

# Holybourne Rail Terminal

CUCKOOS CORNER · ALTON · HANTS · GU34 4JD



ALTON

A31

Boundaries are indicative only

FOR SALE (May Let)



- Rail link site with rail infrastructure in situ
- Potentially suitable for a wide variety of commercial uses (STP)
- Located directly off the A31 in Alton
- Likely to be available for occupation in Q4 2023/Q1 2024

10.92ACRES (4.41 ha.) OPEN STORAGE / INDUSTRIAL SITE

## Location

The Holybourne Rail Terminal is located directly off the A31 in Alton.

The A31 provides access to the Blackwater Valley towns and the M3 via the A331. To the south west the A31 also provides easy access to Winchester and Southampton via the M3.

Alton train station is located approx. 2.4 miles away from the site and provides a direct link to London Waterloo Station with a journey time of approx. 60 minutes.

Alton has a strong industrial and commercial base and is home to a number of local, regional and national companies.

	M3 Junction 5	20 mins
	M25 Junction 10	30 mins
	Alton Train Station	5 mins
	Guildford	25 mins
	Portsmouth	39 mins
	Southampton	43 mins
	Central London	79 mins
	London Heathrow	39 mins
	London Gatwick	54 mins





Gantrys to be demolished / removed from the site

## The Site

The site is currently utilised as a terminal for the distribution of oil and comprises a total area of approximately 10.92 acres (4.41 hectares).

There is currently oil storage processing equipment in situ and the site is served by a fully maintained railway siding.

The site currently has a number of temporary buildings / portacabins in situ that are located at the entrance to the site.

The site is predominately hard surfaced with a mixture of concrete and tarmac surfaces across the site and is bound by secure fencing and a gated entrance. Power lines cross over part of the site.



Boundaries are indicative only

# How The Site Could Be Utilised

Oil production area corresponds to Igas drawing 'New Storage Facility - Option B Rev1' Awaiting finalised layout from Igas

