

ABBHEY MILL

Station Road, Bishops Waltham, SO32 1DH



Key Highlights

- Freehold approximately 3.697 ha (9.13 ac)
- Planning permission for a 35,000 sq ft (net sales area) food store, doctors surgery and 3 residential flats
- Of interest to occupiers, investors and developers
- Potential for alternative uses including residential (subject to planning)
- Best offers invited by **12 noon Wednesday 12th August**

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Location

Bishops Waltham is located approximately 11 miles south east of Winchester, 11 miles north east of Southampton and 14 miles north west of Portsmouth. The nearest rail station is Botley, located 3 miles south – there is a direct service to London Waterloo in approximately 1 hour 30 minutes.

Bishops Waltham is a market town with approximately 3,017 dwellings (2011 census) located in a rural setting. The centre has much historic interest having developed around a medieval town. Bishops Waltham has a range of amenities including shops, cafes, restaurants, public houses, petrol filling station and various commercial uses.

Description

The site is located to the south of Bishops Waltham, south of the Old Station Roundabout and east of a dismantled railway line. The site has well defined boundaries extending to 3.697 ha (9.13 ac) with three distinct areas identified on the plan overleaf: Abbey Mill, Abbey Field; and Bishops Waltham South Pond. The Abbey Mill site was formerly used as a light industrial park and has been cleared of existing buildings; save for the mill building which is vacant with an approximate GIA of 656.20 sq m (7,063 sq ft) laid out over six levels.

The adjacent Bishops Waltham Palace, to the east of the site, is a Scheduled Ancient Monument (Scheduled Monument No. 1016169) and includes the Abbey Field and Bishop's Waltham South Pond (former fishpond to the palace).



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Planning

The site is located within the settlement boundary of Bishops Waltham and the local planning authority is: Winchester City Council, City Offices, Colebrook Street, Winchester

Tel number: 01962 840222

There have been various planning applications on the site. Please see summary table below for relevant applications

| DECISION | APPLICATION NUMBER | DESCRIPTION | PENDING |
|----------|--------------------|--|-----------|
| Pending | 17/02075/FUL | Conversion of the Mill Building and construction of a 66 bed Care Home, 39 Assisted Living Units, 19 family houses and 12 affordable homes (AMENDED PLANS and DESCRIPTION) and associated works. | Pending |
| 15/06/15 | 14/02944/LDC | Implementation of planning permission 10/01650/FUL (CERTIFICATE OF LAWFULNESS) | Permitted |
| 03/07/12 | 10/03127/FUL | (Extension to the time limit for implementing planning permission 07/01188/FUL) Demolition of existing industrial buildings, construction of new offices/workshops and 70 new dwellings with ancillary roads, parking and amenity areas, upgrading work to Abbey Mill, Abbey Field and South Pond. | Permitted |
| 01/12/11 | 10/01650/FUL | Erection of retail store and doctors surgery with undercroft car parking; refurbishment of existing mill building for 3 no. residential flats and ancillary store uses; associated landscaping, access works and linkage improvements (THIS APPLICATION IS A DEPARTURE FROM THE LOCAL PLAN) | Permitted |
| 07/01/11 | 07/01188/FUL | Demolition of existing industrial buildings, construction of new offices/workshops and 70 new dwellings with ancillary roads, parking and amenity areas, upgrading work to Abbey Mill, Abbey Field and South Pond. | Permitted |

The planning application ref: 17/02075/FUL - Conversion of the mill building and construction of a 66 bed care home, 39 assisted living units, 19 family houses and 12 affordable homes was submitted to Winchester City Council (WCC) in 2017. It is our understanding that the application was validated on 14th August 2017 and is currently lodged with WCC and the decision on the application is outstanding.

A Certificate of Lawfulness 14/02944/LDC was issued on 15 June 2015 implementing planning permission 10/01650/FUL for the 'Erection of retail store and doctors surgery with undercroft parking; refurbishment of existing mill building for 3 no. residential flats and ancillary store use; associated landscaping, access works and linkage improvements.

Bishops Waltham is one of the principal Market Towns within Winchester District, and has been identified within the adopted Local Plan Part 1 as a location for future growth during the Plan Period.

As per the former 2006 Local Plan, the site was allocated by Policy S.3 for mixed use development including employment and residential, and was subject to a Planning Application (Ref 07/01188/FUL) for the construction of new offices/ workshops and 70 residential dwellings approved in January 2008.

An application to extend this permission was submitted in November 2011, but has remained undetermined. In light of the change in Policies via the Local Plan Part 1, particularly affordable housing provision, it is unlikely this extension of time application will be approved.

In July 2010, a Planning Application (Ref: 10/01650/FUL) for the erection of a retail store, doctors surgery and refurbishment of the existing mill for 3 residential units was submitted and subsequently approved in December 2011 in the context of the mixed use allocation as per the 2006 Local Plan. A Certificate of Lawfulness to record the implementation of this permission was submitted in 2014 and approved on 15th June 2015, confirming the lawful use of the site at present.

