

Redlands

READING ROAD, CHINEHAM, BASINGSTOKE, RG27 0JQ

17
ACRE SITE

CLOSE TO
BASINGSTOKE
WITH SIGNIFICANT
DEVELOPMENT
POTENTIAL



FOR SALE

Redlands

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- 17 acre site close to Basingstoke with significant development potential
- Phase 1 (circa 2 acres) designated for residential development for approximately 15 dwellings
- Neighbouring land included in Local Plan has been designated for 150 and 450 dwellings.
- Existing house extending to 4,675 sq ft



A DEVELOPMENT OPPORTUNITY OVER THREE PHASES

Redlands at Chineham near Basingstoke extends to approximately 17 acres, and is described by reference to its future development potential.

The immediate area, including parts of the subject site, have been designated as being suitable for future residential development within the Basingstoke and Deane Borough Council Adopted Local Plan (2011-2029) and Strategic Housing Land Availability Assessment (version 10, reference SOL008).

Access is provided from Redlands Drive, which connects directly into the A33. Redlands is located to the east of the A33 where it marks the eastern boundary of the village of Chineham. Chineham is approximately 3 miles north east of Central Basingstoke.

There are three phases envisaged for the potential development:

- **Phase 1** - the garden land (the most northerly part of the site)
- **Phase 2** - the land immediately around the existing property which assumes the demolition of Redlands and the associated outbuildings
- **Phase 3** - the land to the south of Redlands

Blue	0.802 HA	1.98 acres
Green	0.85 HA	2.1 acres
Red	5.593 HA	13.82 acres

REDLANDS - DESCRIPTION/PLANNING

Phase 1 - The Garden Site (edged blue)

An area to the north known as The Garden Site comprises the former gardens of the main house. The site extends to approximately 2 acres, which together with adjoining land to the north, (collectively referred to as Redlands in the Local Plan) is allocated for residential development under Policy SS3.7 of the Local Plan, for the creation of a total of 165 homes.

An outline application for the creation of 150 new homes (ref 16/02457/OUT) was approved in September 2017 for an area of land immediately to the north. A subsequent reserved matters approval was granted consent (19/02773/RES) in August 2020. The site is currently being developed by Bellway Homes.

The Garden Site is considered suitable for the creation of approximately 15 dwellings, subject to obtaining the necessary planning consents. The site has been the subject of two withdrawn planning applications (16/04727/FUL & 18/00168/FUL).

Phase 2 - Redlands (edged green)

The main house, known as Redlands, is an 8-bedroom Edwardian Country House extending to approximately 4,675 sq ft, which has four bathrooms, three reception rooms, a large kitchen and family areas, garden, swimming pool, cinema, and games room. There is a timber framed barn used as a garage, which has three stables and a workshop. The house is in need of a comprehensive refurbishment.

The house, outbuildings and gardens site extends to approximately 2.1 acres.

The land has not been designated as development land in the Local Plan, however the Council has previously agreed that this part of the site falls within the definition of previously developed land as a residential garden outside of the built-up area. The land is therefore considered suitable for residential development, subject to obtaining the necessary planning consents.

The site has been the subject of a single withdrawn planning application (18/00606/OUT)

