

FAREHAM

Swivelton Lane PO17 6AX

PORTSDOWN RESERVOIR (COVERED)

Approx. 1.49 acres (0.60 ha) in All



On the instruction of Portsmouth Water Ltd. Redundant for over 30 years. Former water reservoir 500,000 gallons located in an area of countryside. Fenced and structure surrounded by pasture. Structure extends to approx. 6,000ft² (557m²). Internal gross volume (set into ground) 98,400ft³ (2,785m³).

May have Development Potential, subject to Planning Consent

PRICE GUIDE £125,000

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY

VIEWING INSTRUCTIONS: Access into the secure site is only by Prior Appointment. There have been a number of opportunities in recent weeks. There will be one final date and opportunity for accompanied Viewings, the date is yet to be confirmed by the Selling agent. **NO INTERNAL ACCESS INTO THE RESERVOIR STRUCTURE.** It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to arranging a viewing appointment at the Property.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: See **Location Plan.** The Property is located north west of the Town of Fareham and north of the M27 motorway within approx. 0.9 mile of Junction 11.

DIRECTIONS: Head north off the M27 motorway at Junction 11 signed Boarhunt and within 250 yards there is a T-junction. Turn right onto Boarhunt Road signed Boarhunt. After approx. ½ mile turn right at the right-hand bend into Swivelton Lane and the Reservoir entrance is after approx. 500 yards on the left hand side.

DESCRIPTION: The site extends to 1.49 acres (0.6 ha) in all with dimensions approx. 108m x 56m (average) with the boundaries identified by a metal rail fence. See **Site Plan**, the reservoir structure is positioned approximately in the centre of the site, with the remainder of the site currently grazed pasture. The site lies approx. 81m above sea level.

CONSTRUCTION: Originally constructed in 1959 the Reservoir is constructed of concrete and brick and is partly submerged beneath ground level. The structure itself has approx. dimensions 23.5m x 23.5m and has an earth bund around its perimeter at approx. 34° angle. The height of the reservoir structure above the ground is approx. 3.4m (11ft 2in). We assess the internal height of the reservoir structure to be approximately 5m. (16ft 5in). The roof can be accessed on foot by walking up the earth bund. The roof is flat with air vents and historical pedestrian access into the chamber. No internal access is currently available into the reservoir structure.

PLANNING: The site lies within the administrative area of Fareham Borough Council and in the Fareham Borough Local Plan it lies within an area zoned as Countryside where countryside policies apply. The site lies outside of the South Downs National Park.

PUBLIC RIGHTS OF WAY: No Public Right of Way cross the Property.

OCCUPATION: This site is currently grazed by a pony for a period ending on 31st July 2021, and is subject to providing 3 months' Notice to vacate. The grazier may wish to continue by separate arrangements with a Purchaser.

EASEMENTS: There are a number of underground water pipes through the site. Further details of those being redundant or in use are available from the Selling Agent.

ENVIRONMENTAL DESIGNATIONS: None.

SERVICES: Mains water and mains electricity is available close by.

COUNCIL TAX: Not applicable.

BUSINESS RATES: None demanded.

