ.



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DESCRIPTION

The plot itself is a level serviced site surrounded by mature trees bordering the golf course, of approximately 1 acre.

TERMS

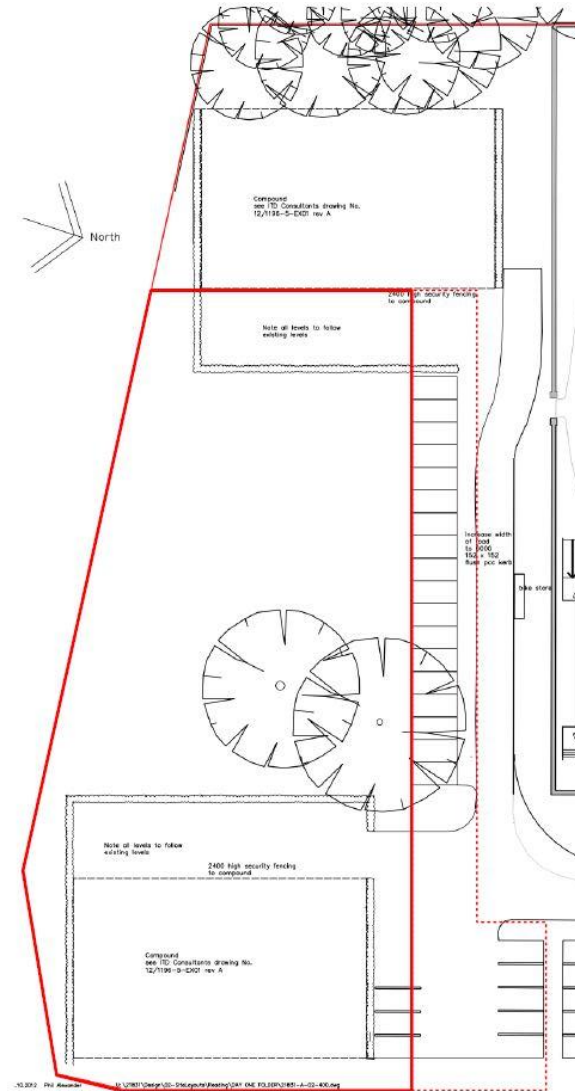
125 year lease is available at a peppercorn rent.
The lease permits B1 planning uses.

PLANNING

The property falls within the employment zone in the local plan but a full planning application will be required for any proposed development.

PRICE

Guide price £800,000 exclusive subject to planning.



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SERVICES

The client advises electrical and effluent services are available with water a short distance away, Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment with sole agent, Vail Williams.

CONTACT

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SUBJECT TO CONTRACT
October 2019

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