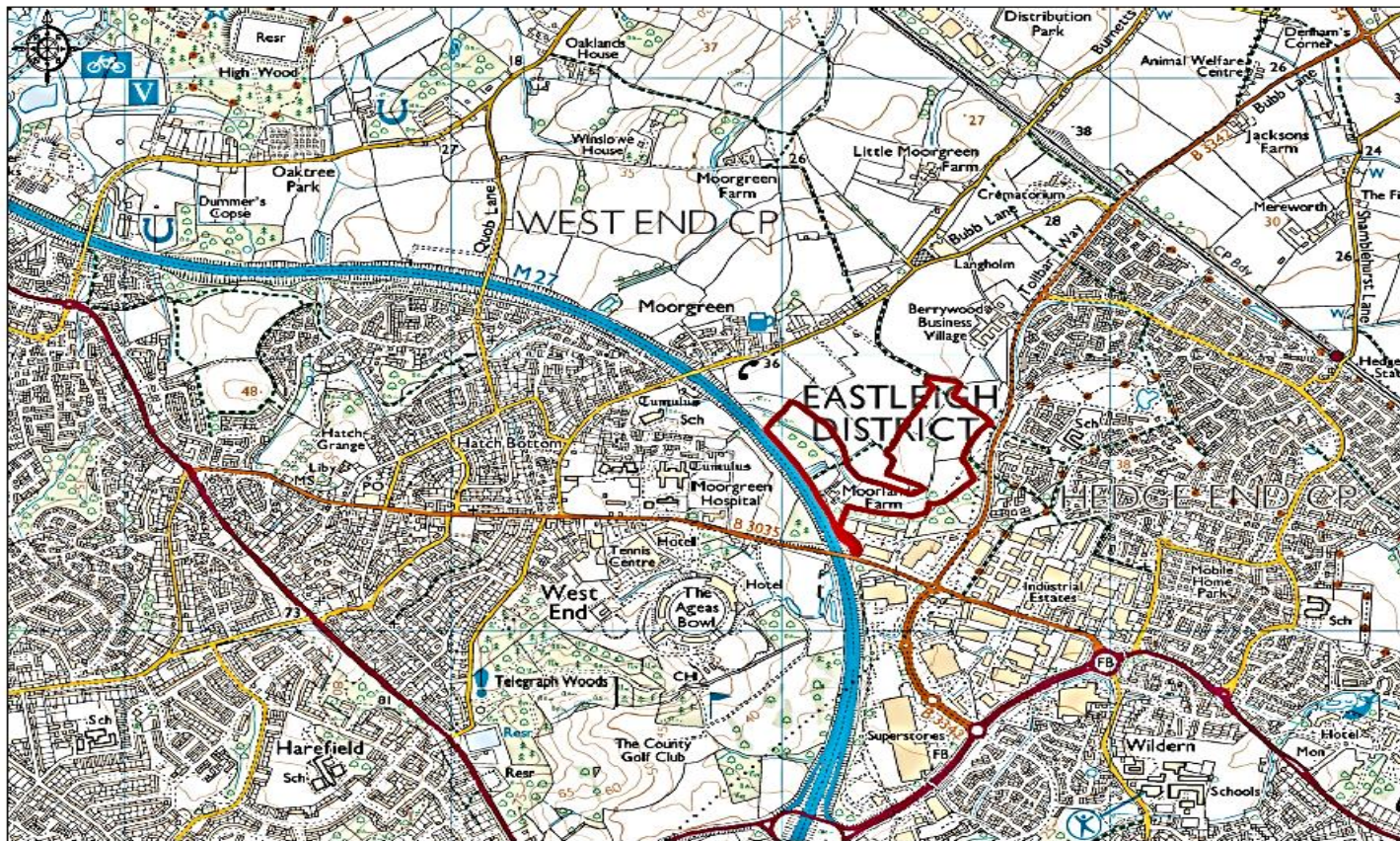


**FOR SALE
STRATEGIC DEVELOPMENT
OPPORTUNITY – FARM BUILDINGS
WITH LAND**



Promap

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**LAND AT MOORLANDS FARM, BOTLEY
ROAD, HEDGE END, SOUTHAMPTON,
HAMPSHIRE, SO30 3HD**

