

**FOREST FARM, WINCHESTER ROAD,
WALTHAM CHASE SO32 2LL**



STORAGE/WORKSHOP/OFFICE WITH DEVELOPMENT POTENTIAL FOR SALE – APPROX. 1.3 ACRES



7,066 sq.ft (656 sq.m) Gross Internal Area

KEY FEATURES

- Planning approved for office development
- Located in area of proposed substantial development
- HGV Operating Centre registered

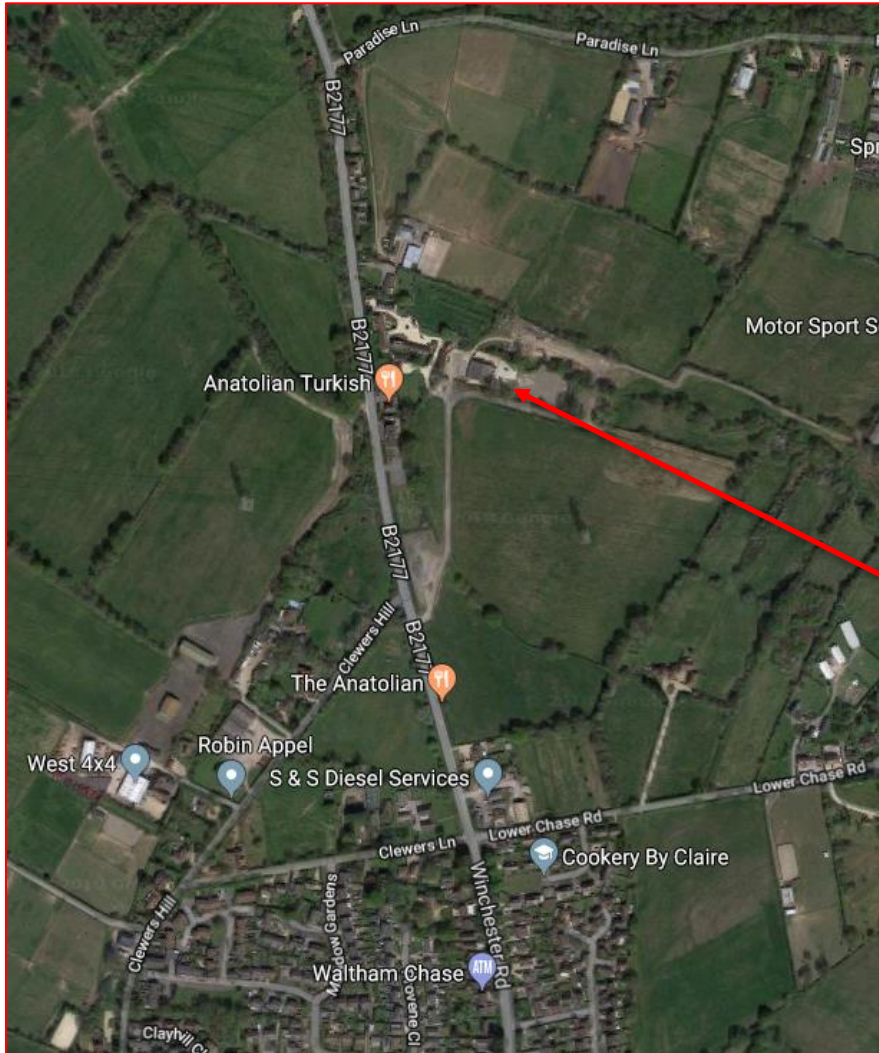
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LOCATION AND DESCRIPTION

Forest Farm is located just off the main Wickham to Winchester road and within 4 miles of Junction 10 of the M27. Access is via a shared hardcore driveway over open fields.

The properties comprise steel/concrete frame and profile sheet clad storage buildings and surrounding land. The yard areas are now secured by high metal palisade fencing and secure gates. Access is from the B2177 Winchester road with a right of way over adjoining land. We are informed that water and electricity are connected as are mains drains.



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PLANNING

We are informed by the owners that the buildings benefit from B8 use (within the Use Classes Order 1987) being “industrial storage, distribution and wholesale warehouse”. Planning has been approved for the conversion of Building 1 into office accommodation.

The premises benefit from having been registered as an HGV Operating Centre.

We would recommend that all interested parties should make their own enquiries as to the existing planning uses of the site to Winchester City Council.

The premises and land may be suitable for refurbishment or redevelopment, subject to planning.

TENURE

Freehold.

PRICE

Offers are invited.

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Building 1	1686	156
Building 2	5380	500
Site Area	Approximately 1.3 acres (to be confirmed/applicant to rely on their own measurements)	

BUSINESS RATES

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through joint sole agents.

CONTACT

Vail Williams

Harnish Patel

Vail Williams LLP

Tel: 07825 276132

Email: hpatel@vailwilliams.com

Ellis & Partners

Tel: 01202 551821

Email: bhcommercial@ellis-partners.co.uk



SUBJECT TO CONTRACT
May 2019

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