



Former “Ashfield Bakery” - Unique development opportunity near Romsey

Leasehold and Freehold offers invited

Ashfield, Romsey, SO51 9LJ

savills

Key Highlights

- Exciting development opportunity near Romsey
- A generous site area of approximately 1.4 acres (0.55 ha)
- Prominent roadside location fronting the A3057
- Located on the southern edge of Romsey, benefitting from excellent access to the M271 and M27
- Planning permission granted for a Childrens Day Nursery scheme and two dwellings
- Expressions of interest also invited for alternative uses
- Leasehold and Freehold interest invited

Location

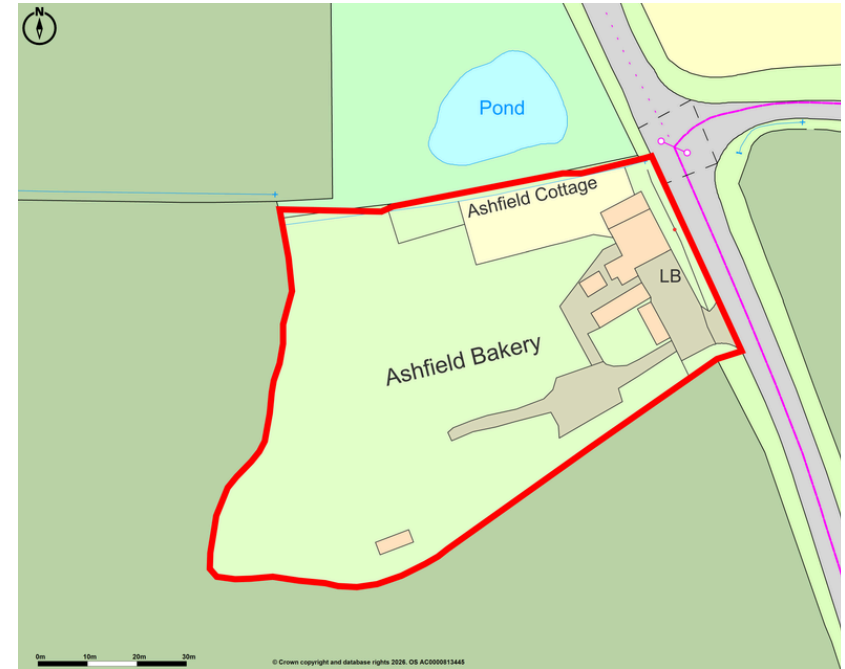
The site occupies a well-located position in Romsey, SO51 9LJ, in a semi-rural area to the south of Romsey Town Centre.

Romsey is situated approximately 9 miles to the north-west of Southampton, 14 miles south-west of Winchester and 26 miles north of Portsmouth, benefitting from strong regional connectivity across Hampshire and wider South East.

The property has roadside frontage to the A3057. The property is situated a short distance from junction 3 of the M27, providing east to west connectivity between Southampton and Portsmouth. The M3 is also located approximately 6 miles to the east which offers connections to Winchester, Basingstoke and London.

Southampton Airport is located approximately 7 miles to the south-east, providing a range of domestic and international flight services. Romsey Railway Station is approximately 2 miles to the north and offers frequent connections to Southampton and Salisbury. Additionally, Southampton Central Station is situated approximately 6 miles away and provides comprehensive rail services across the UK.

Residential development in the immediate area is robust, with planning permission granted for 300 new dwellings at Hoe Lane and a further allocation of 1,000 homes at Whitenap, underpinning sustained population growth and long-term demand for childcare provision.



LOCATION MAP

DRONE VIDEO

BIRDS EYE VIEW

Site Description

The site extends to approximately 1.4 acres and comprises a largely level, grassed plot, bounded by mature hedgerows and established trees, providing a degree of natural screening from the surrounding area.

The eastern portion of the site currently accommodates a pair of semi-detached cottages with ancillary outbuildings, with the remainder of the site forming open land to the rear. One existing vehicular access points serve the site from Southampton Road.

The scale, configuration and roadside prominence of the site make it well suited to a variety of uses, subject to securing the appropriate planning consent.

Services

The site is considered suitable for a range of commercial and leisure uses, subject to planning. Interested parties are encouraged to make their own enquiries.

Target Occupiers

- Childrens Day Nursery
- Veterinary
- Car dealership
- Cafe / Restaurant



Planning

The site benefits from planning permission granted on Wednesday 7 May 2025 under reference **24/00907/FULLS** for a nursery-led redevelopment, comprising the construction of a children’s day nursery alongside two replacement dwellings, together with associated vehicular access, parking, cycle storage, landscaping and drainage works. The consent establishes the principle of the redevelopment on the site and confirms its suitability for a nursery use within a clear and deliverable planning framework.