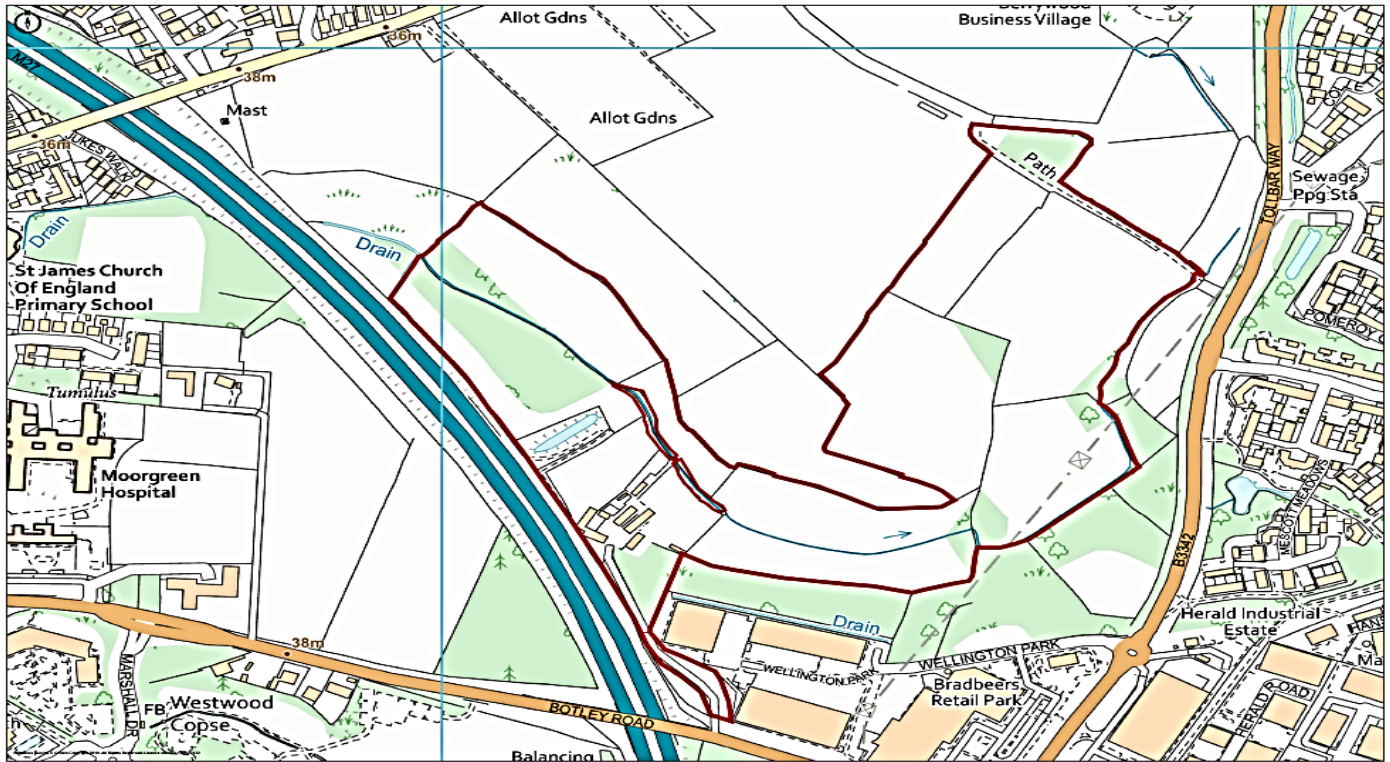
SITE OF 15.83 HA (39.11 ACRES)

- Edge of Urban Area
- Existing house and buildings totalling 658.41 sq m (7,087 sq ft)
- Potential for Residential Development (STP)
- Information pack available



UNLOCKING VALUE FROM LAND

STURT & COMPANY LTD, THE COACH HOUSE, UPHAM FARM, UPHAM, HAMPSHIRE. SO32 1JD
Tel 01489 860721 office@sturtandco.com www.sturtandco.com



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Location

The site is located on Botley Road to the west of Hedge End. The Ageas Bowl is close by and the property backs onto Bradbeers Retail Park. Junction 7 of the M27 is 2.5 km away.

Site Description

The site is approximately 15.83 ha (39.11 acres), with a mixture of woodland and pasture that includes areas of SSSI designation. Access is off Botley Road. Planning Permission has been granted for a dog training centre (Ref: F/12/71729).

There is a house, flat and a number of outbuildings forming a courtyard. The buildings will need refurbishment and comprise approximately 658.41 sq m (7,087 sq ft) of accommodation. There is a footpath, oil pipe and pylon running across the site.

Description		Ha	Acre
Moorlands Farmhouse and Buildings	House, flat and outbuildings	1.23	3.04
Remaining Farm Land	Pasture - SSSI	6.07	15.00
	Pasture - Non SSSI	3.19	7.89
	Woodland - SSSI	3.30	8.16
	Woodland - Non SSSI	2.03	5.02
	Total	15.83	39.11

Development Proposal

The Vendors are seeking to sell off the site freehold, together with appropriate overage provisions for additional future development or the benefit of mitigation on nearby land.

Alternative proposals, for example Options or Overage Agreement will be considered.

Tenure

Freehold with vacant possession. Highways Agency have the right to use the pond for attenuation.

Data Room

An Information Pack will be available and contains information relating to the site.

Viewing:

Inspection of the site is by appointment with the sole agents only.
office@sturtandco.com
 Tel: 01489 860721

Important Notice

Sturt and Company Ltd, their clients give notice that:

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24/10/2019

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