



## Land at Holdenhurst, Holdenhurst Village Road, Bournemouth BH8 9AR

### FOR SALE

Area: 85.00 acres | Price:

#### LOCATION:

This site lies immediately to the north of the built-up area of north Bournemouth and to the south of the small village of Holdenhurst. The A338 Wessex Way which provides direct access from Bournemouth to Ringwood and the A31, lies immediately to the east of the site. The current vehicular access to the site is via the existing road network leading to Holdenhurst village.

#### KEY FEATURES:

- Promotion Agreement
- Candidate site for development
- Extends to Approx 85 acres
- Submitted to B'mouth Local Plan Review

## Land at Holdenhurst, Holdenhurst Village Road, Bournemouth BH8 9AR

### DESCRIPTION:

The property comprises a block of agricultural land which is understood extends to approx. 85 acres. A strip of land to the south of the site is in third party ownership. The property is currently in agricultural use. Planning approval has been obtained by the former Bournemouth Borough Council and Dorset County Council for the construction of a grade separated junction on the A338 Wessex Way primarily to provide access to an employment site and the Royal Bournemouth Hospital. Completion of that junction would facilitate a direct access into the site from the A338.

### PLANNING:

Following local government re-organisation, the former Boroughs of Bournemouth, Christchurch and Poole were amalgamated into the new BCP Unitary Authority. A new BCP wide Local Plan is to be prepared and adopted by 2024. A call for sites for development has been made. This site has been submitted as being appropriate for primarily residential development to form an urban extension to Bournemouth to satisfy the need for housing in the Bournemouth area. The site is currently part of the Green Belt.

### TENURE:

#### PROPOSALS

The current owners seek proposals from suitably experienced Promoters for an agreement whereby the site will be promoted for development through either the Local Plan process or by a direct planning application.

Proposals for such an agreement are to be submitted at a date to be advised. The information that will be required to be submitted will be the following;

1. Experience of promoting similar projects and success rate
2. Proposed consultancy team
3. Financial background
4. Percentage of value to be paid to the Promoter
5. Whether the Promoter's fee includes or excludes promotion costs
6. Length of term of the Promotion Agreement
7. Confirmation that the seller's legal and surveyors fees will be paid on entering the Promotion Agreement

### VAT:

### CONTACT:



**Chesters Harcourt**  
01935 415454  
info@chestersharcourt.com

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