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LAND FOR SALE IN ROWLANDS CASTLE

LAND ON GLEN DALE & WOODBERRY LANE, HAMPSHIRE, PO9 6EP

INVESTMENT LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED
NEAR HAVANT, CHICHESTER, PORTSMOUTH AND THE A3(M)



A strategic parcel of land extending to over 22 acres with the benefit of road frontage and two gated access points. The land has strong investment potential due to its proximity to housing, and is available freehold as a whole or in lots.

Lot 4 benefits from a small coppice of woodland measuring approx. 1.36 acres.

The site is located in Rowlands Castle, a wealthy commuter village in the district of East Hampshire, on the county borders of Hampshire and West Sussex.

Hampshire lies outside the green belt area of restricted development around London. It has good railway and motorway links to the capital, and has seen the growth of commuter towns and villages.

House prices in Rowlands Castle are relatively high, showing a premium that reflects the desirability of the village as a place to live. This has led to a lack of affordable homes in the area with the South East Plan reporting that, together with Clanfield and Horndean, Rowlands Castle is expected to meet proposals for 1,200 new homes by 2026. While this has yet to be confirmed, it is feasible that this figure may increase.

Lot 1: 4.25 acres SOLD
Lot 2: 2.59 acres SOLD
Lot 3: 2.61 acres SOLD
Lot 4: 3.75 acres SOLD

Lot 5b: 2.42 acres SOLD
Lot 5c: 2.36 acres SOLD
Lot 6a: 4.43 acres SOLD

TRAVEL

- ◆ 0.3 miles to Rowland's Castle Train Station *
- ◆ 2.2 miles to the A3(M)
- ◆ 2.5 miles to Warblington Train Station **
- ◆ 4.3 miles to the A27
- ◆ 7.9 miles to Portsmouth Ferry Port
- ◆ 18 miles to Southampton International Airport

* Journey Times: 5 mins to Havant; 10 mins to Petersfield; 23 mins to Portsmouth; 1 hr 27 mins to London Waterloo

** Journey Times: 50 mins to Southampton; 1 hr 19 mins to Gatwick Airport

LOCATION

- ◆ 2.6 miles to Havant
- ◆ 3.4 miles to Waterlooville
- ◆ 8.0 miles to Petersfield
- ◆ 8.5 miles to Chichester
- ◆ 8.6 miles to Portsmouth
- ◆ 19.2 miles to Southampton

Rowlands Castle is an affluent village in the popular tourist county of Hampshire.

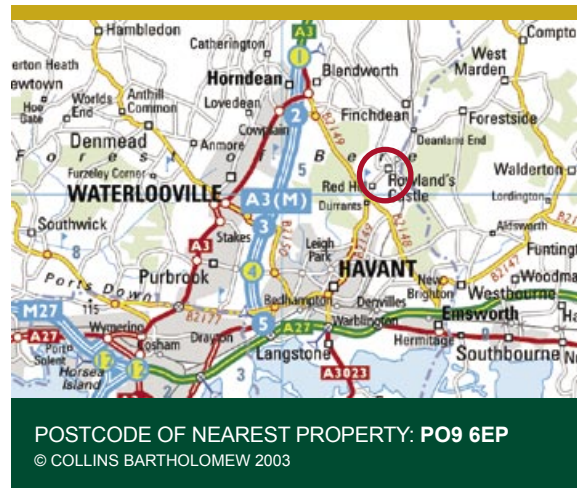
It is served by a railway station on a direct line to London Waterloo and Portsmouth. It has a good bus service to Havant and a range of local amenities, community and recreation facilities.

Rowlands Castle has become a popular commuter settlement for nearby conurbations. The area to the south of the village, where the site is located, has gradually become more urbanised and industrialised.

The nearby A3(M) trunk road connects the site with London and Portsmouth. It links to the A27 to the south, a major road that travels through Eastbourne, Brighton, Chichester and Portsmouth, where the road becomes the M27 motorway that runs through Southampton.

The large cities of Southampton and Portsmouth provide access to ports with local and European transport links and employment opportunities.

Portsmouth is the 11th largest urban area in England with just under an estimated half a million residents within its boundaries.



In the last decade the number of shops in Portsmouth has grown dramatically due to both the buoyancy of the local economy and improved transport links. Tourism is also a growing sector of the economy with most of its tourist attractions related to its naval history.

Before the economic downturn, a housing boom also spurred economic growth with prices having risen at a speed second only to London. It is the second most densely populated place in the UK, after Inner London.

Many former commercial, industrial and military sites are being converted into residential properties particularly large blocks of flats, leading to an increasing population. If demand upon services such as water and transport infrastructure continues to increase at the current rate demand will surpass maximum capacity in under 5 years.

