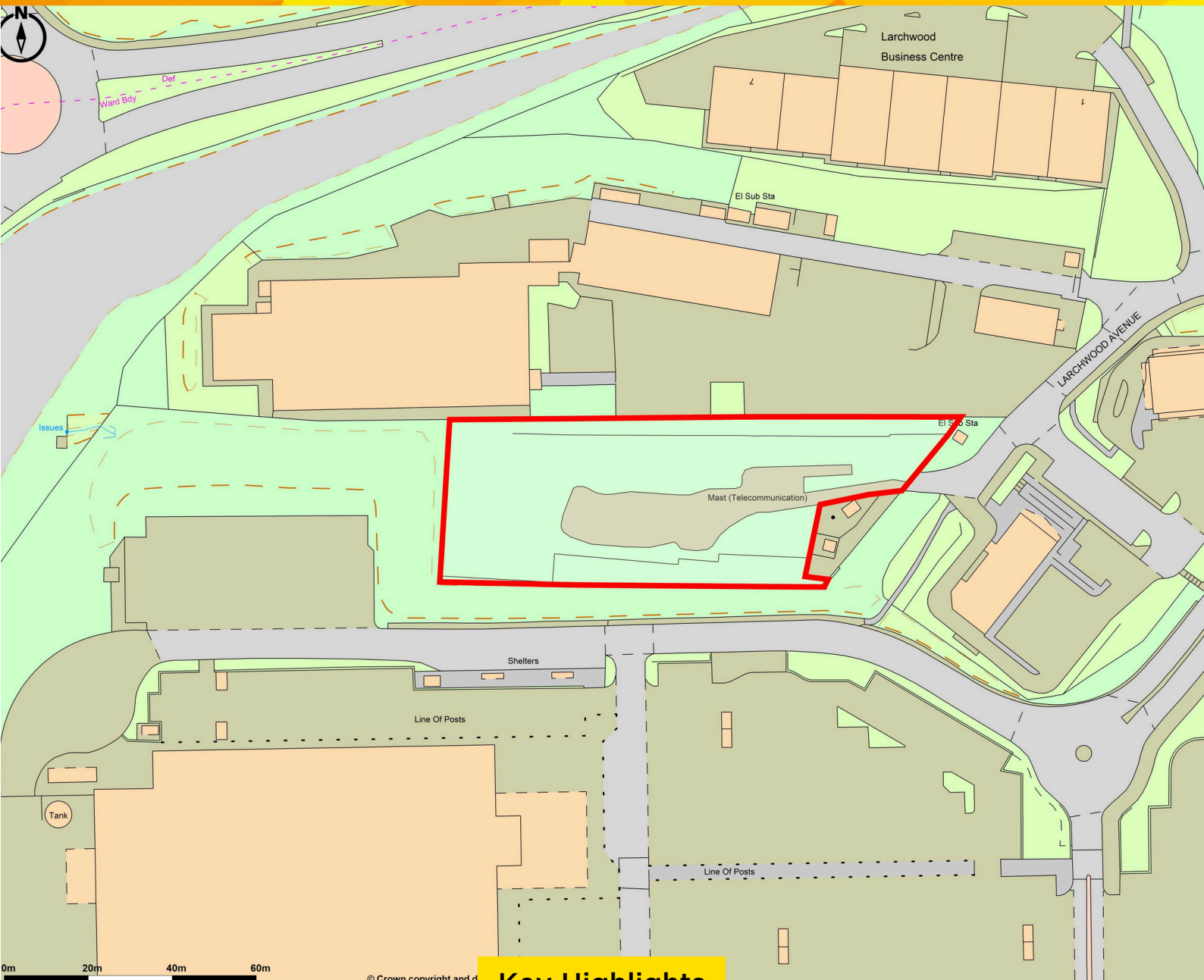


FREEHOLD FOR SALE
AND TO LET AVAILABLE

Stantons Yard

Larchwood Avenue, Bedhampton, Havant PO9 3BF



Key Highlights

- Development opportunity for multiple different industrial/commercial users (STP)
- Site area of 1 acre (0.4 ha)
- Freehold offers invited on an unconditional and conditional basis
- Adjacent to Asda, KFC & McDonalds

SAVILLS SOUTHAMPTON
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Grosvenor Square
Southampton SO15 2BZ

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savills.co.uk

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Location

The property is situated on Larchwood Avenue off junction 4 of the A3. Located north of the ASDA superstore, south of Eaton Aerospace Systems, and adjacent to McDonald's and KFC. The location is on the western side of Havant within close proximity to local amenities and transport links.

The property is approximately 1 mile from Bedhampton and 2 miles from Havant train stations, which provides services to Portsmouth, Southampton, and London Waterloo, with the fastest journey time to London being around 90 minutes.

Havant is conveniently served by the A3(M) motorway, providing direct access to Portsmouth (approximately 7 miles to the south) and London (around 70 miles to the north). The nearby A27 offers additional connectivity to the wider Hampshire region and the South Coast. The A27 links to the M27 motorway, facilitating routes to Southampton and beyond.

Description

The commercial site totals approximately of 1 acres (0.4 ha). The site is level and has a hardstanding surface. The area is surrounded by trees. However to the best of our knowledge and supporting documents, there are no TPO's on the site.

Tenure

Freehold with the benefit of vacant possession or a new lease, term to be agreed.

Planning

The site is suitable for multiple industrial/commercial developments (STP).

Local Authority

Havant Council - [www.https://www.havant.gov.uk/](https://www.havant.gov.uk/)

Guide Price

Offers invited.

VAT

The sale price is exclusive of any VAT which, if applicable, will be in addition at the appropriate rate.

Services

We are advised all mains services are available to the edge of site.

Viewing

Formal viewings can be made strictly by appointment with Savills.

Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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