

FREEHOLD DEVELOPMENT SITE PRIME EMPLOYMENT LAND FOR SALE LOUISBURG BARRACKS SITE, HUDSON ROAD, BORDON, GU35 0GX

On the instruction of :



Homes
England



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**Lambert
Smith
Hampton**

4.5 ACRES (1.8 HECTARES) APPROX.

OPPORTUNITY

A cleared level employment site, which offers a prime development opportunity. Louisburg Barracks has been identified for B class employment uses.

The town's main industrial estates (Woolmer Trading Estate and the Bordon Trading Estate) are at virtually full capacity and there has been some significant rental growth in line with the buoyant industrial & logistics market across the region over the last 5 years or so.

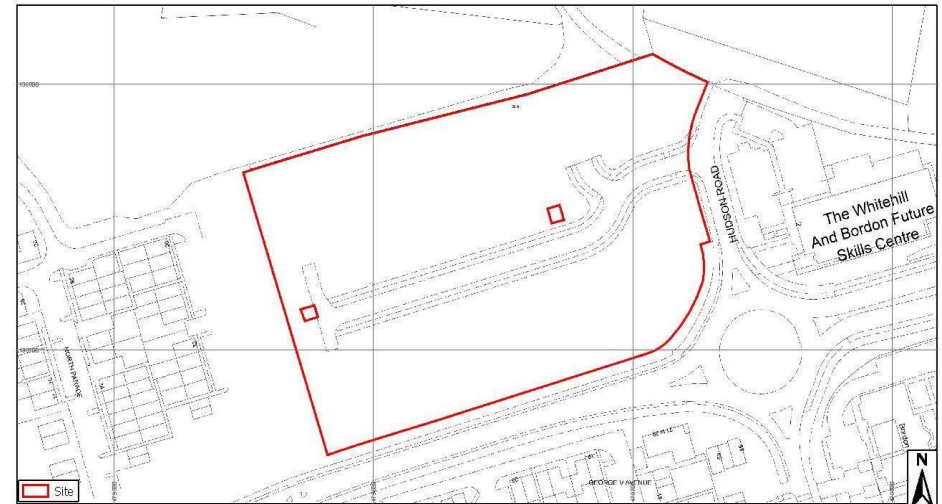
The data room contains various documents and relevant site information – access is available on request.

LOCATION

The site is located on Hudson Road accessed via a mini roundabout at the junction with the new re-routed A325 close to its junction with Camp Road, about 1 mile to the north of Bordon town centre.

The A3 can be reached about 4 miles to the south via the A325 and this provides a dual carriageway link to the M25 at junction 10 about 32 miles to the north-east, or south-west to Portsmouth, Southampton and the south coast.

The A31 is accessible at Farnham about 7 miles to the North. The nearest railway station is at Liphook about 4 miles away which is on the London to Portsmouth main line.



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PLANNING

The site is part of the Whitehill & Bordon Strategic Development Area (SDA) allocated in the Local Plan. Louisburg Barracks (site SA10) is allocated for residential and employment land.

The subject site comprises the balance of the employment land allocation following the development of the Future Skills Centre. Louisburg Barracks was subject to planning permission under planning reference 55369/001 – this related to a much larger mixed use scheme of which the subject site forms part. This outline planning consent (now expired/lapsed) allowed B1, B2 and D1 floor space in the employment land allocation. A Design Code was produced which was intended to serve as a guide to developing the site. Both documents are available in the Data Room.

One of the aims of the Local Enterprise Partnership is to promote high tech and green energy companies to locate and grow in the area.

WHITEHILL & BORDON

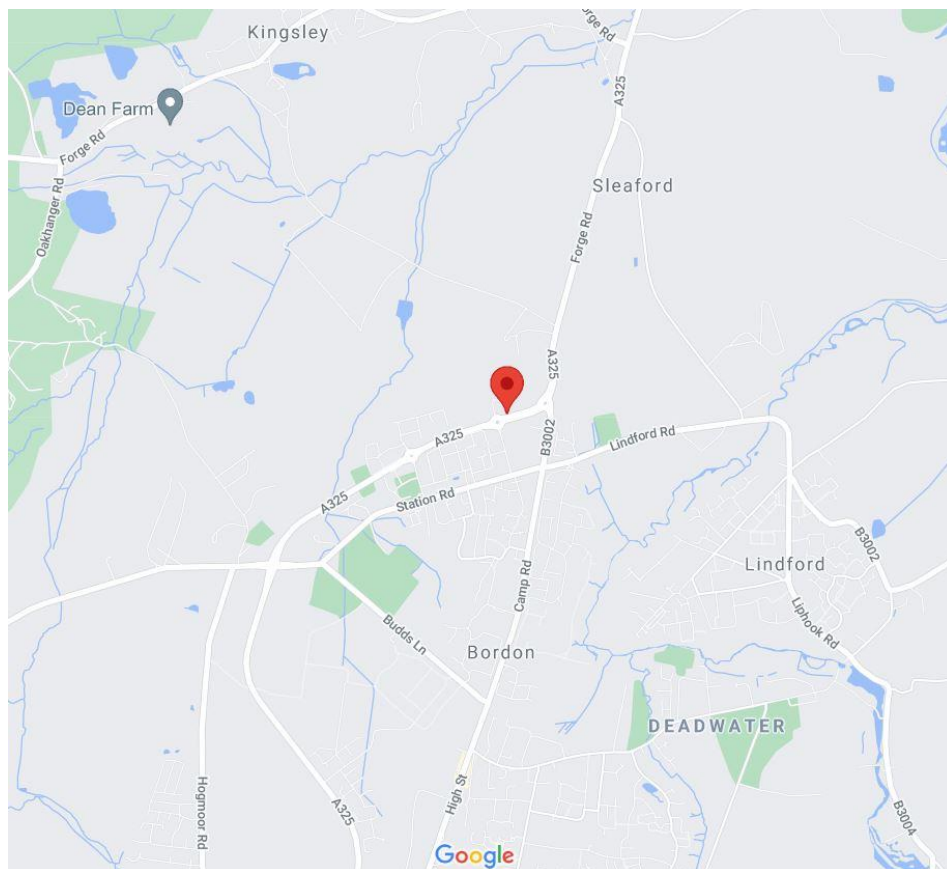
The latest census shows the town has a population of 16,000 (2011 census). Bordon has a history of being a 'garrison town' stretching back over 100 years, but the Army left in 2015 and this has freed up over 100 hectares which presented an opportunity to transform the area with around £1 billion being invested. With input from multiple partners the aim is to create a thriving regenerated town with green credentials by 2036.

There are many aspects to the Whitehill & Bordon regeneration including the following stated ambitions:

- Deliver 3,350 new homes;
- Create 100,000 sq m of new commercial, retail, leisure floor space;
- Deliver a new regenerated town centre including new schools, leisure centre, health facilities and public service hub;
- New relief road by improving and diverting the A325 around the town centre (now completed);
- Future Skills Centre and Business and Enterprise Centre (BASE) – both are now completed and located near to the subject site – see indicative context plan below.



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METHOD OF SALE

The site is freehold and vacant possession will be granted on completion of a sale. In order that bids can be evaluated in terms of offer level, any conditions and timescale, we will conduct an informal tender to invite proposals from interested parties. Please contact the selling agents for further information.

DATA ROOM

Further information is available in the data room. For access please contact the selling agents.

VIEWING AND FURTHER INFORMATION

Due to the on-site security, viewing is strictly by prior appointment with the sole agents Lambert Smith Hampton – please contact the following:



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