

Former Boarhunt Garage

Southwick Road, North Boarhunt, Hampshire, PO17 6JW

Offices/Residential - For Sale Freehold



LOCATION

The property is situated in the village of North Boarhunt, occupying a position at the junction of Southwick Road and Trampers Lane. The location provides a semi-rural setting while remaining accessible, lying approximately 7.5 miles north-west of Portsmouth and around 5 miles north-east of Fareham.

The M27 motorway is located approximately 3 miles to the south-west at Junction 11, providing convenient access east towards Portsmouth and west towards Southampton and the wider regional motorway network. The surrounding area comprises a mix of residential properties and countryside, supporting a variety of local uses.

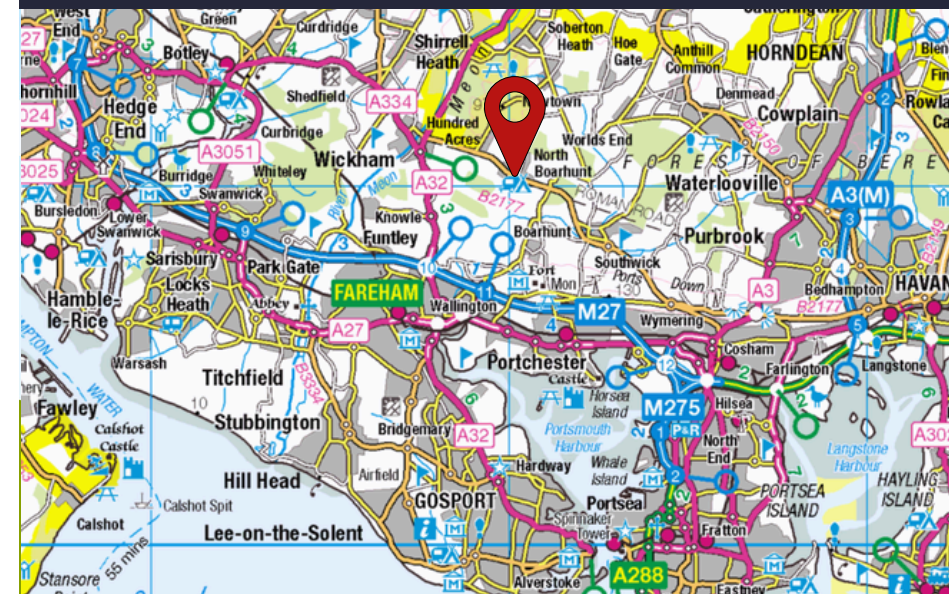
DESCRIPTION

The property occupies the site of the former Boarhunt Garage and comprises a two storey building with offices at ground floor level and two residential flats above, which can be accessed by two independent staircases. There is a parking area to the front and side of the property which also has the potential for further development, subject to the appropriate consents. The property is bounded by a stone wall and access to the car park is via a pin controlled metal gate.



KEY HIGHLIGHTS

- Freehold
- Offices with residential above
- Property arranged over two levels extending 2,746 sq ft (255 sq m)
- Site extending to 0.35 acres (0.142 hectares)
- Potential for conversion and additional development subject to planning

[LOCATION MAP](#)
[STREET VIEW](#)
[WHAT3WORDS](#)
[360 PANORAMIC](#)
[DRONE VIDEO](#)


ACCOMMODATION

Ground floor:

The ground floor comprises a main entrance which leads onto a reception area which includes disabled WC facilities. There are three office rooms, further WC facilities and ancillary storage rooms.

First floor:

The first floor comprises of open plan residential flats with a communal kitchen and WC facilities. Access to the flats is from both the central stairway near the reception and to the rear of the northern wing.

FLOOR AREAS

The following are approximate Net Internal Areas:

Areas	Sq. ft	Sq. m
Ground Floor	1,357	126
First Floor	1,389	129
Total	2,746	255

PLANNING

The current planning consent is for offices at ground floor level with two flats above at first floor level.

The property has previously benefited from planning consent to extend the existing property, convert the ground floor of the existing building from B1(a) office use to provide three residential apartments and retention of the existing two residential apartments at first floor level. In addition the consent was granted for the erection of one new detached dwelling in the current car park area. This application is under reference number 17/00484/FUL dated 13th February 2017 and was refused by the Local Planning Authority but was subsequently granted on appeal subject to a number of conditions.

This consent has however expired. Full details are available on request but interested parties are advised to make their own enquiries with the local planning authority, Winchester City Council.



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BUSINESS RATES

We have inspected the VOA's rating list (2026) which shows the following:
Description: Shop and premises
Rateable Value: £14,500
NB: Rateable Value is not the same as rates payable.

EPC

On application

TERMS

Offers invited for the freehold interest

VAT

VAT may be applicable at the prevailing rate

AML

To comply with Anti Money Laundering regulations, Savills undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

LEGAL COSTS

Each party to bear its own legal costs in respect to this transaction.

VIEWING

For a formal viewing strictly by appointment with Savills.

CONTACT

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