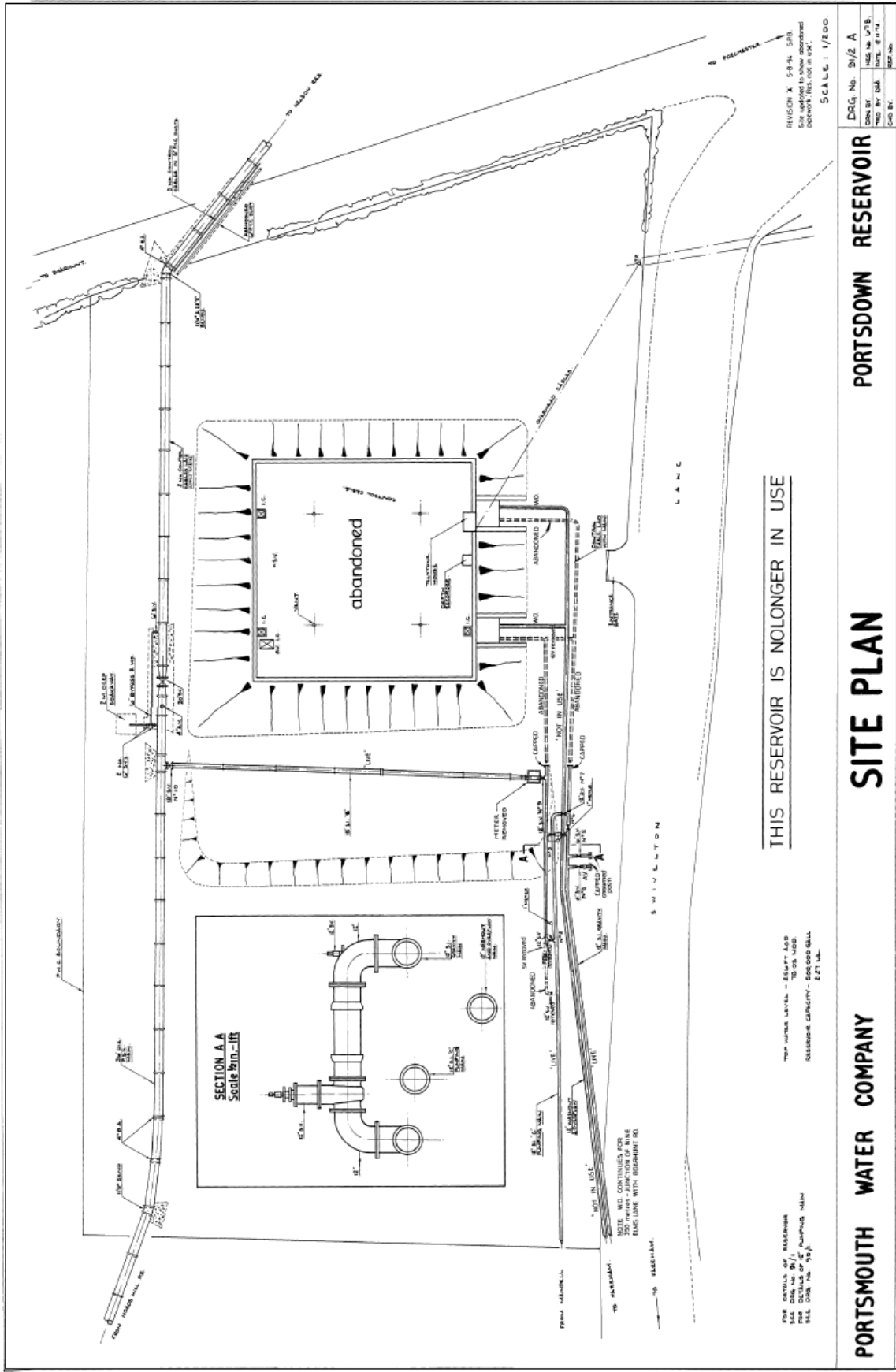
LOCAL AUTHORITY: Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ . Tel: 01329 236100. www.fareham.gov.uk



For Further Information Contact:
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REVISION X 5-8-90 SPR
CONVERTED TO NEW DOCUMENT
DATEWORK THIS NOT IN USE.
SCALE: 1/200

