

FOR SALE

# LAND AT PENNS PLACE

Petersfield



## Key Highlights

- Brownfield development opportunity or
- Office Property For Sale: 43,132 SF
- Approximately 1.527 Ha (3.77 acres)
- Former council offices
- The site lies on the eastern edge of Petersfield
- Allocated in the SDNPA draft local plan for 35 dwellings.
- **Bid Deadline: noon on Wednesday 12<sup>th</sup> November 2025**

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## LOCATION

The Site is located east of Petersfield within the administrative area of South Downs National Park authority (SDNPA). The Site is located circa 1.8 miles (2.9 km) east of Petersfield town centre, 15.9 miles (25.6 km) north west of Chichester, 20.5 miles (32.9 km) east of Winchester and 26 miles (41.8 km) north east of Southampton.

The site is directly accessed via Penns Place, which joins the B2199 via Harrier Way and Rival Moor Road.

Heathrow Airport is approximately 50 miles (80.5 km) to the northeast, Gatwick Airport is circa 47 miles (75.6 km) to the northeast and Southampton Airport circa 27.6 miles (44.4 km) to the west. There is a mainline railway station in Petersfield approximately 2 miles (3.2 km) from the Site. The station offers frequent trains to London Waterloo and Portsmouth Harbour with fastest average journey times of 63 minutes and 30 minutes respectively.

## CONSTRAINTS

A high-pressure gas main runs through the leisure centre site, to the left of Penns Place. A 15m exclusion zone exists either side of the pipeline, this may be reduced to between 10 - 15m subject to confirmation from the pipeline operator, Southern Gas Network. Consultation is required with SGN prior to any demolition works being undertaken within 150m of the pipeline.

In addition, there is a private pumping station which forms part of the site for sale which we understand is to remain in use. If the pumping station is to be adopted in the future it is likely that a 15m restriction zone would be required, preventing residential accommodation within a 15m radius of the pumping station.

We understand that the sub-station at the south end of the site serves the old council buildings, the pumping station, the cricket pavilion and the rugby club.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Site is located within CIL charging area Zone 2, as identified in the SDNP CIL Charging Schedule, adopted in January 2017. The net additional residential floorspace is charged at £200 psm, indexed to £272 psm in January 2025.

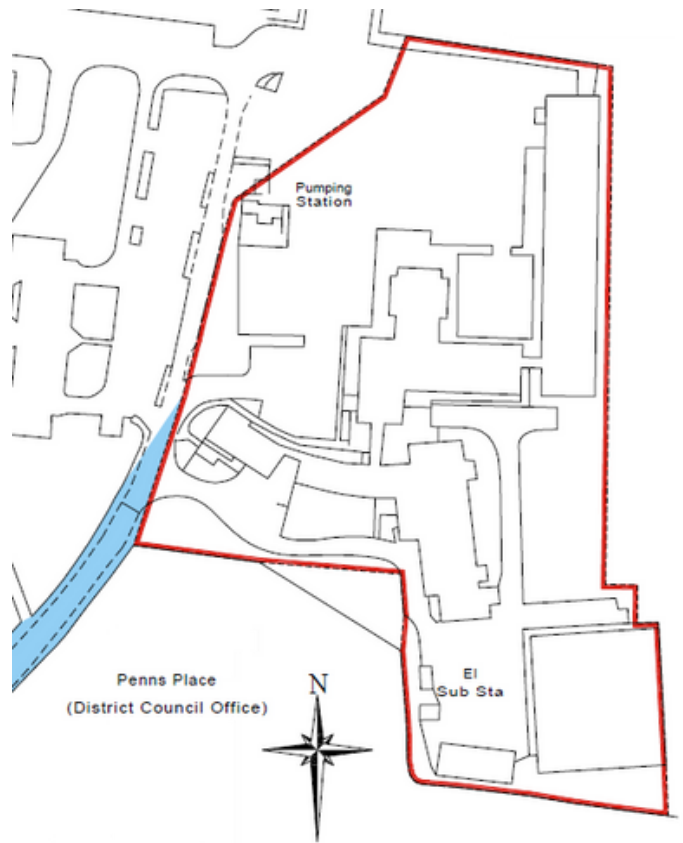
## ACCESS

The Site is accessed from the existing private road, Penns Place. EHDC will retain ownership of the access road (blue on plan above) and grant appropriate rights as part of a sale.

