

BUCKMORE PARK

Petersfield, Hampshire

Outline Planning Permission for 85 Units



Key Highlights

- Opportunity to deliver a residential development and open space as part of a mixed use consent
- Outline Planning Permission for 85 residential dwellings
- S106 requirement to deliver Custom Build and Self Build dwellings and Affordable Housing
- Parcel extends to 4.46 hectares (11.02 acres)
- Located on the western side of Petersfield in close proximity to the town centre
- Excellent road and rail transport links
- Expressions of Interest invited by 12 noon, Thursday 16th December 2021

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square,
Southampton SO15 2BZ

+44 (0) 23 8071 3900

IAN JUDD AND PARTNERS
4 High Street, Bishops Waltham,
Southampton, SO32 1AB

+44 (0) 1489 896 422



[savills.co.uk](https://www.savills.co.uk)

savills

Location

The site is located on the western fridge of Petersfield inside the A3 bypass, about 0.5 miles (0.8 km) from the town centre. Petersfield is an historic market town within the South Downs National Park located about 58 miles (93 km) south west of central London; 20 miles (32 km) east of Winchester and 18 miles (29km) north of Portsmouth. Petersfield railway station is less than 0.5 miles south east of the site providing regular direct services to London Waterloo, with the fastest journey time of around an hour. The A3 trunk road provides access to the south coast via the A3(M) and to Guildford and onwards to London to the north east. London Heathrow and Gatwick International Airports are each about 50 miles to the north and east respectively.

Site Description

The site shown coloured pink on the sale plan extends to about 11.02 acres and comprises several fields in pasture with trees on field boundaries. The site is gently sloping with the highest ground to the north. The western boundary is enclosed by mature hedgerows abutting the A3 bypass. The existing residential area of Buckmore Avenue and Bell Hill with recreational land is located to the north and east. Buckmore Business Park and further consented employment land is located to the south. A new road is being constructed by the Sellers providing access to the site from Winchester Road as detailed within the Outline Planning Permission.

Planning

The site is allocated in the Petersfield Neighbourhood Plan ('made' in 2016) for housing under policy H2. The neighbourhood plan is subject to review at 5 yearly intervals.

Outline Planning Permission was granted on 9 December 2020 for:

"Development of a business site comprising up to 4730 sqm (gross) of employment floorspace, a residential site for up to 85 residential dwellings and the provision of a green space (including diversion of a public right of way) together with associated parking, landscaping and infrastructure." Reference: SDNP/18/06292/OUT

The Buyer will be required to deliver the residential development and some of the open space. The remainder of the open space requirement and infrastructure is being delivered by the Seller. The Section 106 Agreement sets out the following tenure mix.

No more than 60% Open Market (Custom Build)* 51 Dwellings	No less than 10% Open Market (Self Build)* 8 Dwellings	30% Affordable Dwellings (50:50 split of SO and AR) 26 Dwellings
At least 10% 1 Bed		35% 1 Bed
At least 40% 2 Bed (35% suitable for older residents)		35% 2 Bed
At least 40% 3 Bed (75% suitable for older residents)		25% 3 Bed
Up to 10% 4 Bed		5% 4 Bed

S106 Definition of Self Build Dwelling Units

"Housing built by an individual, a group of individuals, or persons working for them, to be occupied by that individual (and for the avoidance of doubt operations of any developer working for such an individual, a group of individuals will be limited to facilitating the provision of a serviced plot of land and foundations or the building of a house on a plot acquired by them but only where such an individual or group of individuals specify the internal layout (including the number of bathrooms, bedrooms and ground floor layout), any porches,



Illustrative Plan provided by Boyle & Summers Architects with sale boundary conservatories, boundary treatments, facades and external finishes and is not wholly or mainly to plans or specifications decided or offered by that company or person."

S106 Definition of Custom-Build Dwelling Units

"Housing where an owner chooses 'customisable' options and a 'developer' then coordinates and delivers the build (which for the avoidance of doubt must as a minimum enable an owner to specify the internal layout (including the number of bathrooms, bedrooms and ground floor layout), any porches, conservatories, boundary treatments, facades and external finishes."

Local Connection Requirements

The S106 includes a requirement that the Self Build Dwellings and Custom Build Dwellings are occupied by at least one person who falls within either a local Residency Qualification or local Employment Qualification.

Access & Adjoining Land

The Outline Planning Permission SDNP/18/06292/OUT) permits a new spine road from Winchester Road to serve the approved employment and residential developments.

Gentian Developments (Petersfield) Ltd, the promoter for the sale of the residential site, acquired the freehold of the employment land in October 2021. They have entered into a Planning Performance Agreement with South Downs National Park to expedite the discharge of reserved matters under the Outline Planning Permission. A phasing plan has been agreed, which allows for the spine road to be discharged prior to the remainder of the site. The first part of the new road has been constructed (pursuant to planning permission reference: SDNP/13/00695/OUT).

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square,
Southampton SO15 2BZ

+44 (0) 23 8071 3900

IAN JUDD AND PARTNERS
4 High Street, Bishops Waltham,
Southampton, SO32 1AB

+44 (0) 1489 896 422



savills.co.uk



It is envisaged that work will commence on the construction of the road to the boundary of the residential sale area in the first quarter 2022.

S278 documentation will be made available for inspection in the Technical Information Pack.

All necessary rights across the new access road falling outside the sale area will be granted to the residential buyer.

Designations & Rights

The site is located within the South Downs National Park. A number of trees within the site are subject to Tree Preservation Orders. At present, a public right of way extends diagonally across the site from the A3 in the north western corner of the site to Beckham Lane in the south east. The planning consent permits the diversion of this footpath and the Sellers have secured a draft Footpath Modification Order, subject to public consultation, which is available for review in the Technical Information Pack.

