

LAND

FOR SALE

FORMER GAS
HOLDER SITE,
LYNCHFORD
LANE,
FARNBOROUGH,
HAMPSHIRE
GU14 6JD

0.89 acres
0.36 hectares

- Former Gas Holder Site
 - Adjacent to the A331
 - Freehold
 - 0.89 acres (38,725 sq. ft)
-

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LOCATION

The site is in a prominent position adjacent to the A331, 2 miles east of Farnborough town centre. The site benefits from easy access to Junction 4 of the M3, which is 3.5 miles to the north. Guildford is 11 miles to the south east via the A31.

The site is accessed via Lynchford Lane which is a private road. The site does benefit from rights over the road.

DESCRIPTION

The site is 0.889 acres (38,725 sq. ft) and is currently occupied by a decommissioned gas holder which will be demolished prior to the sale completing.

The current vendor will retain use of circa 0.055 acres (2,405 sq. ft) of the site for operational purposes (edged in red). Access to these areas would have to be maintained.

The areas and plans are for a guide only.

ACCOMMODATION

Name	Size
Total	0.89 Acres (0.36 Hectares)

PLANNING USE

Prospective occupiers are advised to make their own enquiries with the Local Planning Authority Rushmoor Borough Council Tel: 01252 398399.

TERMS

The freehold for the site is for sale, including the areas edged in red, which will be leased back on a 999-year lease at a peppercorn rent by the vendor for operational reasons.

The vendor has requested an offer assuming the gas holder has been removed, which is due to be completed by April 2022.

The site is subject to easements in which further details will be available in the data room.

For data-room access, you will be required to sign an NDA. Please contact the sole agents for further information.

PRICE

Guide price on application.

The purchase price will be subject to VAT.

EPC

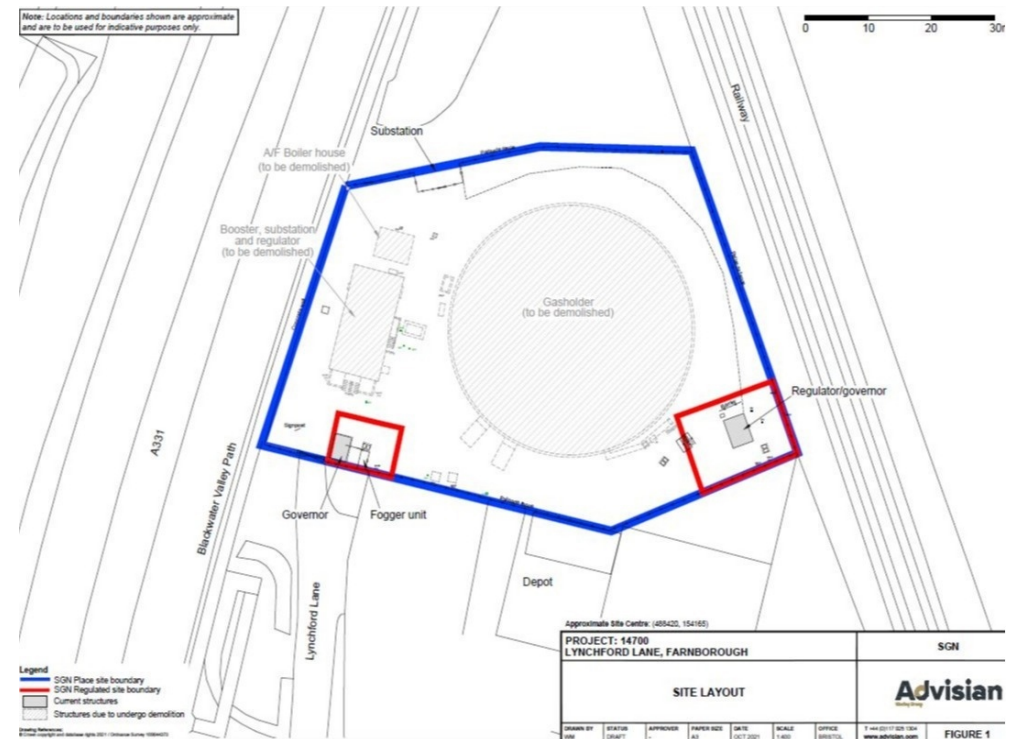
N/A

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

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