

# Office with Development Potential Winchester Road

**Basingstoke**

For Sale



Photograph taken in April 2013

- Basingstoke town centre approximately 0.2 miles
- c. 0.83 acres
- The Local Authority have indicated that a change of use to residential could be acceptable (subject to planning permission)
- For sale via informal tender



## Location

Edison House is located approximately 300 metres south west of Basingstoke town centre on Winchester Road. The property is currently an SSE office premises and benefits from up to 68 on-site car parking spaces. SSE also own the buildings to the east of the site which they are retaining for operational purposes. The property backs on to residential dwellings to the west and the south and there is a conservation area that runs along the southern and parts of the western boundaries. Junction 6 of the M3 is located approximately 1.75 miles (2.8 km) to the south east of the property and provides access to London, Winchester and Southampton. The railway station is located approximately 0.65 miles (1 km) north east of the property and provides connections to London Waterloo (fastest train in 45 minutes), Winchester (c. 14 minutes) and Southampton (c. 31 minutes). London Heathrow is located approximately 40 miles (64 km) to the north east of the property.

## Description

The site is approximately 0.83 acres (0.34 ha) and is roughly rectangular in shape. The site is generally level although tapers down to Winchester Road at the front. The office building is thought to be approximately 8,073 sq ft (750 sq m) although we have not measured it. There is a c. 850 sq ft (79 sq m) out building on site currently used for facilities management and two Tree Preservation

Orders (TPOs) at the front of the property. Currently there is no boundary fence between the two SSE owned sites and it will therefore be the purchasers responsibility to erect this as a condition of the sale.

## Planning

The site contains no listed buildings, nor is the site within a conservation area. There are however listed buildings located on Winchester Road, in relatively close proximity, at 21, 21a and 21b; 23 and 33 – 35 Winchester Road (all located on the northern side of Winchester Road and within a short distance of the site), whilst Basingstoke Town Conservation Area lies a short distance to the east and the Fairfields conservation Area borders the site to the west.

The site does, however, contain two trees (a large yew and a monkey puzzle) protected by a tree preservation order on the frontage of the site (ref BDB/506 Land at Edison House, 16-18 Winchester Road). These trees will need to be retained in any redevelopment proposals.

The relevant development plan for the site is formed by the saved policies of the Adopted Local Plan (1996 - 2011), and related adopted Policy Maps; and the NPPF. The emerging development plan (recently renamed Local Plan) is expected to be adopted circa Summer 2014, with the next stage of consultation

due Summer 2013. The existing Adopted Local Plan has no site specific proposals relating to the site (it is 'white land'), thus meaning the general policies of the Plan apply to any proposals for the site. The site is shown above to fall within the Groundwater Protection Zone 3.

## Accommodation

We have not measured the property but understand from SSE that the property measurements are as follows:

Floor	NIA (Sq m)	NIA (Sq ft)
Ground	251.1	2,703
First	249.5	2,686
Second	249.5	2,686

## Rateable Value

Approximately £41,500 (SSE internal apportionment).

## Method of Sale

The site is offered for sale by informal tender on the following basis:

1. Unconditional save as to contract
2. Subject to planning



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Offers should be submitted via email or post to Richard Wickins (rwickins@savills.com), Savills, 2 Charlotte Place, Southampton, SO14 0TB. Sealed offers must clearly be marked 'Edison House' and be for a fixed sum unrelated to any other offer. The deadline for offers will be confirmed in due course.

Please note that the vendor reserves the right not to accept the highest or any offer. All offers must contain the following information:

- Company Name
- Offer price to be a fixed sum unrelated to any other offer
- Timescale of exchange and completion
- Details of proposed floor areas (GIA) – Private and Affordable
- Estimated GDV
- Solicitors details

## Information Pack

An information pack containing the EPC, a report on title, a Land Registry compliant site plan and a topographical survey is available on request.

## VAT

If SSE elect to charge VAT on the sale, this will be in addition to the purchase price.

## Service Enquiries

Interested parties should make their own enquiries on the availability and costs associated with connection to such services. We understand that all mains services are currently available.