Tenure

The site is to be sold freehold with vacant possession being provided upon completion.

Technical Information Pack

The Technical Information Pack containing detailed information relating to the site is available online at:

<https://sites.savills.com/BuckmoreParkPetersfield/>

Please register your details under 'Request Account' for immediate access.

Method of Sale

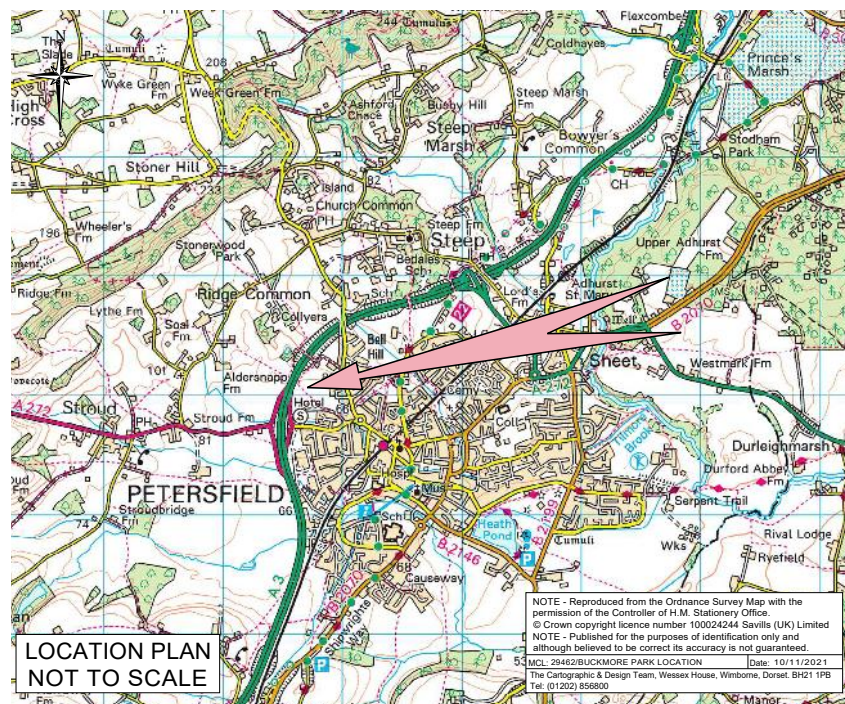
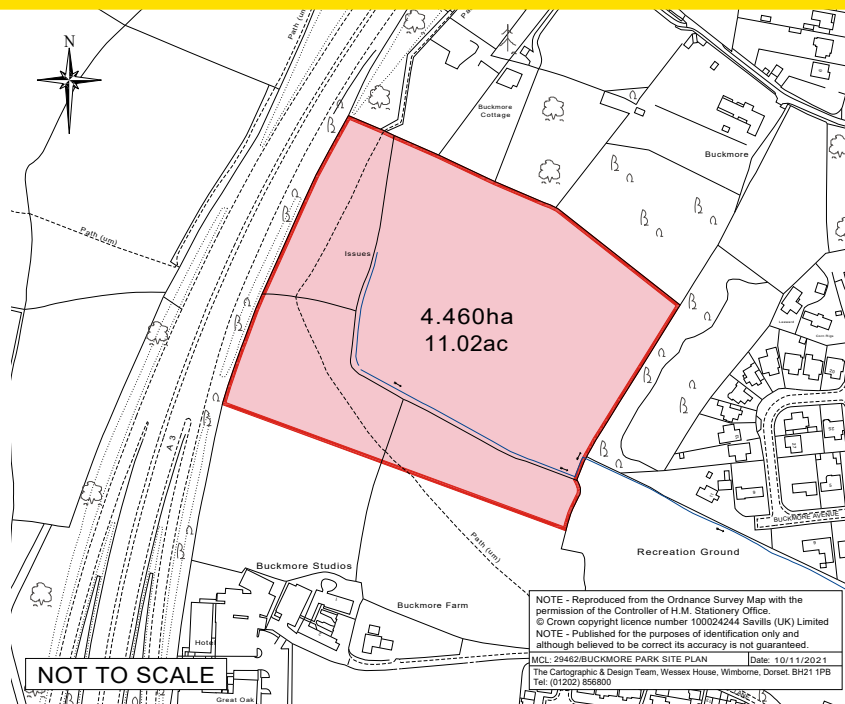
The site as a whole is offered for sale by Private Treaty and all enquiries are invited.

Interested parties are requested to make their interest known to the agents so that they can be kept advised of the conduct of sale.

Expressions of Interest are invited by 12 noon on Thursday 16th December 2021. Following receipt of Expressions of Interest the agents will confirm the deadline for submission of best offers.

VAT

VAT will be chargeable in addition to the Purchase Price



Viewing

All on-site inspections are to be coordinated through the agents on the contact details below.

Local Planning Authority

South Downs National Park
South Downs Centre, North Street
Midhurst, West Sussex GU29 9DH

Contact

**Marja Wilding
Savills**

+44 (0) 1202 856 822
mwilding@savills.com

**Ian Judd
Ian Judd and Partners**

+44 (0) 1489 896 422
+44 (0) 7836 591 478

**Henry Brice
Ian Judd & Partners**

+44 (0) 1489 896 422
henry@ianjuddandpartners.co.uk

**Chris Aslin
Rocmor Ltd**

+44 (0) 2380 661 407
chrisaslin@rocмор.co.uk

**Ian Judd
& Partners**

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | February 2021

savills