Through population growth, the towns of Fareham, Gosport and Havant have grown into a conurbation that stretches along the coast between the two main cities of Southampton and Portsmouth, close to Rowlands Castle.

The area is a popular tourist destination with the nearby market town of Petersfield set to become the western hub for the South Downs National Park and attract a large number of visitors.

The increasing population and large number of visitors are well served by excellent transport links including access to both Southampton International Airport and Gatwick Airport; London's second largest airport and the second busiest airport in the UK.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

HOUSE VALUES

The average house price in the area is 27% above the England & Wales average and 2% higher than the regional average of the affluent South East.

53% of the properties in Rowlands Castle consists of detached homes where prices are 37% above the national average.

(Source: Land Registry House Price Index, February 2009)

GREENFIELD DEVELOPMENT

An outline planning application has been submitted for residential development on land currently protected as greenfield.

The proposed site lies on Redhill Road in the grounds of Oaklands House in Rowlands Castle, just half a mile from the land.

It comprises of approximately 1.7 hectares of greenfield land currently used as paddocks.

The proposed development is for 35 dwellings and 12 flats with parking and green spaces.

PLANNING

The land is classified as Greenfield and any development would be subject to planning permission.



HOUSING NEED

Rowlands Castle has become a dormitory settlement for nearby conurbations and the area to the south of the village including Havant has gradually become more urbanised.

61% of the residents say there is a need for housing in the parish, with the need for more 'affordable' homes emphasised.

The current EHDC Housing Needs Register for Rowlands Castle Parish identifies a need for affordable homes for the area.

House prices however are relatively high, showing a premium that reflects the desirability of the village for those wishing to enter the housing market in the area

The village has been included in the South Hampshire Sub-Region for the purposes of the South East Plan (Regional Spatial Strategy).

As part of this Plan, the East Hampshire District's Southern Parishes – Rowlands Castle, Clanfield and Horndean - are expected to meet planning proposals for 1,200 new homes by 2026. While the South East Plan has yet to be ratified by Government, it is considered that *this figure may increase*.

(Rowlands Castle Parish Plan 2008-2018, 02 October 2008)

One of the top priorities of East Hampshire District Council's housing service is to increase the supply of affordable housing.

The South East Plan is linked to the Regional Housing Strategy. The delivery of affordable housing is currently below that identified at 6,662 units in 2006/7 and 7,995 for 2007/8.

(East Hampshire Housing Strategy 2007-2011)

The total affordable housing need annually is for 1,002 units. After allowing for the current level of supply, there will still be an annual affordable housing shortfall of 730 units which projected over the nine year period to 2011 is a total of 6,570 units.

The region is not expected to be able to achieve this scale of supply in this timescale. This level of need significantly exceeds the number of units likely to be delivered from new delivery or conversions, currently planned at around 100 units p.a, in the Housing Strategy, resulting in growing levels of unmet need each year.

(East Hampshire Housing Needs Survey)

LAND PRICES

Despite the down turn in the global economy, the latest RICS rural land market survey (16th February 2009) reports that land prices in the South East of England increased by 6% during the last half of 2008.

This follows a 14% rise in land values during the first half of 2008.

These results provide the consumer with growing confidence despite the recent market situation.

ACCESS

The site benefits from 501 metres of road frontage onto Woodberry Lane and Glen Dale where there are two securely gated access points into the land.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

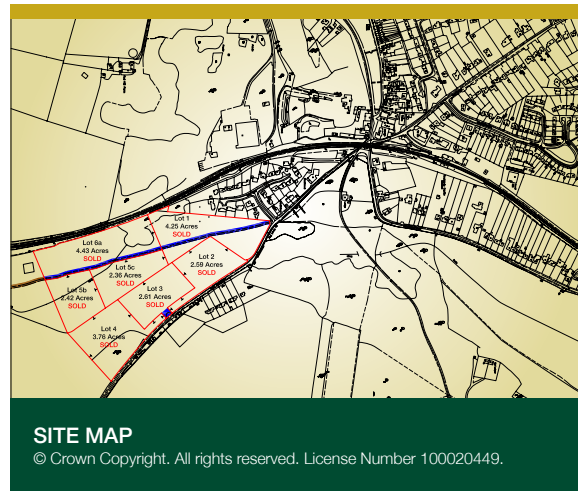
LOCAL AUTHORITY

East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

Hampshire County Council
The Castle
Winchester
SO23 8U

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.



Access on the corner of Woodberry Lane & Glen Dale



Woodland in Lot 4



Nearby housing on Woodberry Lane