

LAND

FOR SALE

FORMER GAS
HOLDER SITE,
CRANBOURNE
ROAD, GOSPORT,
HAMPSHIRE
PO12 1RL

1.77 acres
77,122 sq. ft.

- Freehold
- Secure Site
- Former Gas Holder Site
- Cleared and levelled

[carterjonas.co.uk/commercial](https://www.carterjonas.co.uk/commercial)



Carter Jonas

LOCATION

The site is located in Hampshire, on the south side of the Gosport peninsular, close to the Solent. Portsmouth Harbour is 1 mile to the east, separated by the channel and linked by the ferry.

The site lies about 6.5 miles south of the M27 and can be accessed by Fareham Road. Gosport High Street is less than a mile from the site.

The surrounding area is a mixture of commercial (industrial) uses, an Asda Superstore and residential dwellings.

DESCRIPTION

The secure 1.77 acres (77,122 sq. ft) site formally housed three gas holders, of different ages and specifications, which have recently been demolished. As part of the demolition the site has been predominantly levelled, however, because of the different gas holders, there are slightly raised and dipped areas.

The vendor will retain the use of circa 0.02 acres (1,045 sq. ft) of the site for gas operational purposes (edged in blue). Access to this area will need to be made available 24/7.

The site has a single point of access through Cranbourne Road, which leads in from the west of the site. There are easement strips near the entrance and the southern boundary of the site with conduits running beneath the surface to the retained area. An easement plan is available on request.

The areas and plans are for guidance only.

ACCOMMODATION

Name	Size
Total	1.77 Acres (0.72 Hectares)

PLANNING USE

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority of Gosport Borough Council.

TERMS

Only unconditional offers are invited.

The freehold for the site is for sale, including the area edged in blue, which will be leased back on a 999 year lease at a peppercorn rent by the vendor.

The vendors reserve the right to conclude the sale by any other means at their discretion. The site is subject to easements in which further details will be available in the data room.

For access to the data room, you will be required to sign an NDA. Please contact the sole agents for further information.

PRICE

POA

The purchase price will be subject to VAT.

SERVICES

Purchaser to rely on their own enquiries and investigations. For more information, please refer to the data room.

EPC

N/A

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

William Waterhouse
07789 113 846
william.waterhouse@carterjonas.co.uk
carterjonas.co.uk/commercial

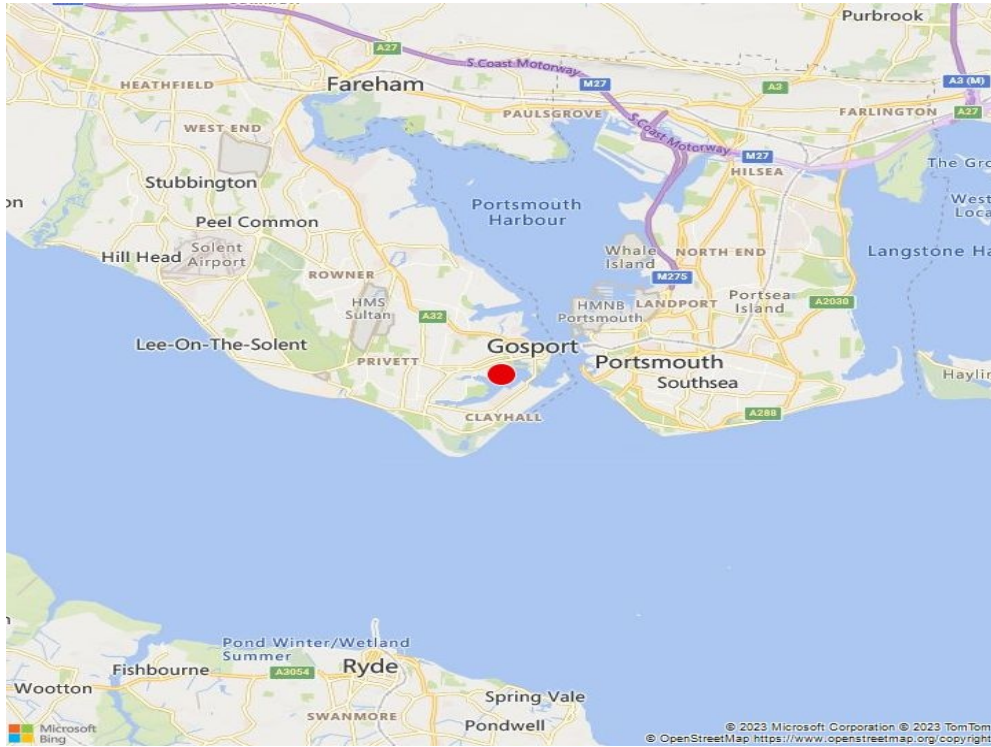
Tom Bradley
07393 259 913 /
tom.bradley@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. January 2024



Carter Jonas



CONTACT

William Waterhouse
07789 113 846 / william.waterhouse@carterjonas.co.uk
carterjonas.co.uk/commercial

Tom Bradley
07393 259 913 / tom.bradley@carterjonas.co.uk



Carter Jonas