## OBLIGATIONS

We understand that the current sport facility users have right of access over the Site, this will need to be taken into consideration when considering redevelopment.

The purchaser will have to provide car parking spaces to Petersfield Town Council. Details provided in the data room.



## TENURE

The Site is registered at Land Registry under Freehold Title No. SH28867

The Property is to be sold subject to, and/or with the benefit of, any rights of way, leases, easements or restrictions, which may exist, whether or not mentioned in the particulars.

## SERVICES

Interested parties are required to complete their own due diligence.

## VAT

No option to tax for VAT has been exercised.

## LOCAL PLANNING AUTHORITY

South Downs National Park Authority  
South Downs Centre, North Street  
Midhurst, West Sussex GU29 9DH

Tel: 01730 814810  
[www.southdowns.gov.uk](http://www.southdowns.gov.uk)

## DATA ROOM

For access to the data room containing the draft contract, report on title, purchaser obligations, planning note, and all technical information, please contact Nita Patel at [nita.patel@savills.com](mailto:nita.patel@savills.com).

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## PLANNING

The Land at Penns Place site as allocated in the Regulation 18 Local Plan (January 2025) extends to approximately 3.2 hectares, and comprises the former East Hampshire District Council (EHDC) Council Offices, Taro Leisure Centre.

The allocated area represents the previously developed element of a much larger site, of approximately 30 hectares, comprising open space and sports pitches in addition to the buildings listed above. Known as 'Penns Place', the wider site is divided in ownership between EHDC, Petersfield Town Council and Churchers College. Under this obligation it is envisaged that the purchaser will work collaboratively with the adjoining landowners.

We are aware that SDNPA draft local plan allocates the site for 35 dwellings (C3) and a sports hub of approximately 0.25ha.

Additional master-planning work has been carried out which suggests that the site is capable of accommodating housing numbers in excess of the 35 houses in the draft allocation.

A Marketing Report by Vail Williams was submitted with the March 2025 Representations. This confirmed that the property has been marketed continuously since October 2021, fulfilling the requirement of adopted Local Plan Policy SD35 and Appendix 3 which deals with the loss of office space. The Marketing Report demonstrates that there has been no viable interest in the offices at Penns Place.

The Council's Land Availability Assessment 2024 (LAA) confirms the site as comprising previously developed land.