## Local Authority

Basingstoke and Deane Borough Council  
Civic Offices  
London Road  
Basingstoke  
RG21 4AH

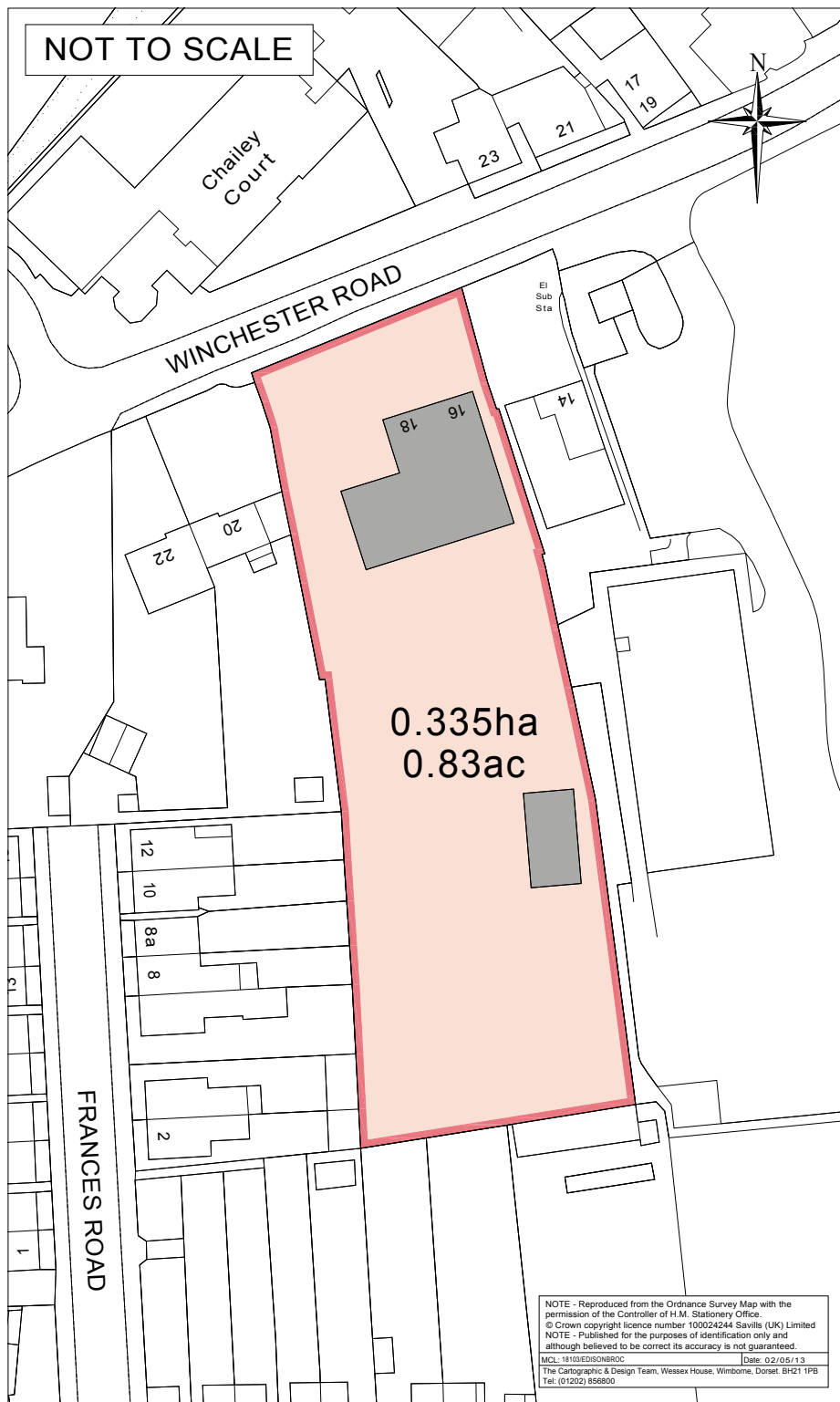
Switchboard telephone:  
+ 44 (0) 125 684 4844