The planning process confirmed that all principal technical considerations were satisfactorily resolved, including highway access and safety, parking provision, design quality, ecology and biodiversity, drainage, residential amenity and heritage matters, subject only to standard conditions. This established planning position significantly reduces planning risk and lead-in time, while also providing a robust foundation for the consideration of alternative or enhanced uses, where appropriate, subject to securing the necessary planning permissions.

Traffic Count

Approximate daily vehicle movements:

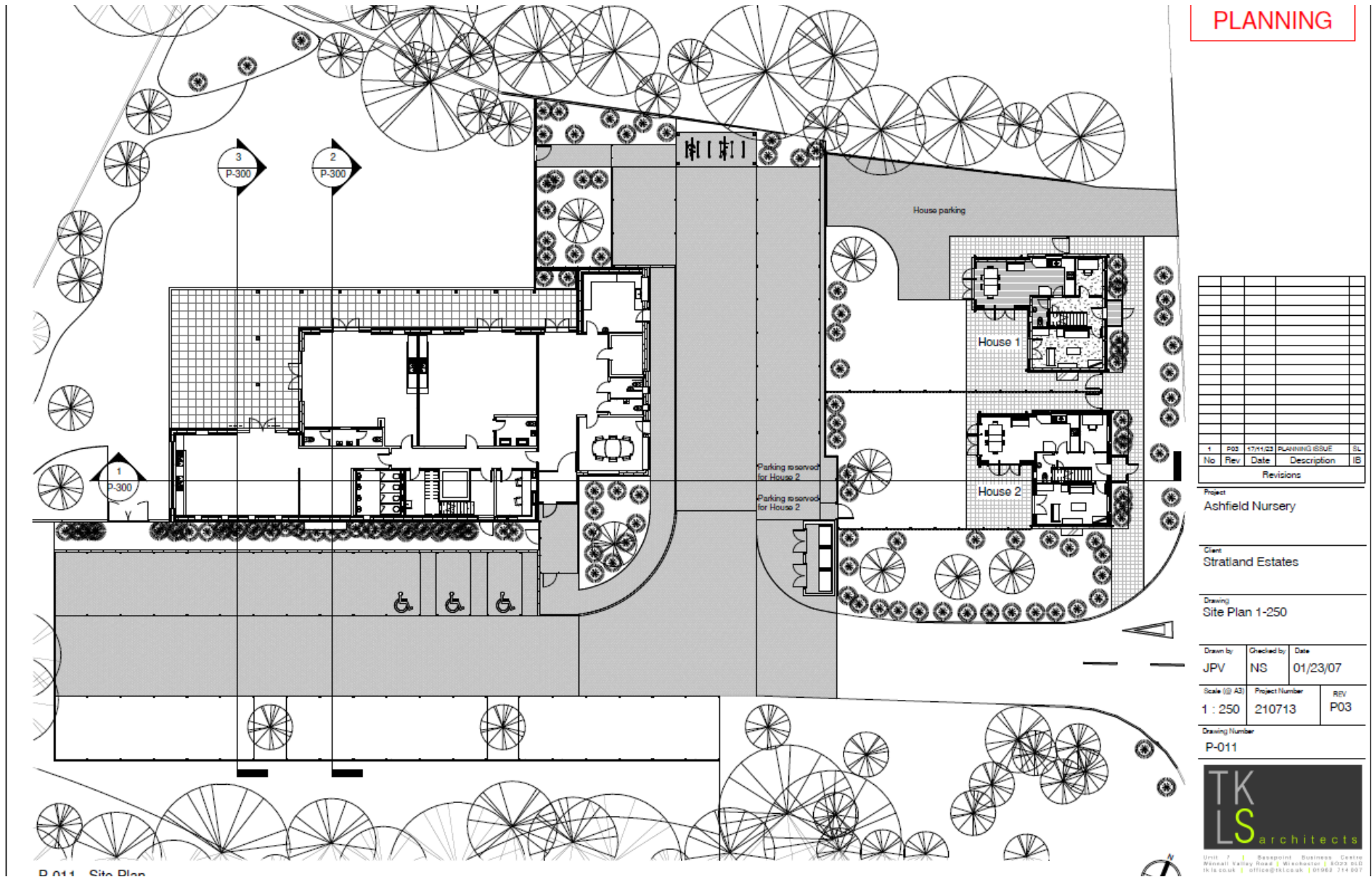
- A3057**- 13,000
- Hoe Lane** - 2,000
- A27**- 19,000
- Toothill Road** - 3,000



CGI representation of Nursery scheme, with planning permission



Site plan for Nursery scheme, with planning permission





Rating

To be assessed on completion of development

EPC

To be assessed on completion of development

Tenure & Opportunity

Expressions of interest are invited on both a freehold site basis with the benefit of planning permission, subject to planning deals will also be considered, or conventional occupational leasehold basis. We require details from each occupier in respect of their proposed use and timescales, along with site requirements.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

Viewing

Viewing strictly via appointment with the following:



Kevin Marsh

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