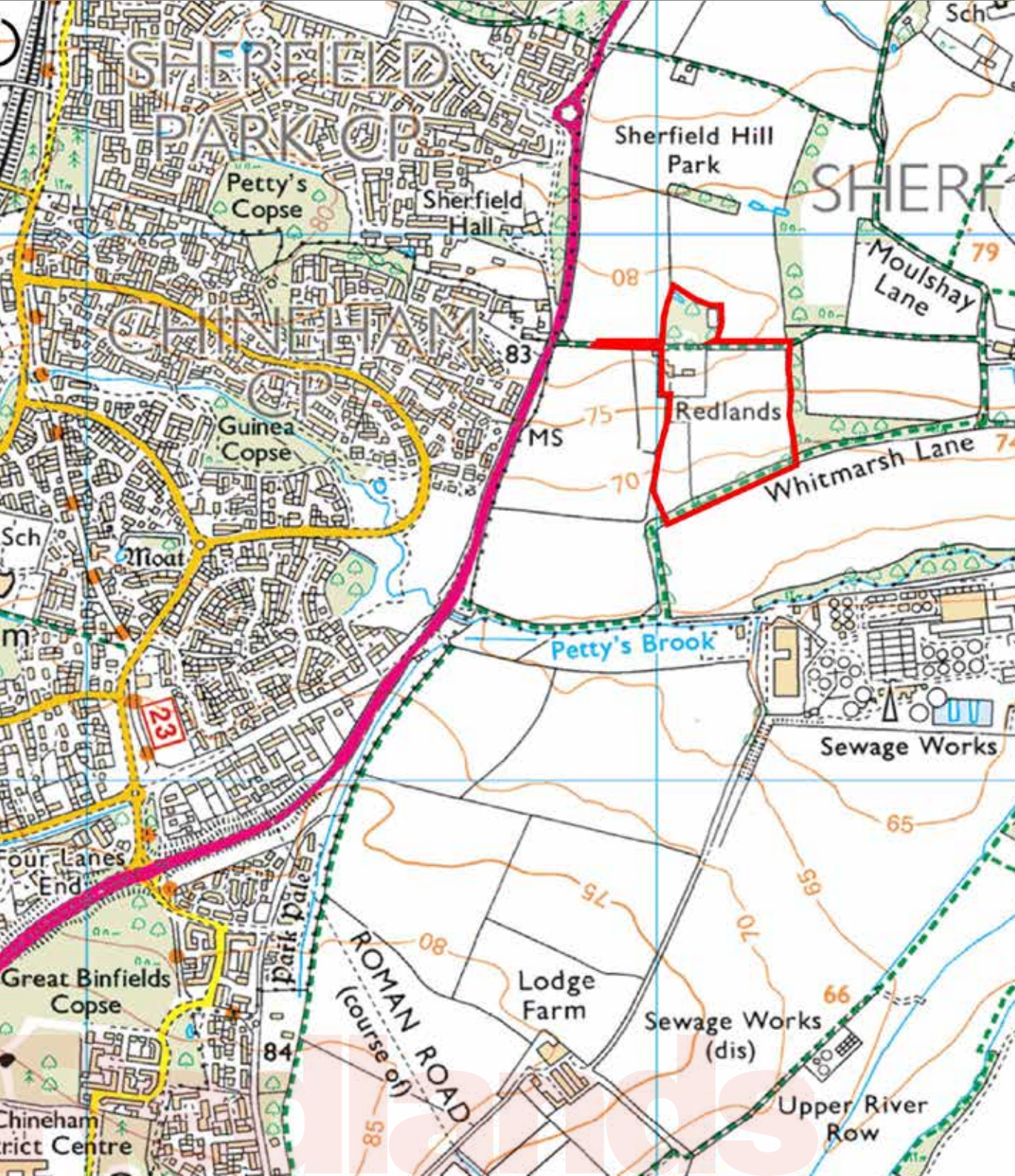
Phase 3 - 13 Acre Field (edged red)

The land, which extends to 13.82 acres, has been promoted to the Council on several occasions through the Local Plan process and remains in the Council's database of available land. In the last Local Plan enquiry, the land was treated as an omission site during the Examination because of concerns as to whether it could achieve acceptable odour standards.

It is understood a subsequent report demonstrated that odour levels on the unallocated land at Redlands were deemed acceptable. Whilst the land was not included as an allocation in the Local Plan and therefore remains in the open countryside, it is likely to be considered as part of any future consultation on proposed site allocations.

A comprehensive planning overview, prepared by Bell Cornwell Chartered Town Planners, is available in the Data Room.