## Postcode

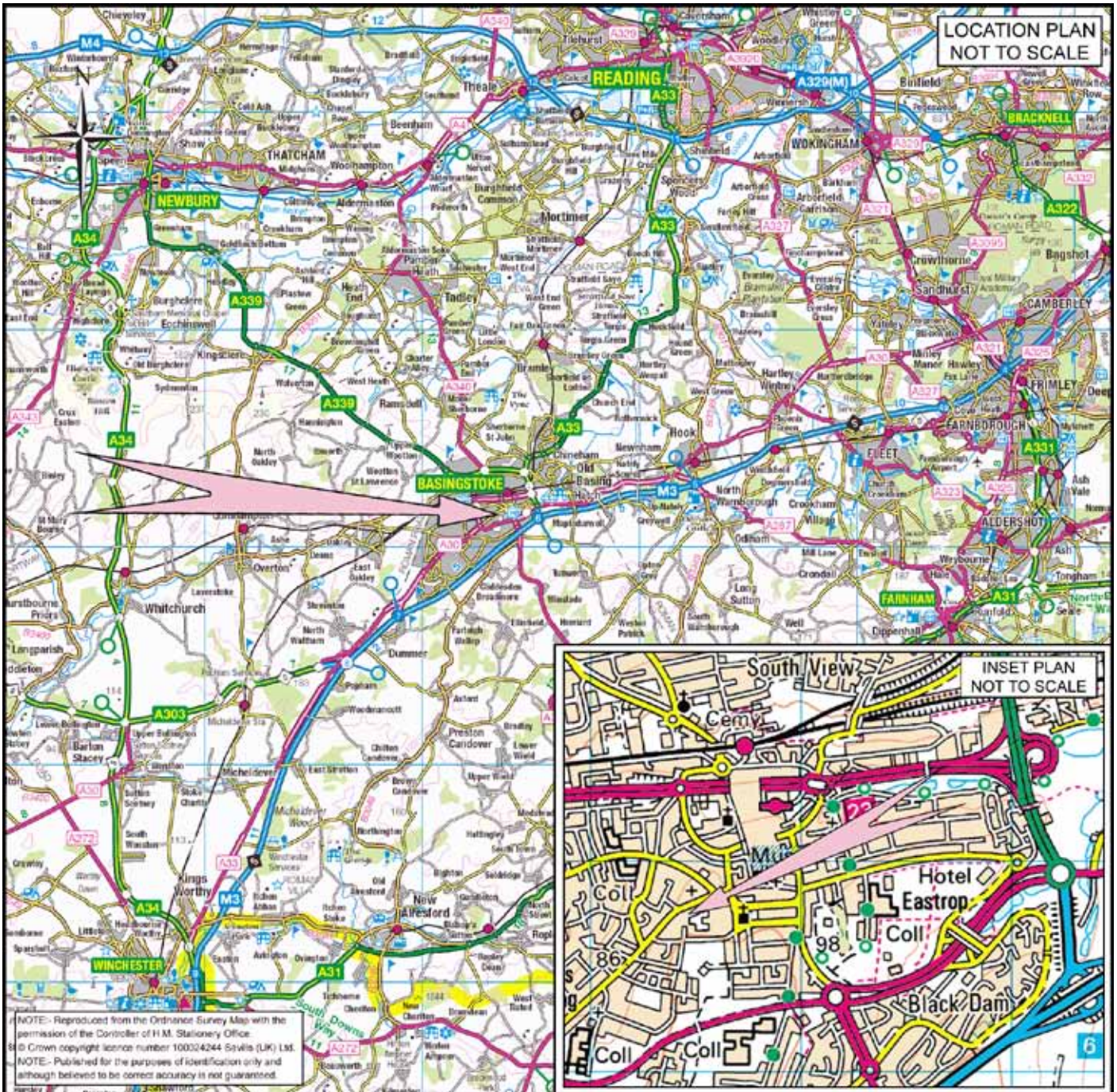
RG21 8UQ

## Viewings

Viewings are strictly by appointment with Savills. Please contract Richard Wickins on + 44 (0) 23 8071 3925 to arrange an appointment.







**Important Notice**

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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