THIS RESERVOIR IS NO LONGER IN USE

TOP WATER LEVEL - 854 FT AOD
TO 25' WOD
RESERVOIR CAPACITY - 200,000 GALL
2.27 ML

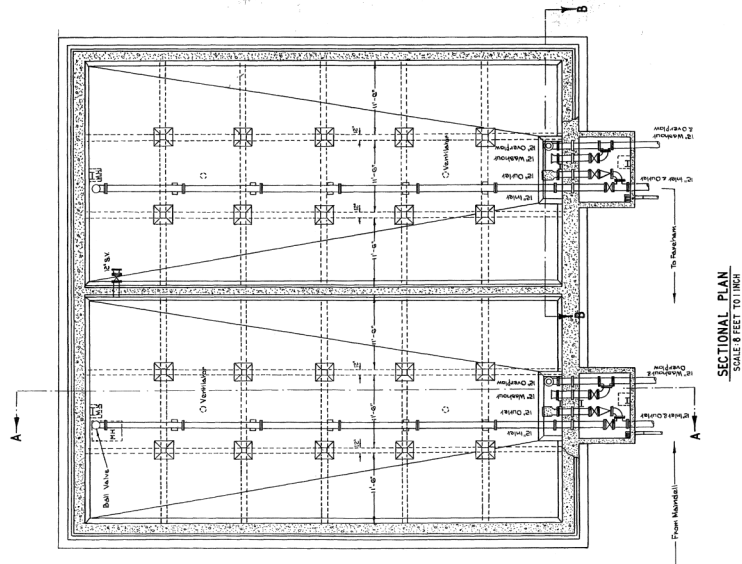
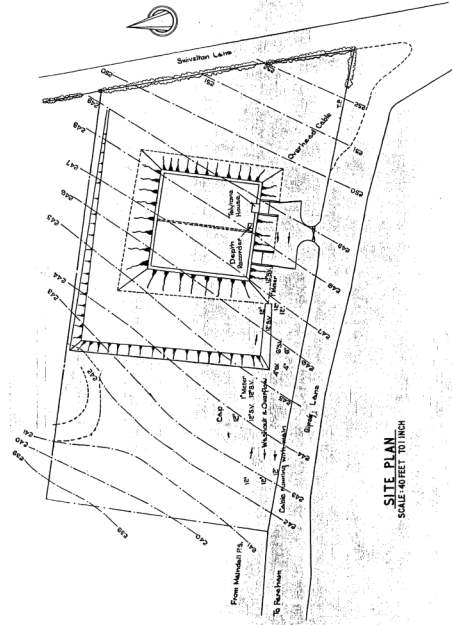
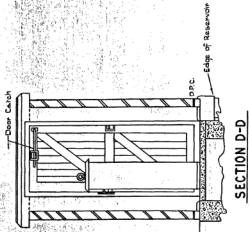
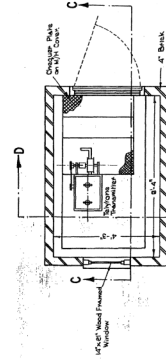
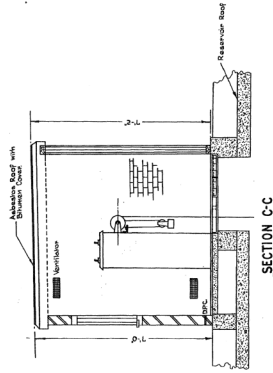
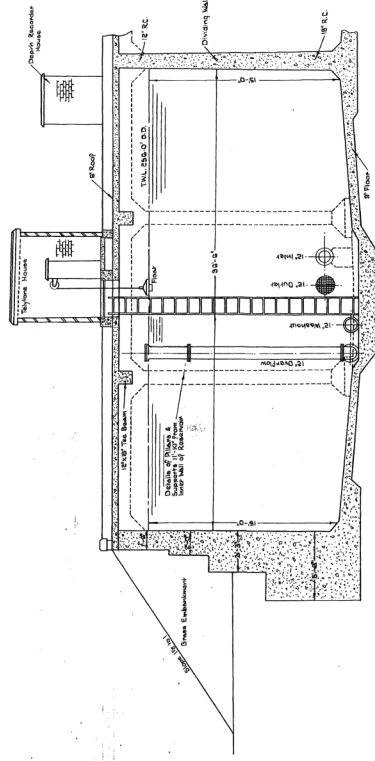
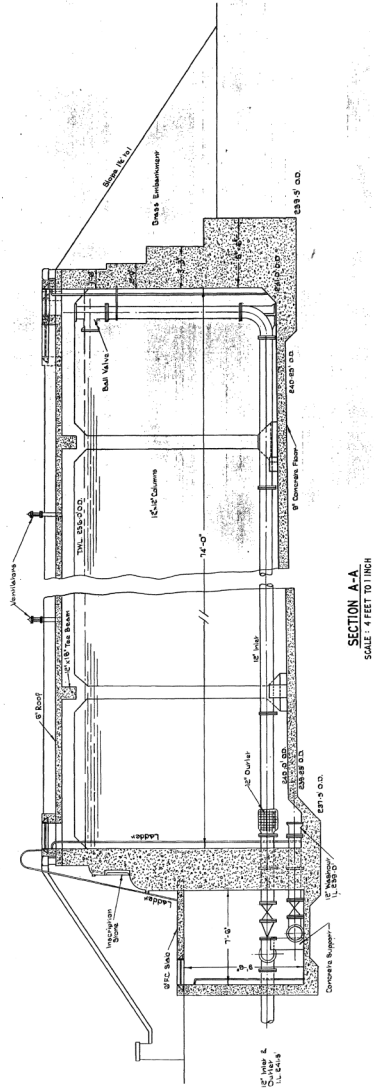
FOR DETAILS OF RESERVOIR
SEE DRAWING 8/17
DATEWORK THIS NOT IN USE

DSG No. 9/2 A
DESIGN BY: HED M. UTS
DRAWN BY: JAM
DATE: 4-11-90
JOB NO.