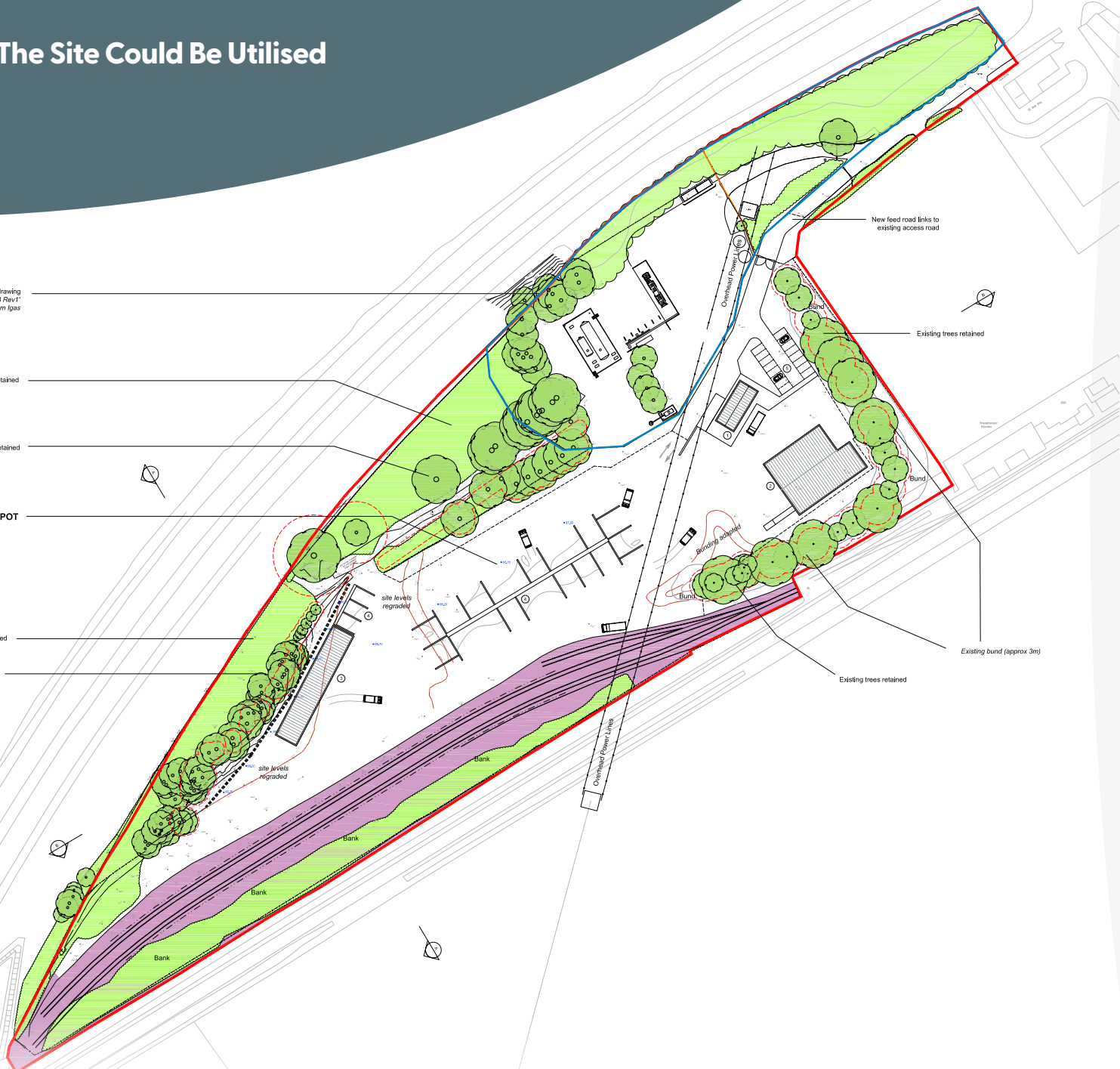
'Dense Woodland' retained

Existing trees retained

**AGGREGATE DEPOT**  
19,370m<sup>2</sup>












'Dense Woodland' retained

Existing trees retained



This drawing is not to be scaled. The architect is to be informed of any errors before work proceeds. The general contractor is responsible for checking all dimensions

## Notes

-  Denotes site development boundary
-  Area to be retained by vendor (proposed production facility)
-  Denotes existing dense vegetation & woodland
-  Denotes existing railway lines & associated overhead power lines
-  Denotes outline of existing land profile to be amended
-  Denotes line of proposed retaining structure
-  Denotes existing railway sidings
-  Denotes existing levels
-  Denotes approx proposed levels (subject to detailed design)
-  Denotes existing tree
-  Denotes tree root protection zone

All proposed building levels are subject to detailed design

### Number Key

- ① Weighbridge & Office
- ② Depot / Storage Building
- ③ 'Open barn' style storage
- ④ 'Open' bay storage area
- ⑤ Parking

## Rail Terminal

The site has been utilised as a Rail Freight Terminal since the 1980's.

The rail equipment has been upgraded in recent years and whilst the railway siding has not been used for 5 years the equipment has been maintained.

An agreement will be in place with Network Rail for the current owners of the site for the utilisation of the rail infrastructure.



## The Opportunity

The current owner of the site is looking to close down their existing operation and relocate it to another facility within their ownership.

The site has a significant number of opportunities available (Subject to Planning) including the following: -

- **Redevelopment for commercial uses including Industrial / warehouse units**
- **Open storage use**
- **Railway siding for bulk and Intermodal rail operators**
- **Virtual quarry**
- **Aggregate Transfer Station**
- **Car Transportation**

## Planning

A resolution to grant (Subject to S.106) is in the process of being issued for the site. this will provide a permanent Planning Permission for the demolition of the existing plant and structures, re-development and partial change of use of rail terminal site to consolidate oil operations and provide an aggregate depot, comprising erection of new plant and site buildings, security fencing and access road together with landscaping.

It will be possible for the site to be used for a mixture of uses including employment and as an aggregate handling depot.

The planning permission also allows for the current owners of the site operation to be consolidated into a 2.36 acre part of the site, however my clients no longer intend to do this and as a result this part of the site will also be sold with vacant possession.



## Environmental / Ground Conditions

Environmental permits regulating the use of the site as an oil storage facility are in place. An agreement is in place for the remediation strategy and the surrender of the existing permits.

As part of the remediation process, updated Ground Investigation Reports will be prepared for the site and these will be provided to interested parties at the appropriate time.

## Tenure

The site is being offered as a whole on a freehold basis. Alternatively, our clients may consider letting the whole site on terms to be agreed.

## VAT

All offers should be submitted exclusive of VAT which may be chargeable.

## Quoting Terms

Interested parties are invited to submit their unconditional offers to purchase the whole of the site. Alternatively, consideration may be given to a leasehold transaction with lease terms to be negotiated.

A guide price/rent is available on application.

## Further Information

For further information in respect of this exciting opportunity please contact sole agents:

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