

Land North Of, Durford Road,  
Petersfield, Hampshire, GU31 4EX

**FOR SALE**

## LAND ALLOCATED FOR EMPLOYMENT USES

2 Acres

### Key Features:

- Well located on edge of Petersfield
- Site identified for employment uses in local plan
- Within settlement boundary for Petersfield
- A3 within 1.5 miles
- Close to East Hampshire District Council Offices and Petersfield Rugby Club
- One mile to centre of Petersfield
- Opposite proposed C2 assisted living development by McCarthy & Stone
- Flood Zone 1
- Development potential (stp)
- Freehold interest with vacant possession
- Offers invited





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## Location

Petersfield is an attractive market town strategically located on the A3 London to Portsmouth trunk road approximately 18 miles to the north of Portsmouth and 25 miles to the south of Guildford. Road communications are excellent and in addition Petersfield benefits from a fast frequent train service to London Waterloo and to Portsmouth and the South Coast.

## Accommodation

The proposal site is located to the north of Durford Road and east of Penns Place. Directly to the west of the site is the established built-up residential area of Petersfield. To the north is a recreational field connected to the leisure centre, and rugby and football club located further north alongside the East Hampshire District Council office. To the east of the site is agricultural land, with the River Rother further east. To the south is a 3.2 ha site identified for C2 assisted living.

## EPC

Not applicable.

## Planning

The site falls within the settlement boundary for Petersfield and is allocated as a new business area under policy BEP1 for B1 use class.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

We have been instructed to market the freehold interest (Title Number HP540632) with vacant possession. Offers invited.

## Business Rates

Not applicable.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



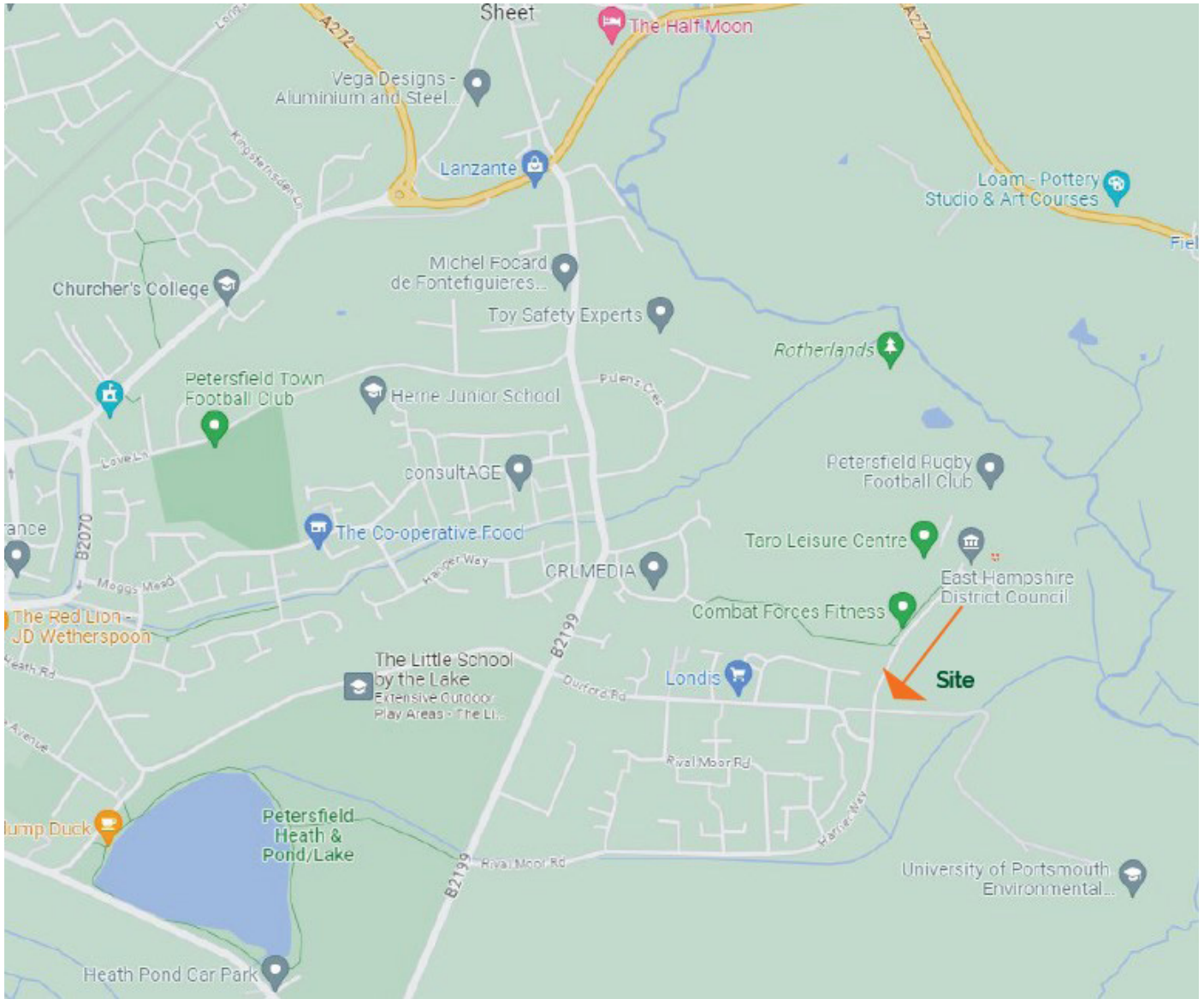
April 2023

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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## Site Plan



Maps and plans are for indicative purposes only