

Lot 45, The Forge Works, The Dean, New Alresford, Nr Winchester, Hampshire SO24 9BH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Residential Development Opportunity in Attractive Market Town

www.acuitus.co.uk

Lot 45, The Forge Works, The Dean, New Alresford, Nr Winchester, Hampshire SO24 9BH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)

Property Information

Freehold Residential Development Opportunity in Attractive Market Town

- Planning permission granted for a block of 8 residential flats
- Currently comprises a vacant solus industrial unit of 266.72 sq. m. (2,870 sq. ft.)
- Proposed Residential Development GIA of 466.67 sq. m. (5,021 sq. ft.)
- Popular Hampshire market town
- Neighbouring properties have undergone several residential developments

Lot

45

Auction

2nd November 2023

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles

6 miles east of Winchester, 18 miles north of Portsmouth, 27 miles west of Guildford

Roads

A31, A3, M3

Rail

Winchester Railway Station

Air

London Heathrow Airport

Situation

The property is located in the attractive market town of New Alresford, some 6 miles west of Winchester and 12 miles south west of Alton. The property is situated in The Dean, historically an industrial part of town which has recently undergone several residential developments and conversions.

Tenure

Freehold.

Description

The property currently comprises an industrial building providing workshop and office accommodation on the ground and first floors on a site area of approximately 0.04 Ha (0.1 Acres). The property benefits from planning permission for the demolition of the existing commercial building and the erection of a block of 8 flats.

VAT

VAT is applicable to this lot.

Planning

Planning permission was granted on 27/02/2023 under planning reference 23/00518/PNDMCD for the demolition of the existing commercial building and the erection of a block of 8 flats (1 x 2-bed, 7 x 1 bed) and associated parking (www.planningapps.wichester.gov.uk).

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 45, The Forge Works, The Dean, New Alresford, Nr Winchester, Hampshire SO24 9BH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Workshop	206.49	(2,222)	VACANT POSSESSION
Ground	Office	38.42	(413)	
First	Office	21.81	(234)	
Total		266.72	(2,869) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 45, The Forge Works, The Dean, New Alresford, Nr Winchester, Hampshire SO24 9BH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Residential Development Opportunity in Attractive Market Town

www.acuitus.co.uk

Lot 45, The Forge Works, The Dean, New Alresford, Nr Winchester, Hampshire SO24 9BH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Residential Development Opportunity in Attractive Market Town

www.acuitus.co.uk

Lot 45, The Forge Works, The Dean, New Alresford, Nr Winchester, Hampshire SO24 9BH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)

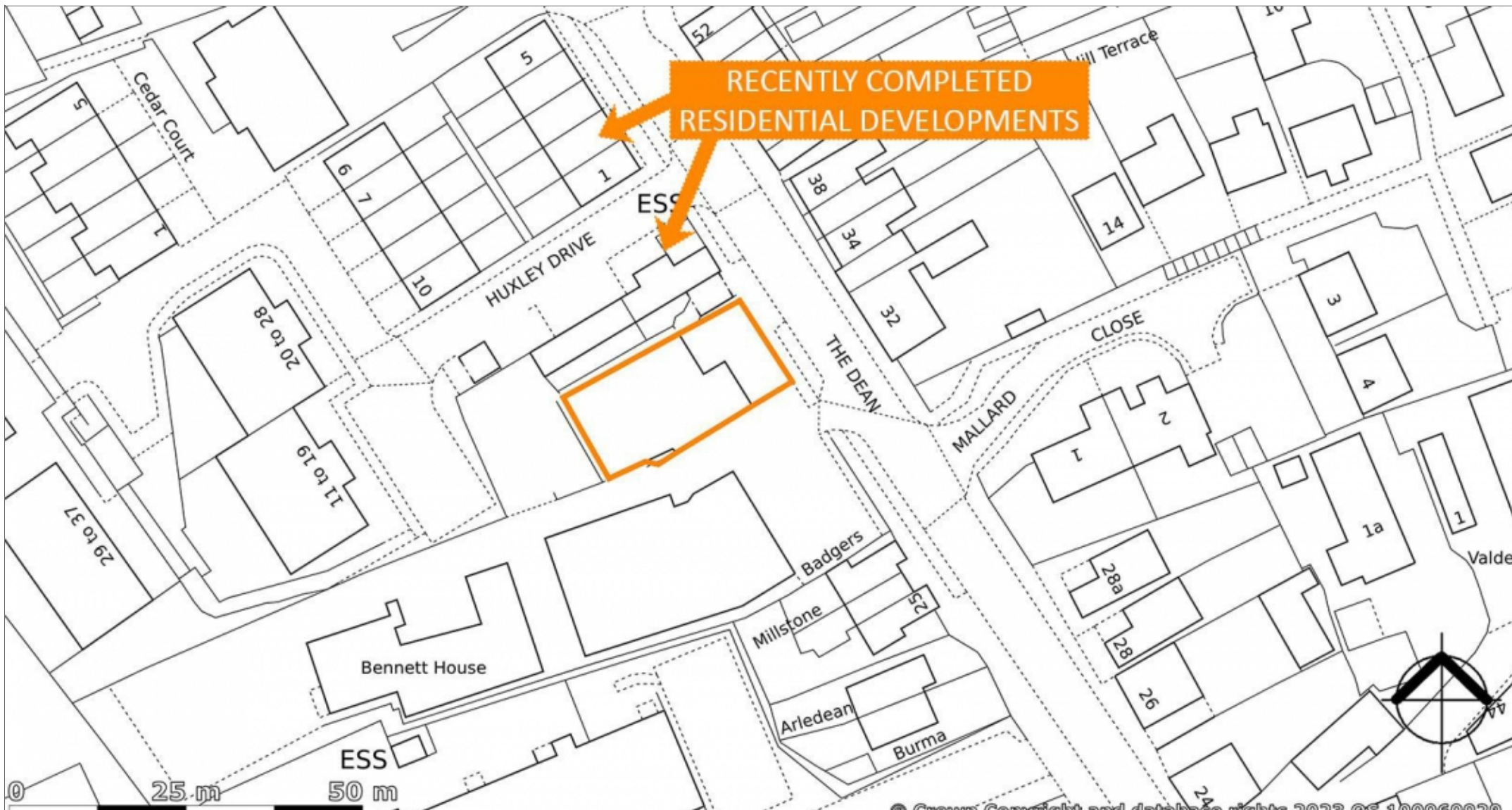


Freehold Residential Development Opportunity in Attractive Market Town

www.acuitus.co.uk

Lot 45, The Forge Works, The Dean, New Alresford, Nr Winchester, Hampshire SO24 9BH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Residential Development Opportunity in Attractive Market Town

www.acutus.co.uk

Lot 45, The Forge Works, The Dean, New Alresford, Nr Winchester, Hampshire SO24 9BH

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Steele Raymond LLP

43 Richmond Hill

Bournemouth

BH2 6LR

Alison Bailey

01202 204 529

alisonbailey@steeleraymond.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020

Freehold Residential Development Opportunity in Attractive Market Town

www.acuitus.co.uk