

OPEN STORAGE/DEVELOPMENT

112 MAIN ROAD \\ EMSWORTH \\ WEST SUSSEX \\ PO10 8AY

LAND FOR SALE

SITE AREA APPROX.

1.4 HA
3.45 ACRES

- INCOME PRODUCING OPEN STORAGE FACILITY
- COMMERCIAL DEVELOPMENT OPPORTUNITY
- LOCATED NEAR THE AFFLUENT TOWN OF EMSWORTH
- PROMINENCE ONTO BUSY A259
- 14,464 VEHICLE MOVEMENTS PER DAY ALONG A259 (SOURCE GOV.UK)

DRAFT





EMSWORTH

Hermitage Bridge

Bus Stop

A259 Main Road
14,464 vehicle
movements per day

LOCATION

Boundary is approximate

Gosden Green Storage is located within the village of Hermitage, just outside the Historic town of Emsworth. The site has direct frontage onto the A259 (Main Road).

POST CODE. P010 8AY

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THE SITE

Site Area approx. 3.45 acres / 1.4 hectares

The site is occupied by a combination of former horticultural buildings, storage containers and open storage areas. Planning permission and certificates of lawfulness have been granted at various times authorising the use of the site for storage and distribution (class B8) use. This included the use of large greenhouses in the centre of the site which have recently been removed owing to their poor condition.

The buildings and the lawful uses extend close to the site boundaries. The total area occupied by buildings (which have been mostly removed) is approximately 4,800 sq m and there is an additional area of approximately 4,000 sq m of open storage.



PLANNING

A planning application has been submitted for the demolition of 10 no. existing buildings and redevelopment of site with 9 no. buildings for employment use within Classes E(g) (office, research & development and light industrial uses), with associated access, parking and landscaping. Totalling 1,109 sqm of accommodation. Application reference 25/01124/OUT.

The application is an outline application with all matters reserved apart from access (which would be retained in its current position onto the A259 with no alterations) for the development of nine buildings for office, research & development or light industrial use. The proposals are for a flexible combination of these uses, subject to a maximum of 30% of the floorspace being used for offices. The applicant would otherwise be free to use the buildings for any combination of the uses.



VIEW PLANS IN THE
LINKS BELOW:



PROPOSAL

Proposals are invited on an unconditional basis for the freehold interest, subject to the current tenancies. Further information on the current income is available upon request.

The Freehold interest, WSX456770, is owned by Gosden Green Storage Limited, which is to be sold as TOGC.

The property is subject to a planning overage. If during the overage period a new planning permission for residential property is granted, then overage is payable on the earlier of (a) implementation of that residential permission and (b) the sale of land subject to that permission. Overage is payable on each occasion the above is triggered during the 10 year Overage Period (circa 9 years remaining). Further information available upon request.

Guide Price upon application.





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CONTACT

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