

Farlington Playing Fields

Site Area – 12.8 hectares (31.7 acres)

Farlington Playing fields
Portsmouth
PO6 1UW



Farlington Playing Fields

Joint agents CBRE and Bernards are pleased to offer to the market Farlington Playing Fields. Formerly part of St John's College, the sports facilities include a purpose-built two storey sports pavilion, three AstroTurf pitches, storage outbuildings, and various sports pitches suitable for a host of sporting and recreational activities.

Opportunity Highlights

- Continued sports use or strategic land opportunity;
- Freehold;
- Site area extending to approximately 12.82 hectares (31.7 acres);
- Circa. 565 sq m (6,082 sq ft) total GIA Sports Pavilion;

Farlington Playing Fields encompass 31 acres of level recreation grounds, providing a range of sports pitches. The site is defined by mature hedgerow and tree specimen boundaries.

Onsite facilities include a 1960's-built sports pavilion inclusive of 9 x changing rooms, kitchen, bar and restaurant, with external patio and seating area to front. To the northwest lie two storage outbuildings, car parking for 95 vehicles, and three Astro Turf playing courts.

Location

Farlington is a district of Portsmouth, Hampshire. Unlike Portsmouth City Centre (found upon Portsea Island), Farlington sits to the northeast of the city on the coast of the mainland. The area interconnects with neighbouring Cosham and Drayton (both to the west), and Havant town to the east.

The area is served by the A2030, with the A27, A3, M27, and M275 all within easy reach.

Portsmouth and Southsea railway station (upon the Portsmouth Direct Line) connects Portsmouth Harbour and London Waterloo in 1 hour 45 minutes.

Situation

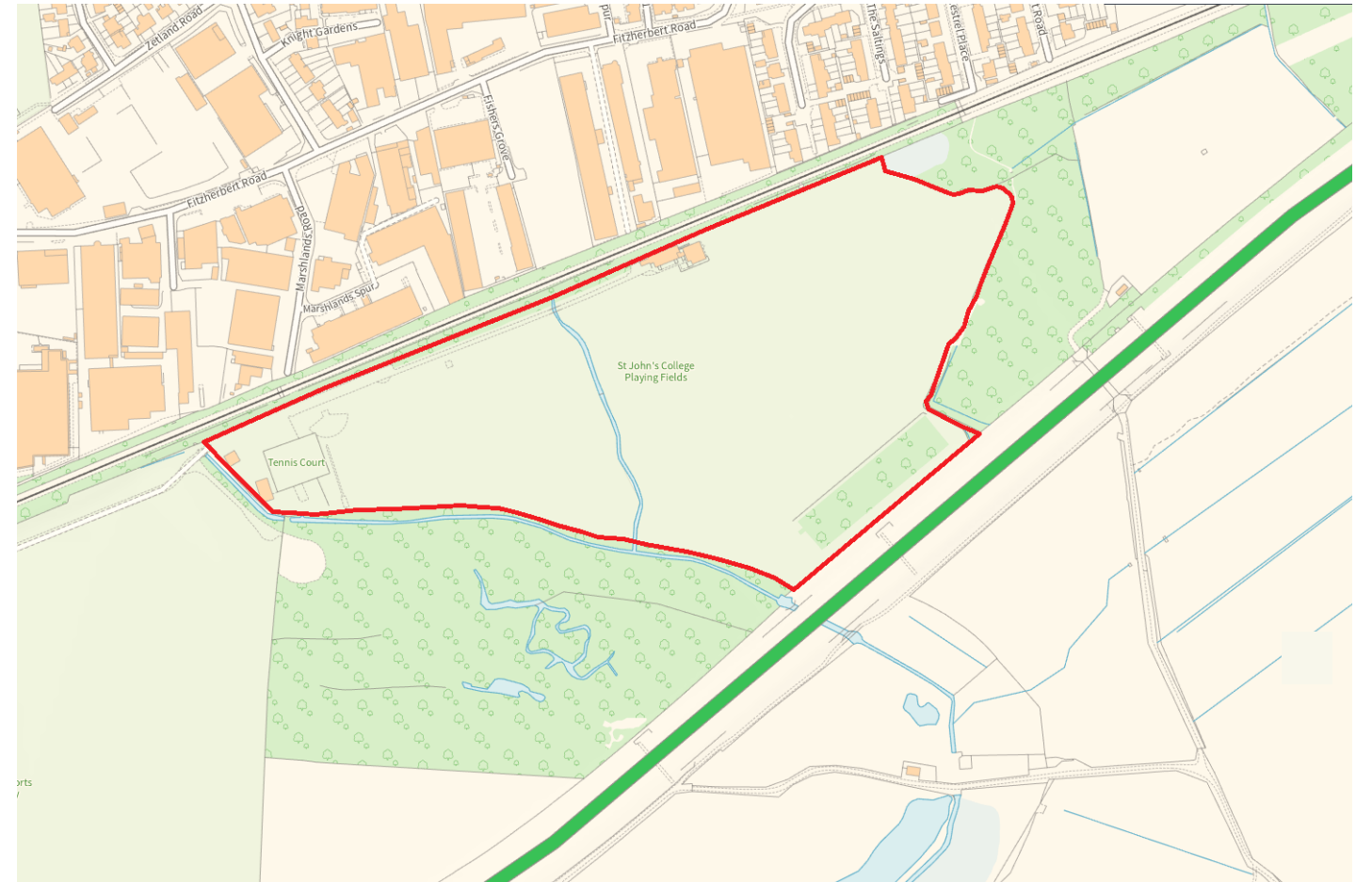
The prevailing area is mixed use in nature, including industrial and retail/commercial to the north and west interspersed with residential beyond. To the south, lies Farlington Marshes Nature Reserve with Mallard Lake and the south coast beyond. To the north runs the Southern Railway Line, and to the south lies the A27 dual carriageway.

