

TWO PARCELS OF LAND AT HYTHE ROAD

Marchwood, Southampton



Aerial Photography - not to scale

Key Highlights

- Green field residential development opportunity
- Two land parcels extending to circa 1.9 ha (4.7 Acres) in total
- (Lot 1) The southern land parcel is allocated for residential development 0.65 ha (1.6 Acres)
- (Lot 2) The northern land parcel is a strategic development opportunity which extends to circa 1.3 ha (3.2 Acres)
- Located in Marchwood in close proximity to the New Forest National Park
- The bid deadline is Thursday 9th September 2021
- Subject to planning and unconditional offers invited

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Indicative Site Boundary Plan- not to scale

Location

Marchwood lies just outside the New Forest National Park. The subject site is located circa 2 miles to the west of Southampton City Center on the western side of the River Test accessed off the A326 Marchwood bypass which links the A35, with the M271. The site is accessed via Hythe Road which runs between the northern and southern land parcel.

Totton Station is the closest rail link to the site with a shortest travel time of 1h 30 min to London Waterloo. Southampton Airport is approximately 12 miles by car with Bournemouth International Airport 18 miles to the South West.

Site Description

The site extends to approximately 1.924 hectares (4.7 acres). The allocated southern parcel is 1.6 acres with the unallocated northern parcel approximately 3.2 acres.

Planning Policy Context

Both land parcels are located within the administrative boundary of the New Forest District Council (NFDC). The development plan is made up of The Local Plan 2016-2036 Part 1: Planning Strategy, The Local Plan Part 1: Core Strategy 2009 and the Local Plan Part 2: Sites and Development Management 2014 with the southern land parcel allocated under local plan policy MAR 3. The site additionally falls within the Hythe and Dibden Neighbourhood Plan (2019).

We are inviting offers for the southern parcel on a subject to planning and unconditional basis.

The Northern land is currently unallocated and interested parties are invited to submit offers on a subject to planning (STP) basis or to submit a proposal for an Option or Promotion Agreement.

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Community Infrastructure Levy (CIL)

New Forest District Council adopted a CIL charging schedule in April 2014. The net additional residential floor space is charged at £80 psm. (unindexed).

Tenure

A section of the Freehold Property is offered as registered under Title is HP808595.

Access

Both sites are accessed off Hythe Road that links the A27 and Shopwyke Road. There is a dedicated access point to the site.

Environmental

Both land parcels are situated in flood zone 1.

Tree Preservation Orders

There are three Tree Preservation Orders on the site covering groups of trees:

- 49/00
- 1435/28/88
- 1243

Further information can be found on the LPA's TPO Website and the Savills Box link for the site.

Local Authority

New Forest District Council.

Method of Sale

Offers are invited to be submitted by email to:
katharine.hassan@savills.com

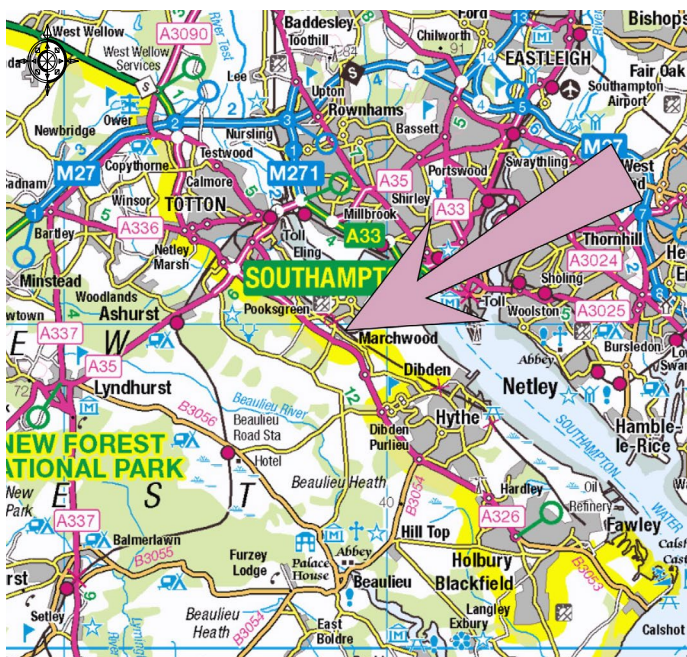
The bid deadline is Thursday 9th September 2021.

Viewings

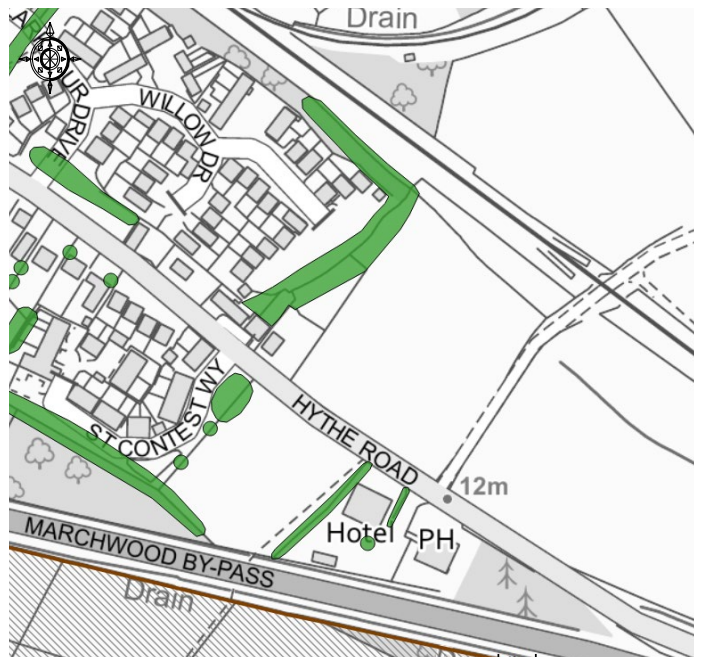
Interested parties are to arrange a viewing by appointment only.

For further details contact Katharine Hassan, Savills
See contact details below.

<https://savillsglobal.box.com/s/li3kjttd12vheugt6klsr8e1zcswm1fv>



Site Location Plan - not to scale



Tree Preservation Order Map - not to scale (source)

Contact

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