



Land at Louisburg North

Bordon, GU35

Exceptional opportunity to purchase a parcel of employment land in the Bordon regeneration area, totalling just over 20 acres

20.02 Acres

(8.10 Hectares)

- Parcel of land which benefits in part from outline consent for up to 10,000 sq m of Class E(g) and B2 and allocation for employment in draft Local Plan.
- Situated prominently on the edge of Bordon town centre
- The area is witnessing significant regeneration through the £1bn redevelopment of Whitehill & Bordon, providing new homes, retail, leisure and employment space.
- Limited development pipeline and low industrial supply in

Bordon and wider East
Hampshire area

- The site benefits from excellent road links, with the A3 in close proximity
- Inviting unconditional and conditional offers

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Summary

Available Size	20.02 Acres
EPC Rating	Upon enquiry

Description

The site extends to approximately 20.02 acres, and currently consists of a vacant, largely wooded area. A primary substation has been constructed on site, providing 6MVA with the capacity to increase to 20MVA. This substation is marked blue on the below plan and will not be included within the freehold title.

Location

Bordon is located 19 miles south-west of Guildford, 8 miles south of Farnham, 10 miles north of Petersfield and 53 miles south-west of London. The development site is located on Hudson Road and accessed via a mini roundabout off the town's new relief road (the A325).

The town enjoys good transport communications via the A3 which is about 4 miles to the south via the A325, which provides a 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.

Viewings

Strictly by prior appointment only with the sole agents.

Terms

Offers are invited for the freehold interest in the site.

Planning

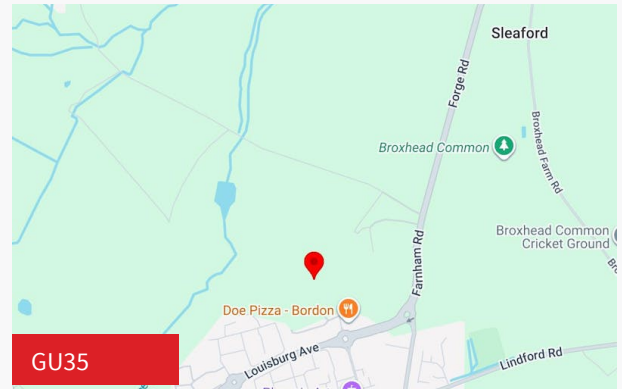
The eastern part of the site benefits from Outline Planning Permission for up to 10,000 sq m of Class E(g) and B2, as part of a wider hybrid planning application for the redevelopment of the former Bordon Garrison, which was granted Outline Planning Permission in November 2015 (ref: 55587/001), marked green on the below plan. The western part of the site does not currently benefit from an outline planning consent. However, Under the draft local plan for 2021-2040 the site is proposed for allocation as a strategic employment site (Whitehill & Bordon policy map / Chapter 12 W&B5 – North Louisburg Employment Proposal).

Whitehill & Bordon Regeneration Project

The Louisburg North site is part of the Whitehill & Bordon regeneration project, the redevelopment of the former Bordon Garrison which will provide over 2400 new homes, a new town centre, and employment space to provide over 3000 new jobs. Through the creation of different creative 'districts', the Whitehill & Bordon Regeneration Company is developing the environments for a range of skilled, semi-skilled, service related, technological and creative jobs. The Louisburg development seeks to build upon the town's heritage in engineering, whilst embracing the high-tech infrastructure being delivered around the town that will attract expanding digital and technology industries and promote social enterprise and entrepreneurship.

Several business zones have already been established around the town and as the regeneration project moves forward, more new work spaces will be delivered alongside the new homes, town centre and leisure spaces. This will include new start-up hubs, film studios, business parks and creative spaces.

Anti Money Laundering



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