The wider area is characterised by residential housing of 1920's/ 1970's construction, with few new development opportunities available within the locality. Farlington's catchment is coined as one of affluence, owing to its large properties (averaging 1,600 sq ft), open public spaces, and abundance of amenities.

Tenure

The site is subject to a a short-term lease (outside the Act) to Nomads Rugby Football Club for a term of 12 months (commencing September 01, 2022) at a peppercorn rent per annum.

The site is held Freehold under Title Number:
[HP559292](#)



Farlington Playing Fields

Planning and designations

We are unaware of any pertinent or ongoing planning activity in relation to the property.

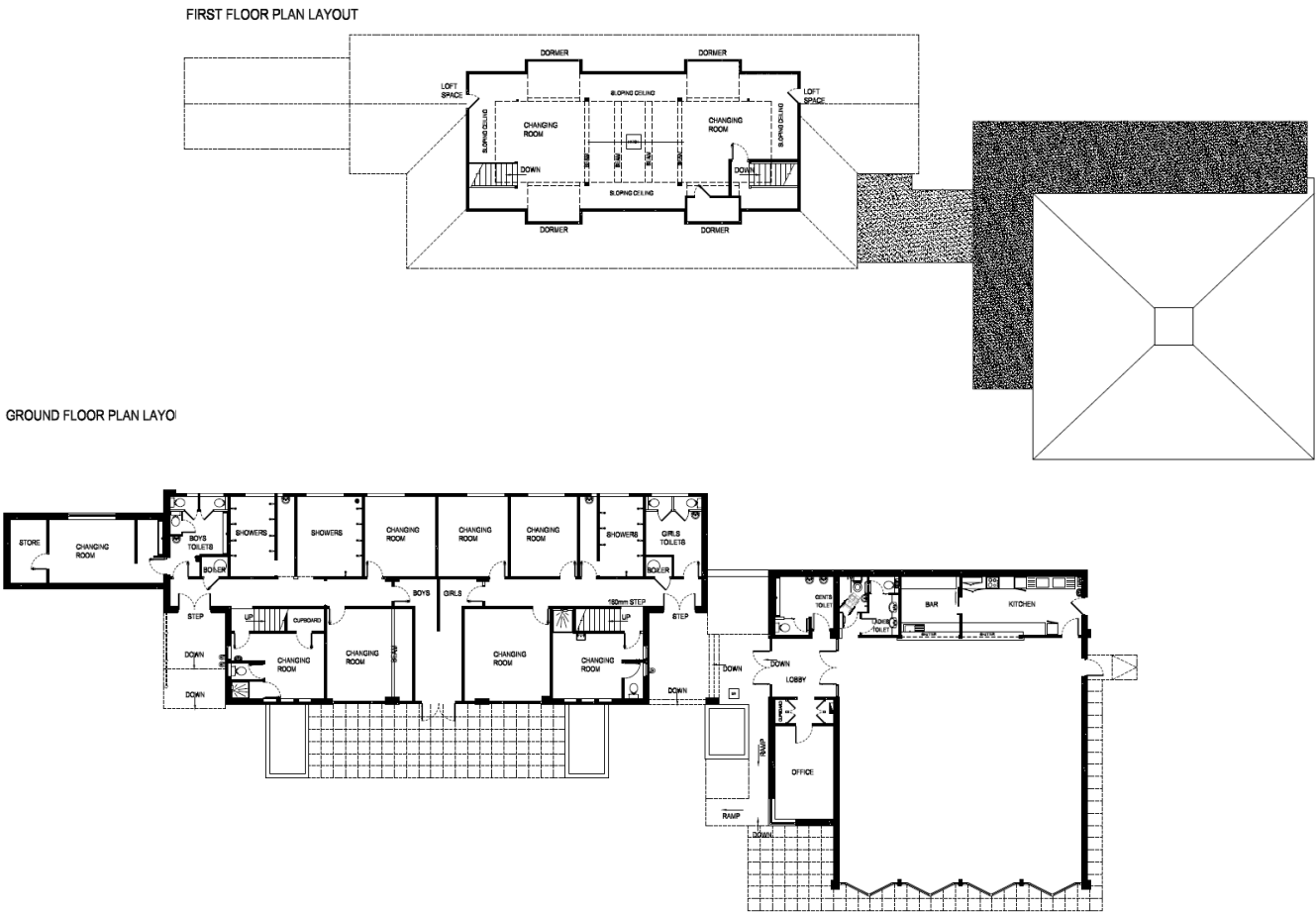
The property is classified as being of low flood risk from rivers and sea, and very low risk from surface water flooding.

There are no listed assets on site.

Services

We understand that the property benefits from mains electrics. We have not carried out any tests and are unable to confirm service whereabouts.

Pavilion Floor Plan



Accommodation Schedule

Property	Size
Pavilion	6,082 sq ft
Outbuilding 1	2,176 sq ft
Outbuilding 2	964 sq ft
Astro turf pitches	17,700 sq ft
Car park	95 spaces
Total	



Business Rates

For business rate information please visit the Valuation Office Agency website: www.voa.gov.uk

VAT

The site is not elected for VAT.

Legal Costs

Each party to bear their own legal costs associated with the transaction.

Viewings

Viewings will be offered to shortlisted parties at a later date. Under no circumstances should interested parties attempt to gain access or contact the tenants on site.

Method of Sale

The property is for sale via informal tender. Bidders will be provided with addition informal in due course.

Proposals

Offers invited on an unconditional basis in excess of £1,000,000.

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