

# FREEHOLD RESIDENTIAL DEVELOPMENT SITE FOR SALE

4-5 THE TOWERS, FORTON ROAD, GOSPORT,  
HAMPSHIRE PO12 3HA

POTENTIAL FOR UP TO 24 NEW FLATS (SUBJECT TO PLANNING)



## Proposed Scheme

A new development of 24 new flats ( subject to planning )

## Key features

- Prominent position on the southern side of the A32
- Served by bus routes heading in and out of central Gosport
- Public car park situated within 100 metres

## Location

4-5 The Towers, Forton Road is located in a prominent position island site on the south side of the A32/Forton Road in Gosport, as identified in red on the plan above.

The locality is primarily residential with a Designated Neighbourhood Centre and shopping area immediately to the northwest.

## Description

The site is now vacant and formerly operated as the Crown Bingo Hall since the late 1960's. Historically it was a cinema. The property has no onsite parking but is served by bus routes heading in and out of central Gosport and there are a good range of community facilities nearby. A public car park is situated within 100 metres to the north.



## Current Proposal

The proposal submitted to the Council in September 2020 would provide 24 flats (5no. 1-bedroom 2-person flats & 19 no. 2-bedroom 4-person flats) within a five-storey building. Seven flats would be located on each of the 1st & 2nd floors, six flats on the 3rd floor, and four flats on the 4th floor. 15 no. parking spaces and 69 no. cycle parking spaces are accommodated which is considered appropriate by the Highway Authority.



The proposal has a GIA of 2772m<sup>2</sup> (29,838ft<sup>2</sup>) and GEA of 3163m<sup>2</sup> (34,047ft<sup>2</sup>).

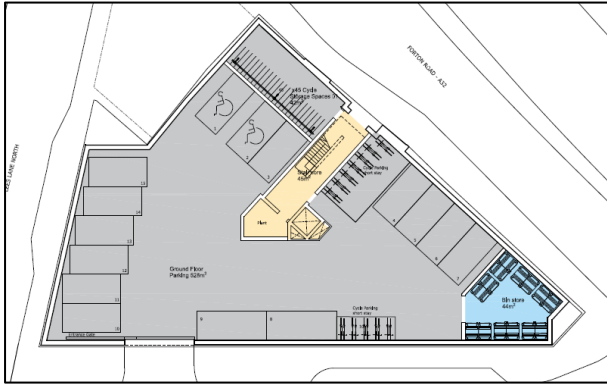
## Appraisal

The site is a good location for residential development and through the work that has been undertaken to date by the Consultancy Team it has been demonstrated that 24 flats can be accommodated on the site. The current proposal is entirely in line with local policy and there may be scope to pursue a greater number of flats.

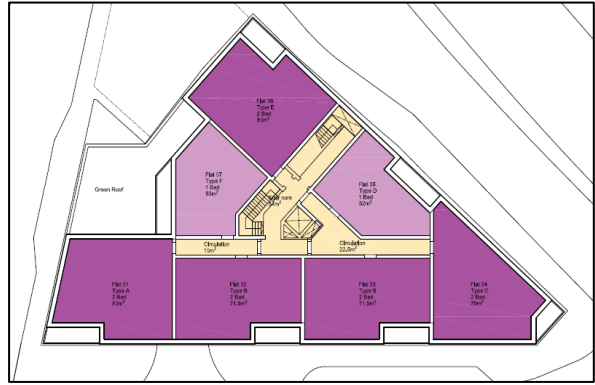
The site has been promoted through the Local Plan process and the expected allocation in the draft plan (which is scheduled to be published for consultation in the coming months) demonstrates that Gosport Borough Council consider the redevelopment of the site for residential use to be suitable.

The site represents an excellent opportunity and the Consultancy Team are confident that planning permission can be secured for its redevelopment for flats.





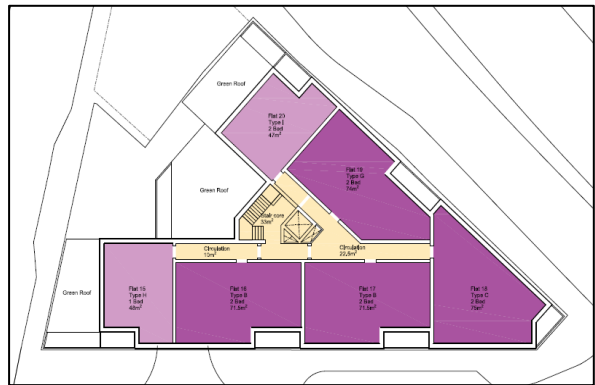
Ground Floor



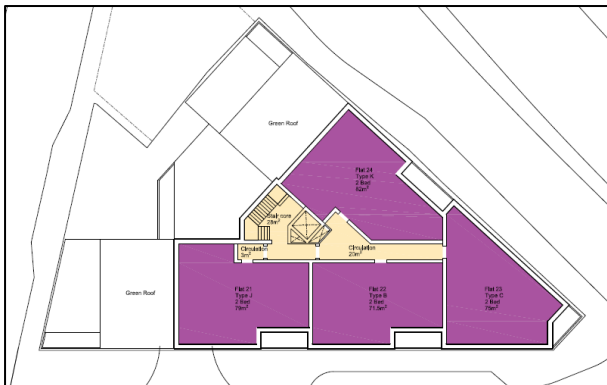
First Floor



Second Floor



Third Floor



Fourth Floor

## VAT

It is understood that the property is not registered for VAT

## PROPOSAL

The Freehold interest is being offered for sale **unconditionally** with offers sought in the region of £750,000.



## VIEWING

Strictly by appointment with sole agent **Tony Lewis Surveyors Limited**

Contact: Tony Lewis Tel. 01798 831680 Mob. 07770 584863  
Email: [tony.tls@btinternet.com](mailto:tony.tls@btinternet.com)



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