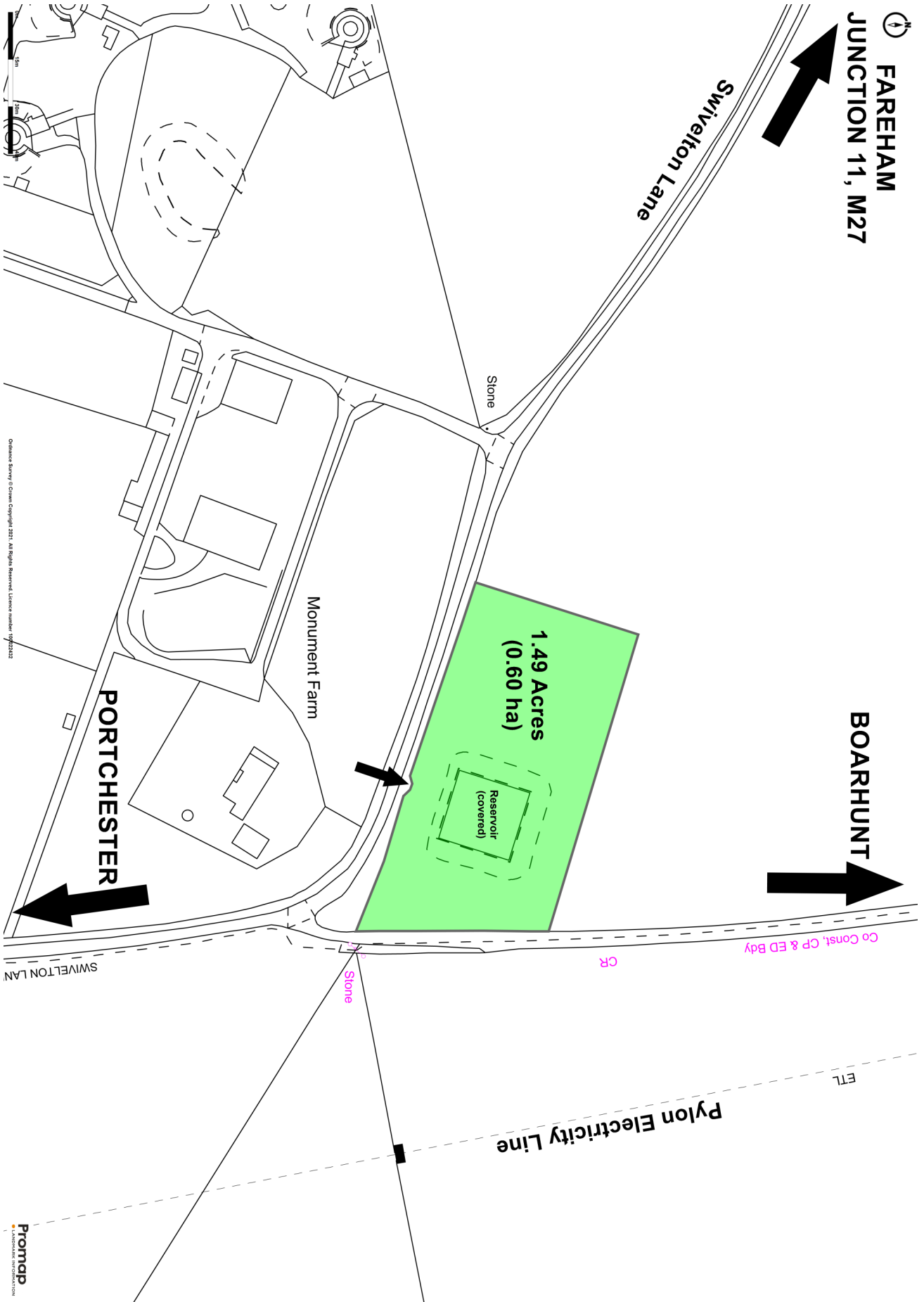
PORTSMOUTH RESERVOIR

SITE PLAN

PORTSMOUTH WATER COMPANY

