

# 0.27HA [0.66 ACRES] COMMERCIAL SITE

## FOR SALE FREEHOLD

With planning consent for approx. 5,000 sq ft [465 sq m] B1 business unit /office building.



**Little Eastfield Holding**

**Chawton**

**Nr. Alton**

**Hampshire**

**GU34 3HJ**

## LOCATION

The site comprises 0.27Ha [0.66 Acres] which fronts Wolf's Lane which links to the Winchester Road leading through the pleasant village of Chawton.

The site has convenient access onto the A31 Winchester to Guilford road and the A339 Selborne Road [0.1 miles].

The subject site comprises industrial buildings which we understand falls within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The existing premises on site would need to be demolished.

## DESCRIPTION

The buildings currently on site comprise a total of 1,704 sq ft [158 sq m].

Units 1 & 2	632 sq ft	[58.2 sq m]
Temporary Nissen hut	1,077 sq ft	[100.1 sq m]

The site is well manicured and comprises a mixture of lawn incorporating hard standing areas and tarmac surfaced driveway. Closeboard fencing secures part of the site. There is ample parking for the current use.

Units 1 & 2 benefit from an Energy Performance Rating of E – 107.

## PLANNING

Full planning consent granted by East Hampshire District Council, 12<sup>th</sup> December 2016. Application Number 20839/016, for a B1 office/R&D/light industrial unit of approximately 5,000 sq ft [465 sq m].



## UTILITIES

- Electricity is via a mains supply.
- Foul drainage is provided in a cesspit on the site.
- Water is a private supply with supply pipe running close to the A339 and the meter is in Winchester Road, Chawton (close to rear entrance of Alphonsus House, GU34 3HE)

## RATES

The premises has the following separate assessments:-

	Unit 1	Unit 2
2017 Rateable value	£2,250	£2,025
Uniform Business Rate (2017/18)		46.6p/£
Rates Payable (est.)	£1,048.50	£943.65

*Parties may qualify for Small Business Rates Relief.*

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.*

## VAT

The property is not registered for VAT and therefore VAT will not be applicable to the sale price.

## PROPOSAL

Our clients are seeking **offers in excess of £350,000**, subject to contract for the site with the benefit of the full planning consent.

## OVERAGE

***Our clients shall require an overage provision in respect of any enhancement to planning. Details upon request.***

## LEGAL & PROFESSIONAL FEES

Each party are to be responsible for their own costs involved in this transaction.

## VIEWING

Strictly by appointment through the sole agent:

**Russell Ware**

**London Clancy**

**01256 462222**

[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)



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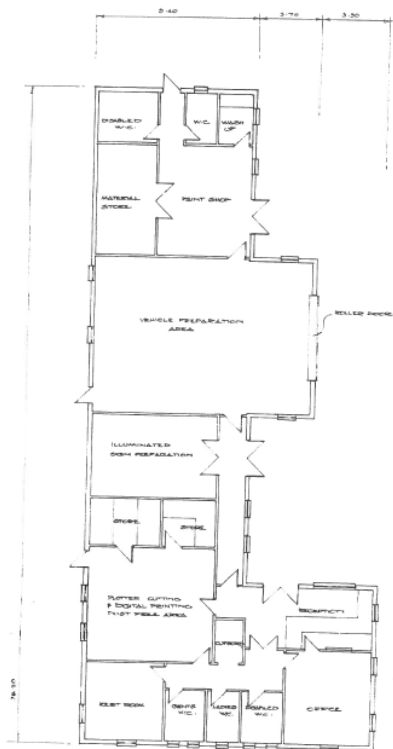
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b) All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

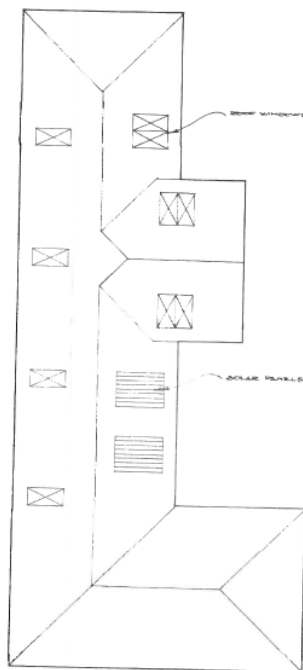
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FLOOR PLAN



ROOF PLAN

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.  
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1. Project No. 41020/01  
2. Date 15/08/01  
3. Version 1.0



Client: M&E WARDEN

Job Title: REPLACEMENT BUILDING FOR WARDEN SIGNS WOLFS LANE CHANTON GULF SBT

Drawing Title: FLOOR & ROOF PLANS

Scale: 1:100 (A1)

Date: AUG 01 Drawn by: JH

Proj No: 41020/01

# PROPOSED ELEVATIONS

## MATERIALS -

ROOF - NATURAL SLATE WITH TERRAZZO ROOF TILES  
WALLS - RED BRICKWORK WITH FEATURED PINTS  
WINDOWS & DOORS - PAINTED HARDWOOD - DOUBLE GLAZED WINDOWS  
MAIN WORKSHOP DOORS - STEEL ROLLER SHUTTERS  
ROOF WINDOWS - CONSERVATION STYLE & DOUBLE GLAZED



SOUTH ELEVATION ON WOLFS LANE



NORTH ELEVATION ON A400



WEST REAR ELEVATION



EAST FRONT ELEVATION

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