

For Sale - Freehold Disposal

Commercial Development Opportunity

Parcels M1 and M3, Berewood, Waterlooville, Hampshire



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Site boundaries for indicative purposes only

Key Highlights

- Two parcels (M1 and M3), available together or separately, extending to circa 3.91 acres in total
- Outline planning permission (ref 10/02862/OUT) for commercial mixed-use, including former B1 uses now within Class E(g)
- Serviced plots with access from Houghton Avenue, the principal estate road
- Access to the A3(M), A27/M27 and rail services to London Waterloo via Havant station
- Freehold

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LOCATION

The Property is located within the Berewood development, Waterlooville, Hampshire, positioned between two newly constructed roundabouts on Houghton Avenue, the principal estate road through the scheme. Employment land lies immediately to the north and east, with new residential development to the west.

The site benefits from access to the A3(M), linking with the A27/M27. Portsmouth lies circa 8 miles to the east and Southampton circa 20 miles to the west. Havant railway station is circa 5 miles to the south-east, with direct services to London Waterloo in circa 1 hour 20 minutes.

DESCRIPTION

The Property comprises two parcels of level land extending in total to circa 3.91 acres.

- Parcel M1 extends to 11,009 sq m (circa 2.72 acres) and lies to the north of Houghton Avenue.
- Parcel M3 extends to 4,818 sq m (circa 1.19 acres) and lies to the south of Houghton Avenue.

Both parcels are laid to grass, enclosed by estate fencing, and form part of the wider Berewood development.

PLANNING PERMISSION

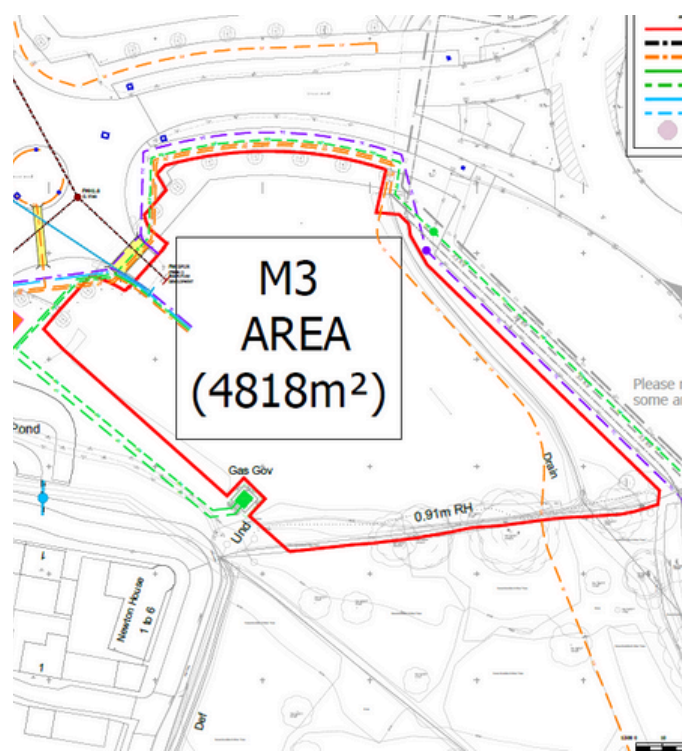
Parcels M1 and M3 are included within the outline planning permission (ref: 10/02862/OUT) for Berewood, where they are allocated for commercial 'mixed use' development. The outline documents refer to B1 uses in this location, which now fall within Class E(g), with scope also for Class E(a) retail and other complementary commercial uses.

PLANNING CONTEXT

The Property forms part of a wider mixed-use development which has the benefit of Outline Planning Permissions, granted in March 2011 under application references 10/02862/OUT (Winchester City Council) and APP/10/00828 (Havant Borough Council).

The Outline Planning Permissions allow for up to 2,550 new homes, along with employment, retail, community uses, and supporting infrastructure across the Berewood area.

To date, detailed consent has been secured for 1,775 homes, with a number of phases under construction. Pending applications include Phase 11b, Phase 12 and Town Park Phase B. The Northern Primary School is open and the Southern Primary School is due to open shortly.



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METHOD OF SALE

The site is offered for sale by private treaty, on either an unconditional or subject to planning basis. Offers are invited via email to Jack Sadler (email address provided below) and should be clearly marked 'Berewood - Parcel M1 and/or Parcel M3'. Uses in line with outline permission only will be considered.

ACCESS

Parcel M1 is accessed from Houghton Avenue, while Parcel M3 has direct access from the adjoining roundabout.

VIEWINGS

Interested parties must arrange a viewing by appointment only.

TENURE

The site is offered freehold with vacant possession and is held under part of Land Registry Title Numbers HP657720 and HP567131.

UTILITIES

The site is fully serviced with mains water, electricity, gas, telecommunications, and drainage infrastructure delivered as part of the wider Berewood development to support commercial use. Capacities to be agreed as part of the sale process.

VAT

The property has been opted to tax for VAT.

ADDITIONAL INFORMATION

For access to the dataroom please contact Nita Patel nita.patel@savills.com

Further information on the wider Berewood development can be found at: [Berewood Hampshire](#)

LOCAL AUTHORITY

Winchester City Council
City Offices, Colebrook Street
Winchester, SO23 9LJ

01962 840 222
www.winchester.gov.uk

CONTACTS

Jack Sadler

For further information please contact:

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