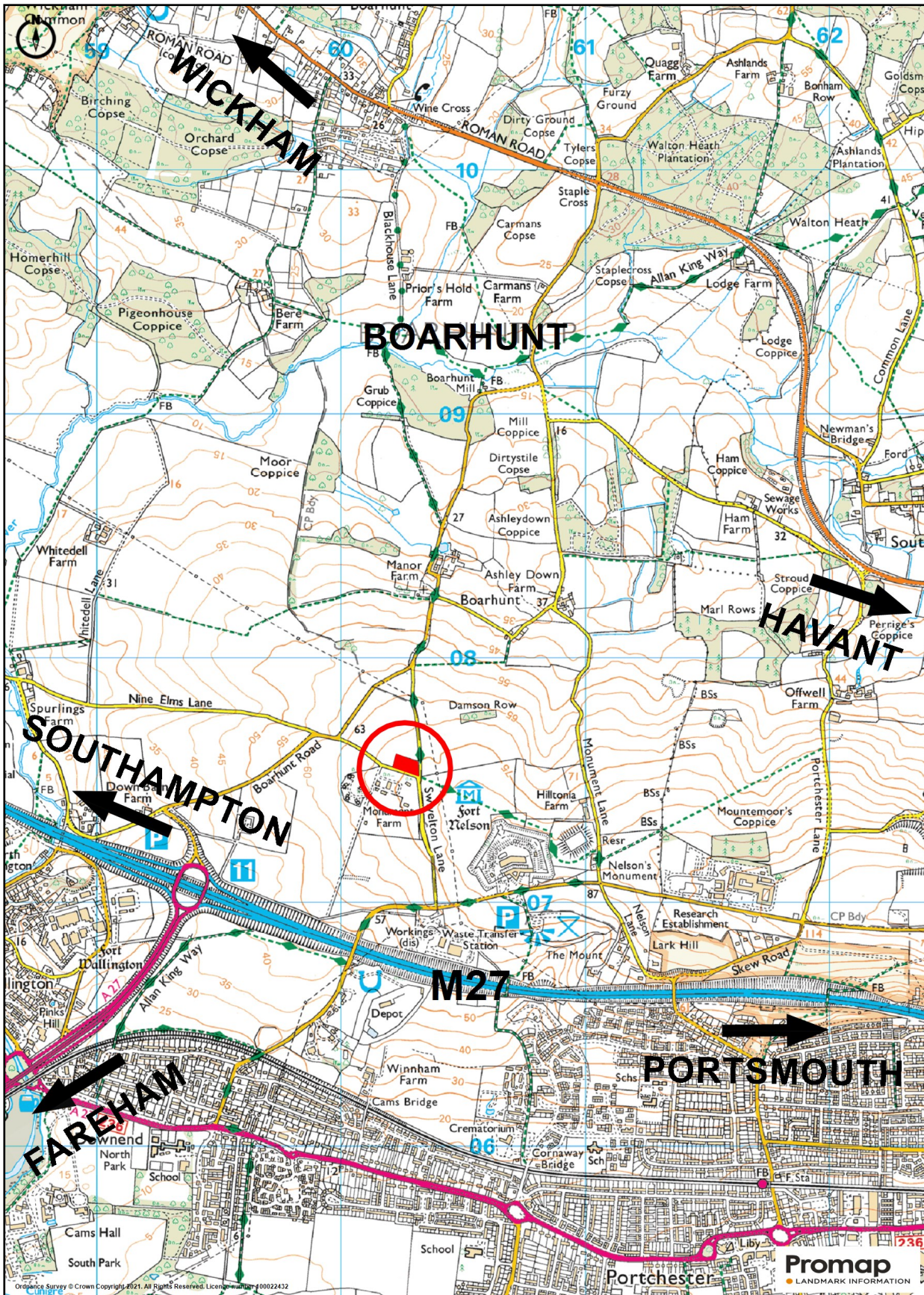


SITE PLAN



Subject to Survey

LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

March 2021