



Michael Steel & Co
PROPERTY CONSULTANTS

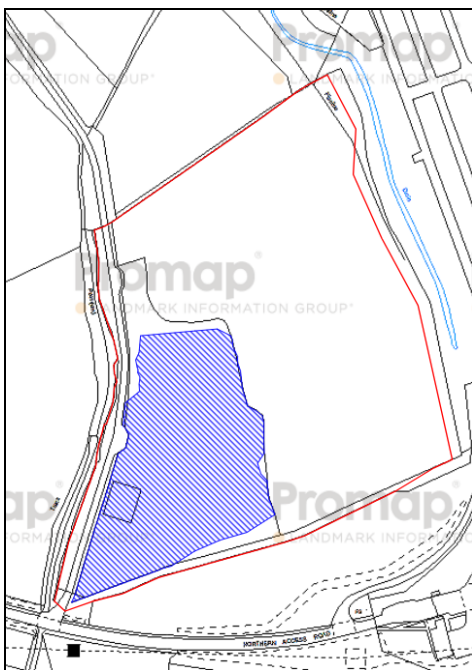
FOR SALE

(on an 'as is' basis)

FREEHOLD LAND
(with potential subject to planning)

**NORTHERN ACCESS ROAD, FAWLEY,
HAMPSHIRE, SO45 1TW**

4.46 ha (11.02 acres)



- The site is edged red on the above plan (and excludes the area hatched blue)
- Adjacent to Fawley Waterside (former Fawley Power Station site)
- Potential for alternative uses (STP)
- Adjacent to former waste transfer facility

0113 2348999

Location

The property is located adjacent to Fawley Power Station off the former power station's northern access road which is in turn off Fawley bypass (B3053) which links the main A326 at Fawley Oil Terminal approximately 15 miles south of Southampton and the motorway network.

The adjacent Fawley Waterside site is being promoted for redevelopment including 1,500 homes, 1,000,000 sq ft of business space, school amphitheatre, nature reserve etc.

Description

The irregular shaped site is shown, for identification purposes only, edged red on the plan attached to these property particulars and excludes the land hatched blue (which includes a waste consented section).

Total Site Area 4.46 ha (11.02 acres)

Tenure

Freehold with title number HP500540.

The official copy of register of title and title plan are available upon application.

Planning

The property is located within the New Forest National Park. We are aware of planning permissions relating to the adjacent property granted with references 03/78225, 04/82608, 07/92129 (APP/B9506/A/08/2070081) and 08/93571.

Prospective purchasers must reply upon their own enquiries in respect of all planning matters and use.

Environmental

The property will be sold on an 'as is' basis. No reports relating to ground conditions and/or the content or extent of materials stored on site will be made available.

Energy Performance Certificate

An EPC is not required in respect of the subject property.

Proposal

Offers are invited to purchase the freehold interest in the property on an 'as is' basis from purchasers who are able to demonstrate they have funding unconditionally available to proceed with a purchase.

VAT

The purchase price is exclusive of VAT, if applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the transaction.

Viewing/Enquiries

Interested parties are requested not to gain access to the property and rely upon their investigations from the site boundaries. Consideration may be given to applications to undertake site surveys in conjunction with the grant of an agreement for exclusivity in conjunction with an agreed premium.

For further details and enquiries contact:-

Michael Steel & Co
Andrew Steel

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Our Ref: 2728/A/S
September 2019

Subject to Contract



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0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.