



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

Chesters Commercial Ltd trading as Chesters Harcourt, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:

- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- ii) Chesters Commercial Ltd trading as Chesters Harcourt have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- iii) Neither Chesters Commercial Ltd trading as Chesters Harcourt nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.



Chesters Commercial Ltd trading as Chesters Harcourt, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:

- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- ii) Chesters Commercial Ltd trading as Chesters Harcourt have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- iii) Neither Chesters Commercial Ltd trading as Chesters Harcourt nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.