



**Lambert  
Smith  
Hampton**

**023 8033 0041**  
[www.lsh.co.uk](http://www.lsh.co.uk)

**For Sale**

**Former Hampshire Police Offices**

## **Unique Redevelopment Opportunity in Royal Victoria Country Park**

**Osborne Quarters, Royal Victoria Country Park, Netley Abbey, Southampton**



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- 3.58 Acres (1.45 Ha)
- Idyllic location within a Country Park
- Potential for redevelopment (STP)



**Lambert Smith Hampton**

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## Osborne Quarters, Royal Victoria Country Park, Netley Abbey, Southampton

### Location

Osborne Quarters is located in the Royal Victoria Country Park, just north of Hamble-le-Rice. The immediate area around the site is predominantly open space and forms part of the Country Park.

Royal Victoria Country Park is located in Netley on Southampton Water. The Grade II Listed historic park and gardens comprises 200 acres of mature woodland and grassy parkland which was formerly home to the Royal Victoria Military Hospital.

The site is located 76 miles south west of London and is served by the M27 which is 2.5 miles north east of the site. The M27 provides good access to the commercial centres of Southampton, Fareham & Portsmouth.

The site lies 3.5 miles south east of Southampton City Centre and 1.4 miles North West from Hamble-Le-Rice.

Netley Railway Station is approximately 0.3 miles north of the site and provides a direct service to Southampton, Fareham & Portsmouth.

### Description

The site forms part of Hampshire Police's training centre at Netley Abbey.

The site is currently occupied by 5 rows of single storey Victorian blocks off a main spine road through the site, with two large blocks in each row.

The character buildings are of traditional construction with brick load bearing walls and tiled pitched roof coverings.

At the northern end there is a large areas of grassed undeveloped land providing scope for further development (STP).

The site is flanked by a number of mature trees providing privacy to the site. The current car parking provision is available adjacent to each of the buildings across the site. There are access rights to the site from Hound Road over Hampshire County Council Land (hatched blue on the detailed site plan). Further details can be provided on request.

The site extends to approximately 3.58 acres in total.

### Accommodation

We are advised the approximate gross internal areas are as follows;

Accommodation	Sq Ft	Sq M
Building 1	2,293	213
Building 2	2,314	215
Building 3	2,314	215
Building 4	2,336	217
Building 5	2,573	239
Building 6	2,260	210
Building 7	2,196	204
Building 8	2,207	205
Building 9	2,282	212
Building 10	2,368	220
Total	23,143	2,150

### VAT

The property is not elected for VAT

### Legal Costs

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

### Terms

Lambert Smith Hampton is instructed to seek initial expressions of interest in this site.

Full vacant possession is expected by the beginning of 2017

### EPC

The energy performance asset rating for each of the blocks is C74. Certificates are available on request.

### Further Information

Further information can be found on our website [www.hampshirepoliceproperties.com](http://www.hampshirepoliceproperties.com), together with all relevant documents

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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Lambert Smith Hampton  
**02380 713074**  
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# Osborne Quarters, Royal Victoria Country Park, Netley Abbey, Southampton

## Detailed Site Plan



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## Osborne Quarters



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# Osborne Quarters, Royal Victoria Country Park, Netley Abbey, Southampton

## Location



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