Redlands

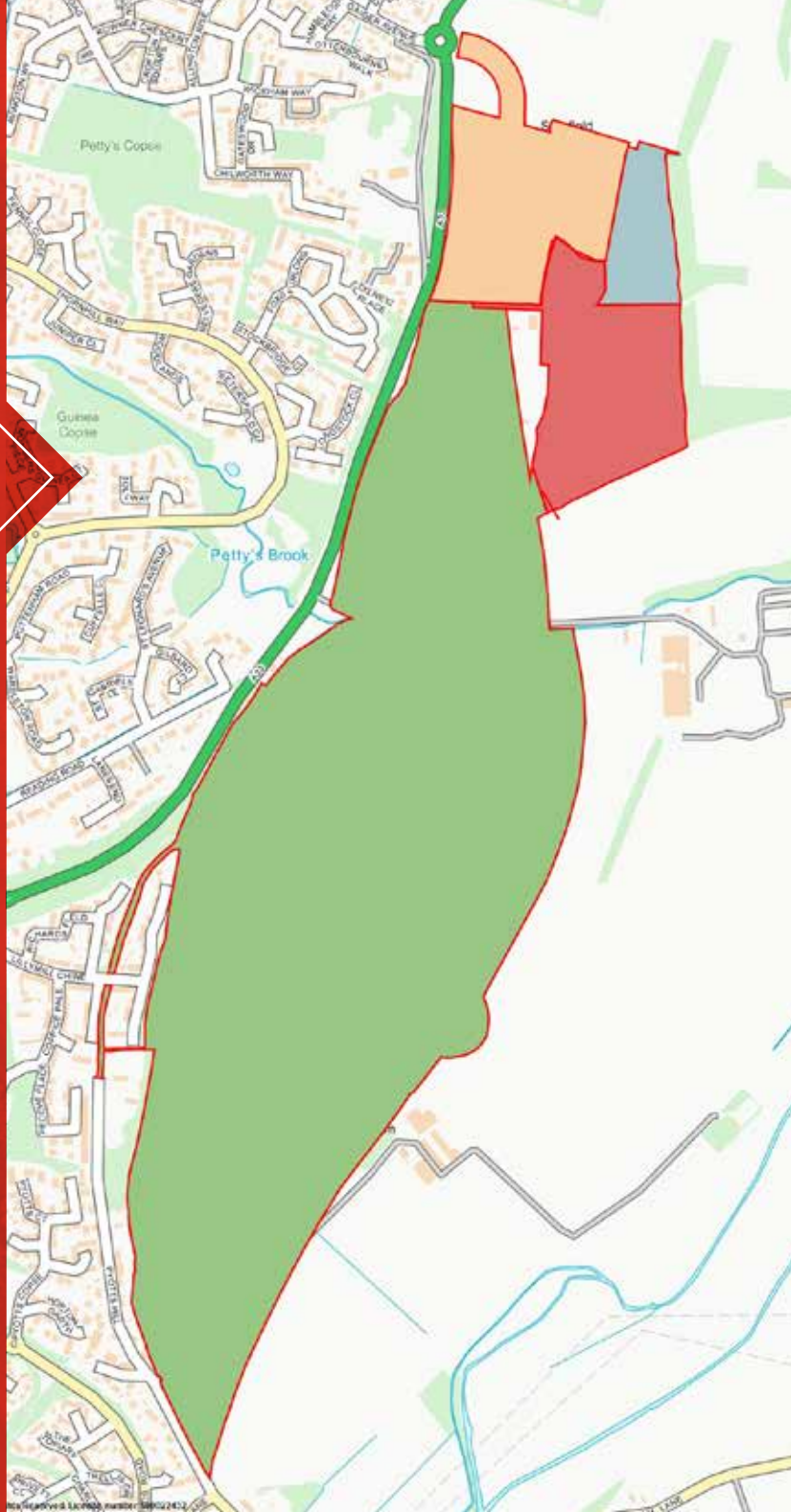
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- **Redlands (Red) – The Subject Site**
- **North east of Redlands (Blue) - Outline application submitted for 57 units (21/00808/OUT)**
- **North west of Redlands (Orange) - Bellway Homes have started construction on 150 units (16/02457/OUT)**
- **East of Basingstoke site (Green) - Allocated for approximately 450 dwellings. This Site is owned by Hampshire County Council.**

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FACTFILE

SITE LOCATION

Redlands is conveniently located near to Basingstoke (population 87,275 (2012)), which is accessed from Junction 6 and 7 of the M3 and is approximately 48 miles south west of London, 30 miles north east of Southampton and 19 miles north east of Winchester.

Basingstoke has rail services into London Waterloo with a journey time of approximately 40 minutes and provides to a wide range of retail and leisure services/facilities.

TENURE

The site is held freehold under title number Freehold Title HP467866

DATA ROOM

Access available upon request.

PROPOSAL

We are seeking unconditional offers in excess of £3,500,000 for the Freehold interest, subject to contract and exclusive of VAT.

Offers will be invited by way of an informal tender.

FOR FURTHER INFORMATION

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