HUXLEY COURT, THE DEAN
New Alresford, Hampshire, SO24 9BL

Key Highlights

- Full Planning Permission granted March 2018
  Ref: 16/01854/FUL
- Scheme of 45 units comprising 10 houses
  and 35 apartments
- Situated within a redevelopment area, as
  part of the New Alresford Masterplan
- Unconditional offers invited, subject to
  contract only
**Location**

The site is located on the west side of The Dean, approximately 0.2 miles north west of Alresford Town Centre. Alresford is situated between Winchester to the south west and Alton to the north east. Alresford offers a range of local amenities, with Broad Street located approximately 0.4 miles to the east.

Winchester Railway Station is approximately 11 miles distant providing links to Southampton, Basingstoke and London Waterloo. Alton Railway Station is approximately 15 miles to the north east, providing links to Farnham, Guildford and London Waterloo. A direct journey from Winchester Railway Station to London Waterloo is approximately 1 hour and a direct journey from Alton Railway Station to London Waterloo is approximately 1 hour and 15 minutes.

**Site Description**

The site extends to approximately 0.643ha (1.59 acres) and currently comprise five buildings of B1 and B8 accommodation. To the north of the property is a purpose built veterinary practice and a terrace of no.5 three bedroom townhouses that are under construction. To the east of the property is a row of terraced properties. To the south of these buildings is Bennett House and The Old Forge. A planning application has been submitted for the redevelopment of this site involving demolition of the existing commercial buildings and the construction of no.20 residential dwellings and a two storey office (ref: 17/02306/FUL).

**Proposed Scheme**

The property has full planning permission for the demolition of existing buildings to provide no.45 new dwellings together with undercroft parking, new access road, new soft landscaping and a new pedestrian path to Alresford Recreation Ground (ref: 16/01854/FUL). The permitted scheme proposes no.10 houses arranged as two rows of no.5 terraced properties and no.35 apartments arranged within four blocks.

The site slopes upward from The Dean and westwards to the Recreation Ground. As such the undercroft parking corresponds to the topography of the site with minimal excavation. Access for the undercroft parking is proposed adjacent to apartment Block B and will provide 64 car parking spaces.

The proposal is to deliver nine affordable units with two as intermediate housing and seven as affordable rented. The Section 106 contributions have been formally agreed as shown in the table below:

<table>
<thead>
<tr>
<th>SECTION 106</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Units</td>
<td>no.7 affordable rented housing and no.2 intermediate housing</td>
</tr>
<tr>
<td>Affordable Housing Contribution</td>
<td>£19,800</td>
</tr>
<tr>
<td>Car Park Contribution</td>
<td>£50,000</td>
</tr>
<tr>
<td>Education Contribution</td>
<td>£212,097</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£281,897</strong></td>
</tr>
</tbody>
</table>

The Community Infrastructure Levy (CIL) liability is £80 (plus indexation) for every additional square metre of development in excess of the existing buildings on site. The required CIL contributions are yet to be determined.
The accommodation is summarised as follows:

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>GIA (SQM)</th>
<th>GIA (SQ FT)</th>
<th>NUMBER OF UNITS</th>
<th>CAR PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed Flat</td>
<td>50</td>
<td>538</td>
<td>4</td>
<td>1 space per unit</td>
</tr>
<tr>
<td>1 Bed Flat</td>
<td>56.6</td>
<td>609</td>
<td>2</td>
<td>1 space per unit</td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>61</td>
<td>657</td>
<td>8</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>63.4</td>
<td>682</td>
<td>4</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>71</td>
<td>764</td>
<td>3</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>74</td>
<td>797</td>
<td>2</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>74.5</td>
<td>802</td>
<td>4</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>75</td>
<td>807</td>
<td>6</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>79.8</td>
<td>861</td>
<td>2</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>2 Bed House</td>
<td>83.4</td>
<td>898</td>
<td>10</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,157.4</strong></td>
<td><strong>33,992</strong></td>
<td><strong>45</strong></td>
<td></td>
</tr>
</tbody>
</table>

Savills has prepared a marketing report and a pricing schedule for the scheme, which is located in the dataroom.

**Local Planning Authority**

The Property lies within the administrative boundary of Winchester City Council (WCC). Contact details for WCC are as follows:

Winchester City Council
Planning Services
Colebrook Street
Winchester
SO23 9LJ

**Technical Information**

Technical information relating to the site is available in our dataroom: [https://sites.savills.com/thedean/](https://sites.savills.com/thedean/).

Please register your interest online and access will be provided.
Services
All interested parties are advised to investigate the availability and capacity of utility services to the site.

EPC
EPC’s are available for the office building and units 4 and 5 (the warehouses to the rear of the site). The office building has a D rating and units 4 and 5 have a C rating.

Viewing
All on-site inspections are to be co-ordinated via Savills. Viewing dates will be arranged with interested parties. Access onto the site outside of these specified times is prohibited. Prior to viewing, interested parties are advised to discuss any particular points which are likely to affect their interest in the site.

Tenure
The site will be sold freehold with vacant possession. The freehold title is subject to restrictive covenants.

Method of Sale
Savills are instructed to secure an unconditional sale for the site. The site is offered by Informal Tender and subject to contract. All offers should be for a fixed sum and unrelated to any other offer. The vendor is not obliged to accept the highest or any offer.

A date for offers will be confirmed in due course.

Offers are invited, subject to contract by email to Colin Wilkins, Savills Southampton, to the contact details provided in these particulars.

Terms
Offers should identify:
• Purchase price
• Deposit sum
• Name and address of offering party
• Name and address of purchaser’s solicitor and the same of acting solicitor
• Confirmation of how the purchase will be funded
• Board approval (if required)