



Land North of Lavant Drive

Havant PO9 2AW

FOR SALE | 1.38 Acres (0.59 Ha)



HELLIER
LANGSTON

Description

The site comprises of an area of open, designated brown field land located on the northern side of Lavant Drive on the corner of Leigh Road, approximately 0.3 miles north of Havant Railway Station. The site formerly housed the Oak Park (Havant Comprehensive) school which closed in the 1980s.

Principle of Development

The site lies within the urban area as defined by Policies CS17 (CS) and AL2 (AP). As such the principle of development is acceptable subject to other material considerations. The site forms part of the mixed use allocation for housing, care home and community health uses on the Former Oak Park School site reference H69 (AP).

Planning

A pre-application has been lodged under site reference HA09 in the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA) with a potential yield for 21 dwellings.

Based on a site area of 0.548ha, a site yield of 21 dwellings would have an equivalent density of 40 dwellings per hectare which is consistent with the site’s assessment in the Council’s SHELAA. However, it should be noted that this may be a gross site area and the actual net developable area may be reduced.

The Council’s Five Year Housing Land Supply Update (December 2024) indicates the Council has 1.8 years supply with a 20% buffer applied. This is below the five year supply threshold, and as such there is normally a presumption in favour of sustainable development (para 11d of the NPPF). The tilted balance means that permission should only be refused where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Overall, it is considered that residential development of the site would be acceptable subject to the wider allocated site mix.

A copy of the Pre-app, the response and associated plans are available as part of the data room.



2 | Land North of Lavant Drive, Havant

Site Access and Utilities

Access to the site is via Lavant Drive, an adopted unclassified highway. We have made no investigations as to the availability of mains services but believe these will be accessible from Lavant Drive or Leigh Road.

