

For Sale - Freehold Disposal

LAND SOUTH OF CRAMPMOOR LANE

Ampfield, Romsey SO51 9AJ



Boundary line for indicative purposes only

Key Highlights

- Strategic Development Opportunity
- Access from Crampmoor Lane
- The Site extends circa 1.45 acres (0.59 hectares)
- Identified in the 2025 SHELAA for 10 units
- Offers invited on Promotion Agreement, Option, Subject to Planning and Unconditional bases
- Bid deadline: noon Wednesday 18 March 2026

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THE OPPORTUNITY

Savills are instructed to invite offers on the following basis:

- An Option or Promotion Agreement for the promotion and sale of the land, subject to planning permission being granted for residential development.
- A Subject to Planning Sale
- Unconditional offers with an average provision would be considered

LOCATION

The Site is located in Crampmoor, a village on the north-eastern edge of Romsey.

Romsey train station lies approximately 2.1 miles to the south west by road. The station offers direct services to Portsmouth Harbour, Cardiff Central and Salisbury, with fastest journey times of 58 minutes, 2hr 26 minutes and 19 minutes respectively.

The Site benefits from access to the A3090 which travels north east to Winchester and southwest to the A36.

DESCRIPTION

A freehold parcel of grassland extending to approximately 1.45 acres (0.59 hectares), currently used as grazing land. It comprises a broadly square, relatively flat field, laid to pasture.

The Site is bounded by mature trees and hedgerows to the north, east and south, and residential property to the west.

A railway line abuts the southern boundary.

SERVICES

All interested parties are advised to investigate the availability services to the property and capacity thereof.

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PLANNING CONTEXT

Test Valley Borough Council (TVBC) carried out a consultation on their Revised Regulation 18 Local Plan in 2025, with the Regulation 19 Plan anticipated in June 2026. TVBC are required to plan for 15,878 homes over the period.

Following the publication of the new National Planning Policy Framework (NPPF) in December 2024, the introduction of the revised Standard Method significantly increases TVBC's housing requirement from 524 dpa to 934 dpa (representing a 78% uplift).

As set out in the Revised Regulation 18 Local Plan (June 2025), updates to the NPPF in December 2024 mean that TVBC is now unable to demonstrate a five-year housing land supply, with a current stated position of 2.76 years as of 1st April 2024.

The Site is identified in the 2025 SHELAA as having residential potential for 10 residential units (SHELAA Ref: 180).

Planning Policy

- The Site lies outside the settlement boundary (Policy COM2: Countryside)

Community Infrastructure Levy

The Site lies within CIL Charging Zone 2, the index-linked charging rate as at 2024 is £196.10 per square metre.

ENVIRONMENTAL

The southern edge of the Property is located in Flood Zone 2.

ACCESS

The Site is accessed via Crampmoor Lane to the north.

TENURE

The Site forms part of the land registered at Land Registry under Freehold Title No. HP668166

Copies of the Land Registry title documents can be viewed in the Data Room, access available upon request.

The Site is to be sold subject to, and/or with the benefit of, any rights of way, leases, easements or restrictions, which may exist, whether or not mentioned in the particulars.