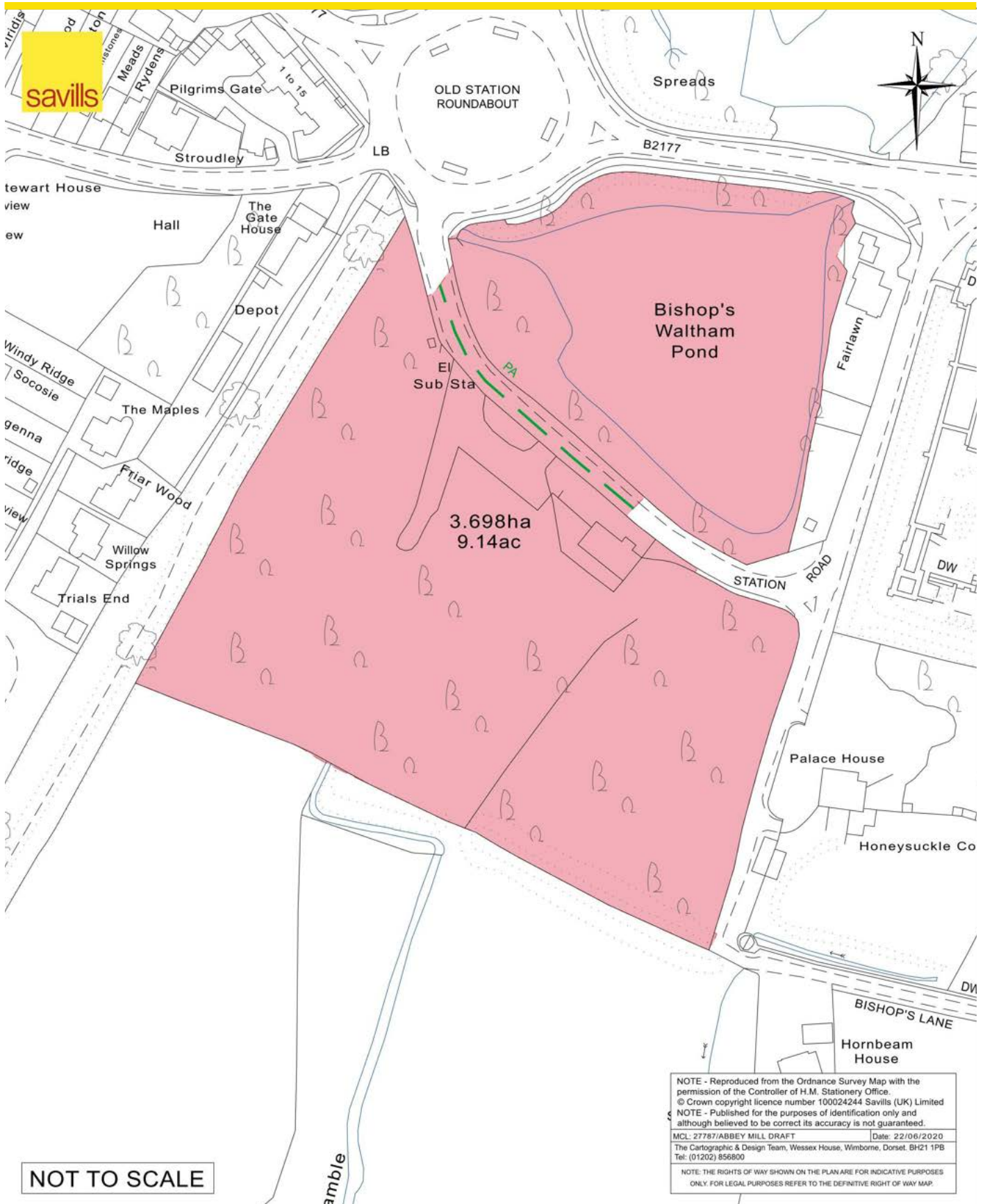
Abbey Mill remains an important future development site within the town of Bishops Waltham, and has witnessed a number of planning applications in recent years promoting alternative mix use schemes. While the land does not benefit from a specific allocation within the Local Plan Part 1, it remains within the settlement boundary of Bishops Waltham and thus benefits from a presumption in favour of development. Any future Planning Application will need to consider the Policies as contained within the Local Plan Part 1, and should be

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Tenure

The site is to be sold freehold subject to the existing lease granted on the pond:

A lease of fishing rights in the Pond has been granted to the Parish Council of Bishops Waltham on 09 December 2009. The term of the lease is 15 years from 09 December 2009 at a yearly rent (if demanded) of 5p to be paid in advance on the first day of January in each year. The lease may be terminated at any time on giving the Parish Council six months written notice.

Services

Details of service availability and connection details are available on the website. Potential purchasers are also advised to make their own enquiries.

Method of Sale

The freehold interest of the whole site extending to 3.967 ha (9.13 ac), is offered for sale by informal tender.

Best offers invited by 12 noon Wednesday 12th August 2020.

Our client wishes to maximise land receipts and subject to planning offers are preferable. Unconditional offers will also be considered. Offers are to be for a fixed sum unrelated to any other offer. The vendor reserves the right not to accept the highest or indeed any offer.

Offers should be submitted by email to:

Colin Wilkins
(cwilkins@savills.com)

or by post:
Savills UK, 2 Charlotte Place,
Southampton, SO14 014

VAT

Our client has elected to waive the VAT exemption in respect of the land and property. VAT will be payable in addition to the purchase price.

Viewings

Viewings are strictly by appointment with Savills. Please contact Malcolm Kilpatrick 023 8071 3913 to arrange an appointment.

Data Room

A data room is available at:
www.savills.com/abbeymill

which contains information relating to planning and technical matters on the site.

Please register your interest so that access can be provided.

Contact

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