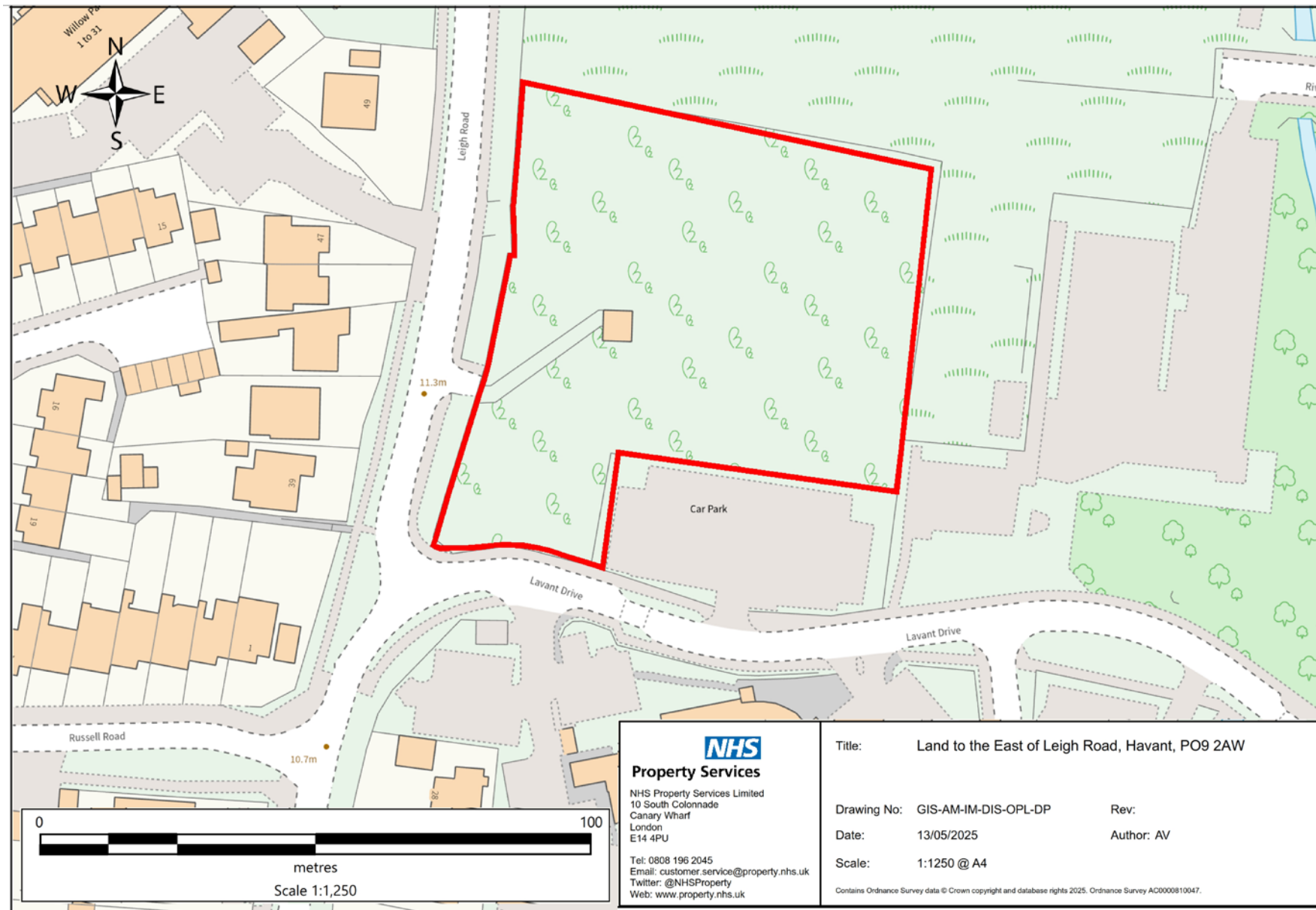


Legend

- A Road: [Red line]
- B Road: [Blue line]
- C Road: [Green line]
- U - Unclassified - Adopted Metalled: [Orange line]
- T - Unclassified - Adopted Unmetalled: [Dashed orange line]
- W - Footpath - Adopted: [Dashed grey line]
- F – Publicly Maintainable PROW: [Brown line]



Site Disposal Plan



Accommodation

Site area	Ha	Acres
	0.59	1.38

Location

The site is located on the northern side of Lavant Drive on the corner of Leigh Road, approximately 0.3 miles north of Havant Railway Station. Central Havant is just beyond the station, and the A27 a further 0.5 miles to the south.

Basis of Sale

The site is being offered for sale by informal tender. NHS Property Services will apply their standard overage and clawback provisions, further details upon request.

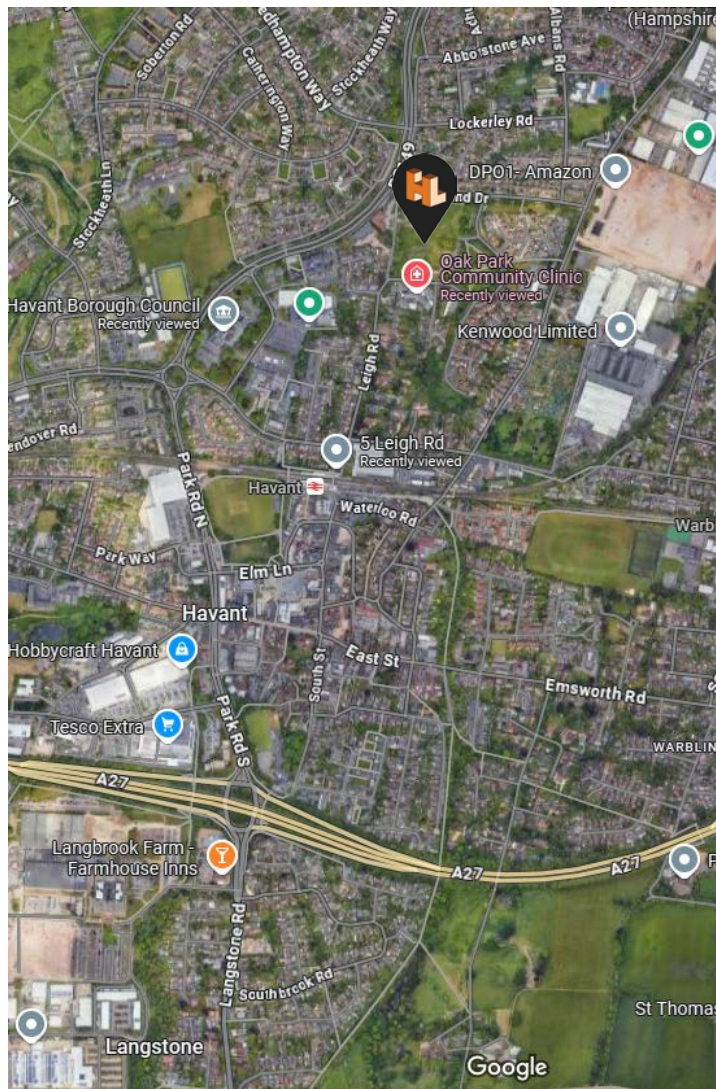
Offers should be submitted by email no later than 12:00 pm Friday 1st August and addressed to both jason@hlp.co.uk and andy@hlp.co.uk

Offers should be for a fixed sum unrelated to any other offer. The vendor reserves the right not to accept the highest or any offer. Offers must be supported by proof of funding, solicitor's details and confirmation of Board approval if required. Details of any required conditions and details of proposed timescales should also be provided.

The vendor reserves the right to interview a selected short list of interested parties.

Price

On application.



Novation Agreement

The vendor wishes to agree a soft nominations agreement for Key Workers with NHS employment contracts as part of the S106 negotiations linked to the physical delivery of affordable housing on the Property.

Whilst the hope will be that all of the affordable units could be made available for NHS Staff, it is understood that part of the negotiations that only some of the affordable units could be delivered for NHS Staff.

Tenure

The site is being offered freehold and is currently forms part of Title number HP459832, currently in the ownership of NHS Property Services Ltd.

Further Information

Access to a data room will be provided for interested parties.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that the site has not been elected for VAT.

Viewing

Strictly by appointment with the sole agents, Hellier Langston

Schedule an appointment

www.hlp.co.uk

T: 01329 220111

E: Fareham@hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

Jason Webb

T: 07989 959 064

E: jason@hlp.co.uk

Andy Hellier

T: 07930 661782

E: andy@hlp.co.uk