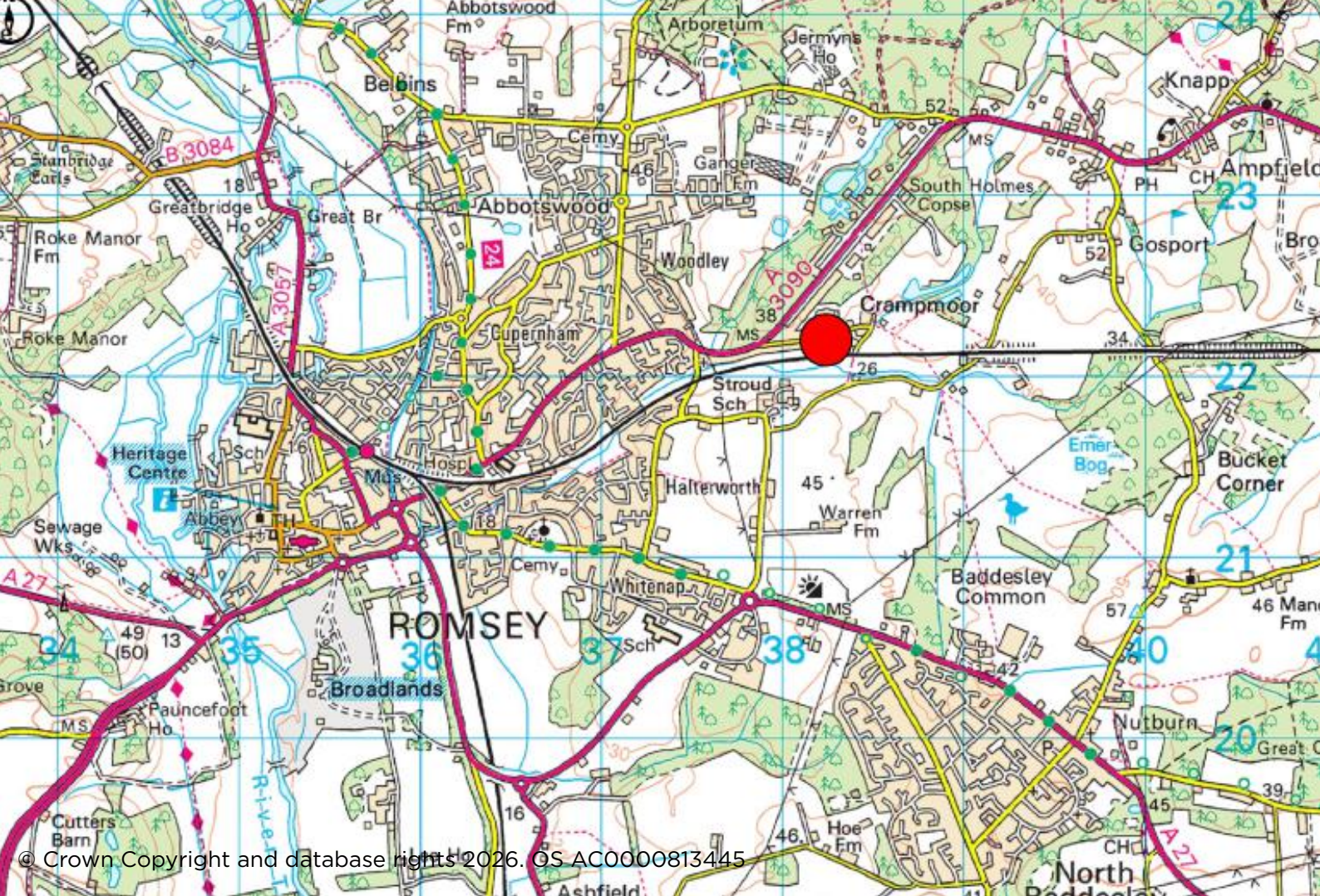


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VAT

The Site is not elected for VAT.

DATA ROOM

For access to the data room containing the title documents and technical information, please contact Zara Chamberlain via the details below.

LOCAL AUTHORITY

Test Valley Borough Council
Beech Hurst, Weyhill Road
Andover, Hampshire SP10 3AJ

01264 368 000
www.testvalley.gov.uk

METHOD OF SALE

The Site is offered for sale by informal tender. Offers are invited for Option, Promotion and Subject to Planning bases.

Offers should be submitted to Jonny Kiddle and Zara Chamberlain (email addresses provided below). All offers must be clearly marked "Land at Crampmoor Lane".

The bid deadline for offers is noon on Wednesday 18 March 2026. Please note that the vendor is not obligated to accept any offer.

VIEWINGS

Interested parties are to arrange a viewing by appointment only, Contact details below.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

WHAT3WORDS

///flow.entitles.comforted

CONTACTS

For further information please contact:

Jonny Kiddle

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07977 757 397

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07816 184 088

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