



FORMER COLT INTERNATIONAL SITE

NEW LANE, HAVANT, PO9 2LY

On the
instruction of



Homes
England



1.93 ACRES

Lambert
Smith
Hampton

PRIME INDUSTRIAL
DEVELOPMENT OPPORTUNITY
Freehold For Sale

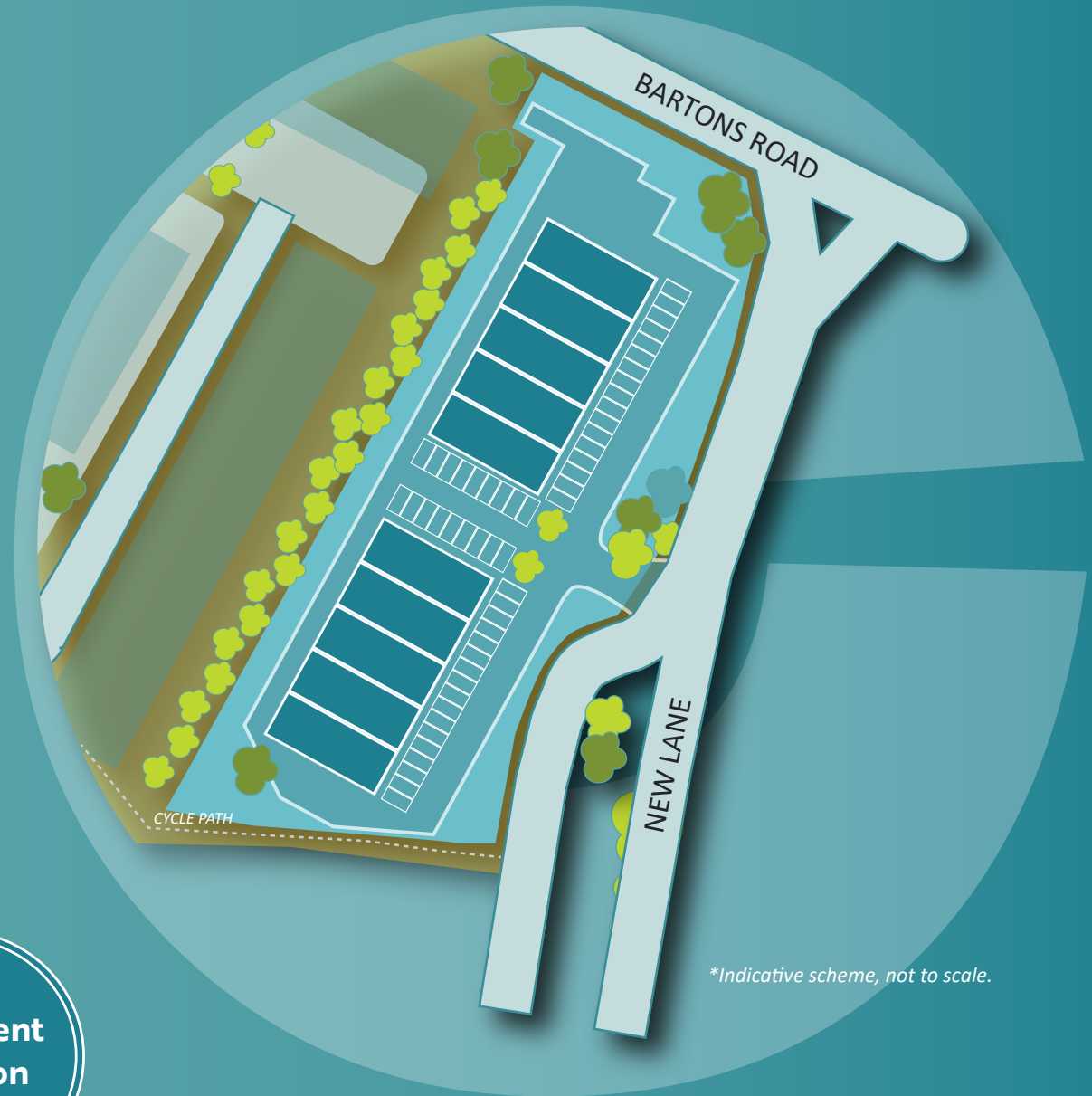
A prime development opportunity.

Lambert Smith Hampton (LSH) have been appointed by Homes England to market this employment site, located at the junction of New Lane and Bartons Road, Havant, enjoying prominent road frontage.

The site was formerly occupied by Colt International and was acquired by Homes England in 2017, who later instructed the subsequent demolition and remediation work on site, which left behind the cleared level site that is present today.

The site previously had outline planning approval for up to ten new business units totalling some 2,860 sq m (30,785 sq ft). This was part of a wider mixed use planning application (ref APP/18/00244) which also allowed for up to 100 residential units to be developed on the neighbouring land. The original outline planning consent was granted on 30/01/19. Following a reserved matters approval the residential phase has now been developed. The original outline planning permission has now lapsed and interested parties will therefore need to make their own enquiries for future development of the employment land.

Homes England are now looking to dispose of their freehold interest in the remaining employment land and will consider offers on both conditional and unconditional basis.



**30,785 sq ft
Previously
Approved**

**Employment
Land**

**Prominent
Location**

An ideal business hub at the heart of Havant.

Havant is a busy densely populated town in South East Hampshire situated 6 miles north east of Portsmouth and 12 miles west of Chichester with a resident population of over 120,000.

The site is well situated at the junction of New Lane and Bartons Road on the popular and established North Havant Industrial Estate. The site benefits from excellent transport links and is approximately 1.5 miles north of the A27 at Langstone, which promptly connects with the A3 (M) at Junction 5 near Broadmarsh.

This allows ready access along the South Coast to the conurbations of Portsmouth and Southampton and northwards to Guildford/M25 and London.

Havant Town Centre and mainline rail station is a 5 minute drive time to the south giving regular direct services to London Waterloo (75 mins). Portsmouth International Ferry Port and the Royal Navy Dockyard are approximately within a 15 minute drive of the site.

There is a large skilled labour pool in close proximity to the site and major occupiers nearby include Eaton Aerospace, Amazon and Kenwood Delonghi.

TENURE

The site is held on a freehold basis, with vacant possession.

An informal tender process will be conducted, whereby interested parties will be invited to make formal proposals (bid date tbc).

DATA ROOM INFORMATION

To access the data room containing relevant site information a password can be supplied. Please contact the sole agents.

[Link to data room.](#)

www.lsh.co.uk



VIEWING & FURTHER INFORMATION

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