

LAND

FOR SALE

FORMER GAS
HOLDER SITE,
CRANBOURNE
ROAD, GOSPORT,
HAMPSHIRE
PO12 1RL

1.77 acres
0.72 hectares

- Freehold
 - Secure Site
 - Former Gas Holder Site
 - Cleared and levelled
-

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LOCATION

The site is located in Hampshire, on the south side of the Gosport peninsular, close to the Solent. Portsmouth Harbour is 1 mile to the east, separated by the channel and linked by the ferry.

The site lies about 6.5 miles south of the M27 and can be accessed by Fareham Road. Gosport High Street is less than a mile from the site.

The surrounding area is a mixture of commercial (industrial) uses, an Asda Superstore and residential dwellings.

DESCRIPTION

The secure 1.77 acres (77,122 sq. ft) site formally housed three gas holders, of different ages and specifications, which have recently been demolished. As part of the demolition the site has been predominantly levelled, however, because of the different gas holders, there are slightly raised and dipped areas.

The vendor will retain the use of two areas of the site for gas operational purposes (edged in blue and green) totalling circa 0.05 acres (2,121 sq. ft). Access to these areas will need to be made available 24/7.

The site has a single point of access through Cranbourne Road, which leads in from the west of the site. There are easement strips near the entrance and the southern boundary of the site with conduits running beneath the surface to the retained area (edged in blue). An easement plan is available on request.

The areas and plans are for guidance only.

ACCOMMODATION

Name	Size
Total	1.77 Acres (0.72 Hectares)

PLANNING USE

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority of Gosport Borough Council.

TERMS

Only unconditional offers are invited.

The freehold for the site is for sale, which includes the areas edged in blue and green. The blue will be leased back on a 999 year lease at a peppercorn rent. The green will be leased back on 15 year lease with three yearly tenant-only break options at £3,000 per annum.

The vendors reserve the right to conclude the sale by any other means at their discretion. The site is subject to easements in which further details will be available in the data room.

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

PRICE

POA

The purchase price will be subject to VAT.

SERVICES/SERVICE CHARGE

Purchaser to rely on their own enquiries and investigations. For more information, please refer to the data room.

EPC

N/A

LEGAL COSTS

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



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