

Development Opportunity, Offers Invited

Land at 335-357 Gosport Rd, Fareham, PO16 0SZ



- Established residential area with good accessibility to local amenities
- Residential Allocation in the Fareham Local Plan
- Freehold
- Size: 0.17ha (0.42 Acres)

Land at 335-357 Gosport Road, Fareham, PO16 0SZ

Location	Description / Services	Planning Status
----------	------------------------	-----------------

The site is conveniently located in Fareham, Hampshire, with excellent connectivity. It is approximately 1 mile from Fareham town centre and just 1.4 miles from Fareham Train Station, with close proximity to Hoeford Lake and Hoeford Moorings accessing Portsmouth Harbour. The site is easily accessible from the M27 motorway, providing swift connections to the national road network via the M3 at Southampton and the A27 at Portsmouth. Southampton is accessible by direct train services from Fareham Central Train Station, making it a practical location for commuters.

Surrounding Area

Fareham is a vibrant town with a rich history and a blend of urban and rural characteristics. The area around the site is predominantly residential, offering a peaceful and community-oriented environment. The town centre features a variety of shops, restaurants, and amenities, contributing to a lively and convenient lifestyle. The surrounding area is known for its green spaces and parks, providing ample opportunities for outdoor activities and relaxation.

The site itself is a greenfield with a slight elevation, covering an area of 0.17 hectares (0.42 Acres). The field's size and topography make it suitable for a range of development opportunities, from residential projects to recreational spaces.

HCC conducted a series of ground investigations in phases which can be found in the supporting documents. A letter of reliance can be provided from our contractor to the new prospective owner.

Operational Status

335 – 357 Gosport Road, Fareham was most recently used as a site compound for the adjacent Bus Rapid Transit (BRT) route. However, the land is now vacant and is deemed surplus to HCC's operational requirements.

Previous development feasibility work was carried out in 2013, including an illustrative residential development scheme.

There is an historic planning application related to the site for the development of up to 8 residential dwellings, submitted and accepted in 1980. This has not been pursued due to the potential change of use for the HCC internal requirements. The local plan status relevant to the site is provided as summarised below:

- The site is identified, in the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2019, as site 1076. It is described as available, likely to be achievable and suitable for development, provided it complies with the Borough's current planning framework. Therefore, this site is considered to be developable.
- The site is located within the settlement boundary and urban area boundary of Fareham, where policies CS2, CS6, CS7, CS15 apply. The site is also allocated for residential development within the local plan under Housing Site H4 and therefore policy DSP40 applies.
- The site is allocated in the Fareham Local Plan 2037, adopted 5 April 2023, under policy HA24.

Disclaimer

These particulars do not form part of a contract. The County Council for themselves as the freeholder of this property give notice that (1) the particulars are set out as a general outline for guidance for intending purchasers and do not constitute, nor constitute part of, an offer or contract (2) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (3) no person in the employ of Hampshire County Council has any authority to make or give any representation or warranty whatever in relation to this property.

Maps reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © Crown Copyright and database rights 2025. All rights reserved. HCC 100019180.

Land at 335-357 Gosport Road, Fareham, PO16 0SZ

Services

All mains services are available in the frontage highway. A gas easement runs across part of the site, which must be taken into consideration during the production of any development plans. Please refer to the Indicative Constraints Plan, available in the supporting documents in In-Tend.

Tenure

Offers invited for the Freehold of the site
NDA: 0.11ha (0.27 Acres)

Access

Existing access exists onto Gosport Road.

Method of Sale

Informal Tender

Freehold is available with vacant possession on completion. Each party will be responsible for their own legal and professional costs and due diligence.

Closing date for offers, conditional or unconditional on planning:

noon 24th July 2025

All interested parties must register via the In-Tend website (using the link below) to view further supporting documentation and to submit an offer. All offers must include indicative 1:500 layout plan, GIA's and any other documentation supporting your proposal.

<https://in-tendhost.co.uk/hampshire/asp/Tenders/Appraisal2>

Viewing

The site is prominently visible from the main road. Site viewing can be coordinated upon request.

Eva.goncalves@hants.gov.uk

Lee.thomas@hants.gov.uk

Hampshire County Council, Hampshire 2050,
The Castle, Winchester, SO23 8U

VAT not applicable.



Disclaimer

These particulars do not form part of a contract. The County Council for themselves as the freeholder of this property give notice that (1) the particulars are set out as a general outline for guidance for intending purchasers and do not constitute, nor constitute part of, an offer or contract (2) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (3) no person in the employ of Hampshire County Council has any authority to make or give any representation or warranty whatever in relation to this property.

Maps reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © Crown Copyright and database rights 2025. All rights reserved. HCC 100019180.