

**FORMER DRIVERS' DINER SITE  
OLD BASINGSTOKE ROAD  
MICHELDEVER  
HAMPSHIRE SO21 3BW**



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**OPEN STORAGE  
INDUSTRIAL DEVELOPMENT PROSPECT  
GROSS AREA: 3.27 acres (1.32 hectares)  
NET AREA: 1.73 acres (.7 hectares)**



- Mid-way between Winchester and Basingstoke
- Adjacent to M3 and close to A303
- Planning consent B8 with ancillary B1 and B2
- Previously granted PP for residential development (now expired)



**SITUATION:** The property is situated mid-way between Winchester and Basingstoke on the A33 dual carriageway. This is immediately adjacent to the M3 motorway for access to the M25 London Orbital and M27 south coast motorways. The A303 joins the M3 at junction 8 which is approximately 3 miles distant.

**DESCRIPTION:** The property comprises a part-surfaced and part earth-bunded site which slopes gently upwards from the roadway. It is calculated that the site area is approximately 3.27 acres (1.32 hectares).

There is a vehicular right of way to the land at the rear and this and various other parts of the site are not useable. It is therefore calculated that the net area is approximately 1.73 acres (.7 hectares).

**PLANNING CONSENT:** Planning consent was granted in July 2017 under reference 17/00573/FUL for the erection of a new detached unit for B8 storage and distribution with ancillary planning uses of B1 and B2. The gross internal floor space is stated to be 360 square metres (3,875 square feet).

The site is considered to have considerable scope for further development subject to planning.

**TERMS: Offers are invited for the freehold interest. Price on application.**

**LEGAL FEES:** Each party to bear their own legal costs.

**VIEWING:** Viewing strictly by appointment with the sole agents

**PEARSONS COMMERCIAL**

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**DIRECTIONS:** The property may only be approached via the north bound carriage way of the A33, with entrances to the north and south of the Pearsons marketing board.

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