

# Former Sawmill, Ringwood Road

Netley Marsh, Southampton , SO40 7LT

**For Sale/To Let - Former sawmill with 9 industrial buildings and stand alone detached office - potential for redevelopment (STP)**



savills

## LOCATION

The property comprises an extensive site set between Bartley and Netley Marsh, to the west of Southampton, within the New Forest National Park. The property benefits from direct access off the A336, which provides strong connectivity to the wider regional and national road network.

The A336 links directly to the A31 and M27, offering efficient east-west access. Totton lies to the east, with Southampton city centre located approximately 7.5 miles east via the A336 and A35. The M27 motorway is readily accessible at Junction 1 (approximately 2 miles west) and Junction 2 (approximately 3.2 miles north-east), providing onward connections across the South Coast and to the national motorway network. By road, London is approximately 85 miles to the north-east.

Rail services are available from Totton railway station, located approximately 2.9 miles to the east, offering direct services to London Waterloo. More frequent and faster services are available from Southampton Central station, approximately 7.2 miles east.

## DESCRIPTION

The site comprises a 10.31 acre plot containing industrial buildings along with a detached standalone office building positioned to the eastern side of the site. The site benefits from B2 class consent only and has historically been used as an operating Sawmill.

Whilst most of the buildings are 'wind & water tight', certain buildings will need significant investment to enable the buildings usable into the future. Two access points also supports operational flexibility. The sale will include the adjoining Mumms Copse. Savills. For further information see planning opinion below:



\*blue line indicates potential access for adjoining residential property

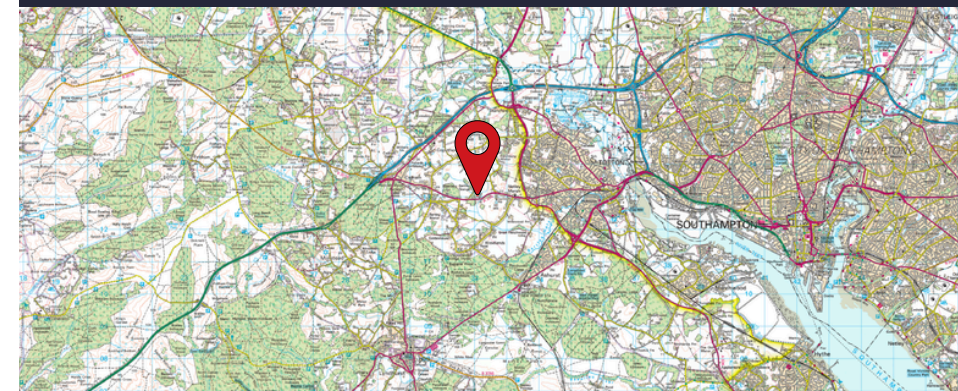
## KEY HIGHLIGHTS

- Former Sawmill in the New Forest for Sale
- B2 (general industrial) class consent with various industrial units and a detached office
- 9 industrial units extending to approximately 63,152 sq ft
- Site area of 10.31 acres plus 4.3 acres of woodland
- 1.2MVA available
- Two access points (Gate 2 is for access to the office and adjoining property only. Both gates are left turn only out of the site)
- Potential for development, subject to the appropriate consents

LOCATION MAP

360 PANORAMIC

DRONE VIDEO





Log Intake

Green Mill

Rosen 1

Rosen 2

HGL Saw Shop and Stores

C Mill

Resaw Shed

Old Gate Shop

Maintenance Shed

New Store Saw

"Cedarwood" office

## PLANNING OPINION

Savills Planning has undertaken a pre-app in respect to the potential for the property. This is available on request.

The site has a long-established history as a sawmill, operating since 1943 and recognised in the Forest North East Conservation Area Character Appraisal as an important traditional rural employer within the New Forest. While the appraisal supports adaptation and modernisation of the site to reflect changing technology and demand, it does not support a wholesale change away from employment use.

Although currently vacant, the site remains designated for employment purposes. The Local Plan supports the redevelopment of existing employment sites under Policy DP44, which encourages offices, rural business units and easy in/out units, while discouraging general warehousing uses. The site is currently classed as Use Class B2 & employment use (General Industrial). While limited conversion to B8 (Storage and Distribution) may be possible under permitted development rights, this is restricted to 500 sq m and would require planning permission for full redevelopment.

The property is currently part of a larger site, the balance of which, a chalet bungalow and land, is being marketed separately. The adjoining property may require a right of access over the area shown hatched on the site plan.



## FLOOR AREAS

The following are approximate Gross Internal Areas:

Unit	Sq. ft	Sq. m
Log Intake	8,334	774
Green Mill	26,252	2,439
C Mill	5,372	499
Maintenance Shed	2,600	242
Rosen 1/2	8,587	798
Resaw Shed	1,808	168
New Store Saw / Old Gate Shop	4,768	443
HGL Saw Shop and Stores	3,638	338
Cedarwood office	1,787	166
<b>Total</b>	<b>63,152</b>	<b>5,867</b>



## EPC

EPC assessments for the individual units are available on request

## RATEABLE VALUE

Available upon request.

## TERMS

Offers are invited for the freehold interest, with vacant possession. Alternatively, our clients will consider letting the property on terms to be agreed.

NB: Savills are also instructed to sell a house known as "Kelston", which adjoins the sawmill site. Details can be provided on application.

## VIEWING

Viewing strictly by appointment with the sole agents, Savills.

## 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.

## CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | March 2026