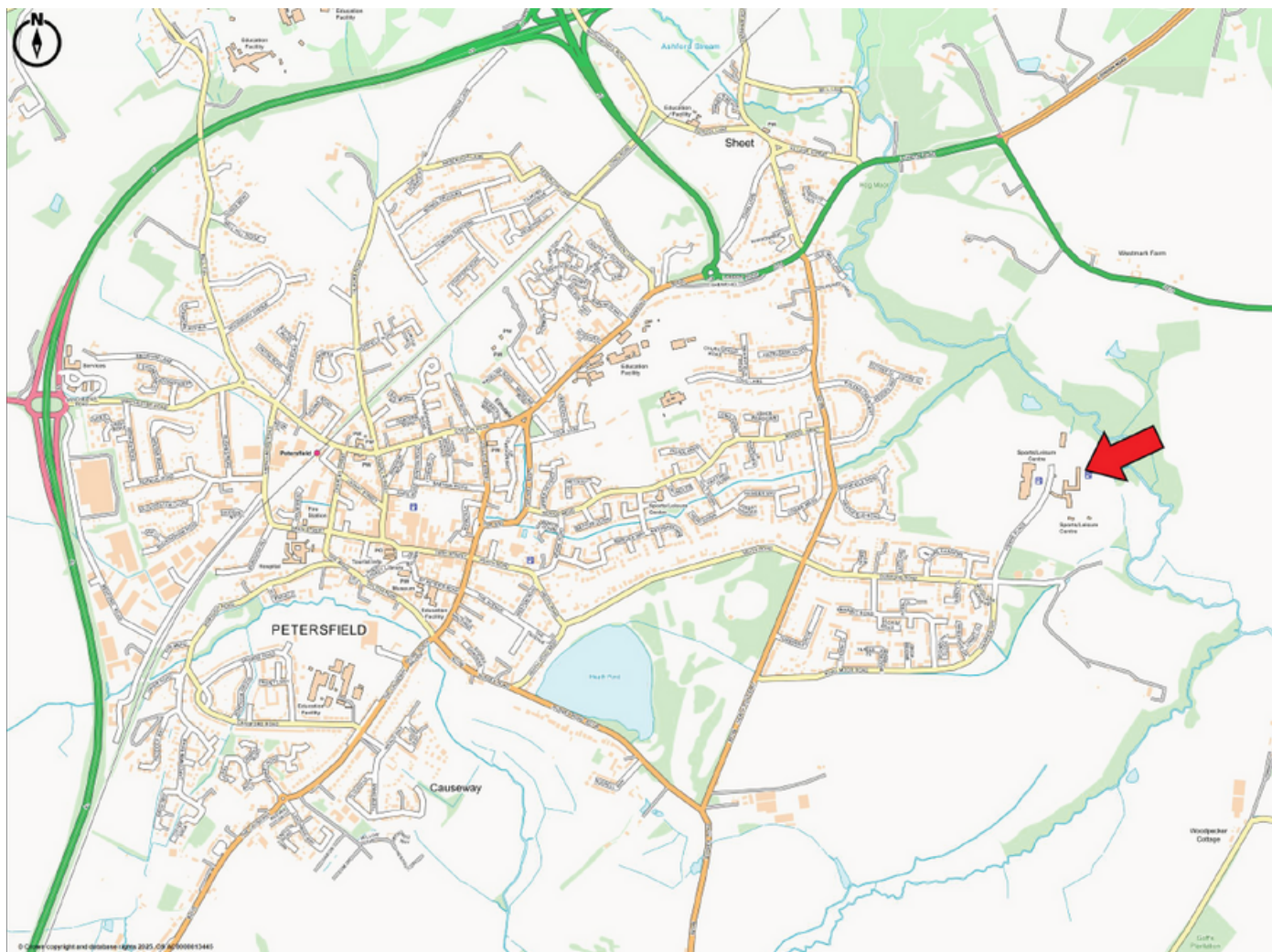
Positive engagement has been had with SDNP Officers regarding the proposed allocation at Penns Place following the cessation of the Regulation 18 consultation. Further master-planning work has been carried out in accordance with the principles of the allocation, which indicates that the site is capable of accommodating housing numbers in excess of the 35 dwellings detailed in the emerging local plan.

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## METHOD OF SALE

The Site is offered for sale by informal tender. Offers are invited on both conditional and unconditional bases.

Unconditional offers are to include appropriate anti-embarrassment clauses within the contract. Conditional offers are to include suitable overage provisions.

Offers should be submitted via email to Katharine Ingram and Zara Chamberlain (email address provided below). All offers must be clearly marked 'Land At Penns Place'.

The Bid Deadline for offers is noon on Wednesday 12<sup>th</sup> November 2025. Please note the vendor is not obligated to accept any offer.

## VIEWINGS

Interested parties are to arrange a viewing by appointment only. Contact details below.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

## COMMERCIAL ENQUIRIES:

Martin Hastelow at [MHastelow@savills.com](mailto:MHastelow@savills.com)  
+447968550395

## PLANNING ENQUIRIES:

Jim Beavan at [JBeavan@savills.com](mailto:JBeavan@savills.com)  
+447807999464  
Will Price at [william.price@savills.com](mailto:william.price@savills.com)  
+447890984198

## CONTACTS

For further information please contact:

### Jonny Kiddle

[jonny.kiddle@savills.com](mailto:jonny.kiddle@savills.com)  
+44 (0) 7977 757 397

### Katharine Ingram

[katharine.ingram@savills.com](mailto:katharine.ingram@savills.com)  
+44 (0) 7974 288 968

### Zara Chamberlain

[zara.chamberlain@savills.com](mailto:zara.chamberlain@savills.com)  
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