Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

PENZOY NURSERY

Brownwich Lane, Titchfield PO14 4NY

DEVELOPMENT OPPORTUNITY

Within 2 miles of The Solent

Former Horticultural Nursery

Approx. 3.22 acres (1.30 ha) in All

Glasshouses (Approx. 5,021m²/54,045ft²), Agricultural Buildings (Approx. 211m²/2,265ft²) and Pasture/Amenity land (Approx. 1.35 acres). Permitted Development. Class Q Residential Consent on Two Buildings (Lot 1 - 66m²/710ft² & Lot 2 - 73m²/789ft²). Convenient Location close to Titchfield and The Solent. Frontage onto Brownwich Lane.

Lot	Description	Price Guide
1	Building A with Class Q Consent. Approx. 0.09 Acres	**£215,000**
2	Building C with Class Q Consent. Approx. 0.24 Acres	**£175,000**
3	Glasshouses. Approx. 1.54 Acres. Right of Way over Lot 2.	**£145,000**
4	Pasture/Amenity land with Private Access. Approx. 1.35 Acres. Right of Way over Lot 3.	**£140,000**
Whole	**Approx. 3.22 acres in all.**	**£675,000**

FOR SALE AS A WHOLE OR IN UP TO 4 LOTS

FREEHOLD FOR SALE BY PRIVATE TREATY

SOLD

VACANT POSSESSION

GWB

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VIEWING INSTRUCTIONS: Strictly and only by prior appointment with the Selling Agent. It is essential to view the drone video footage, and read the full details available at the website www.gileswheeler-bennett.co.uk prior to arrange a viewing.

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

LOCATION: See **Location Plan.** The main entrance to Penzoy Nursery is off Brownwich Lane, Postcode PO14 4NY. What3Words: https://w3w.co/tracks.resorting.graver

DIRECTIONS: From Warsash Road, Titchfield take the turning signposted Common Lane then after approximately 125ft turn right into Brownwich Lane. Continue along Brownwich Lane for approximately 0.2 miles and the entrance to the Property will be on the right.

DESCRIPTION: Penzoy Nursery extends in all to approx. 3.22 acres (1.30 ha) as coloured on the **Site Plan 1** and **2.** The Property is a well-established horticultural premises from which the Vendors ran a successful commercial farming enterprise growing tomatoes until 2004. From 2004 until recently, the main horticultural premises was let to another local agricultural producer for growing soft fruit. The premises are now vacant.

The Property comprises a number of buildings, two of which have Class Q Consent to Convert to Residential Dwellings (Lots 1 and 2), a significant area of glasshouses (Lot 3) and block of pastureland (Lot 4) to the west with a separate vehicular access off Brownwich Lane. Parts of the Property lend themselves to alternative potential uses, subject to planning where needed. Access is via Brownwich Lane (a private road) over which the Property has a right of way.

The Property is available For Sale as a Whole or in a combination of up to 4 Lots - See **Site Plan 1** and **Buildings Plan.** The Lots are marked on the ground with pegs and paint.

Lot 1	**Building A with Class Q Consent (66m²/710ft²) - approx. 0.09 acres in all including Building B (13m²/139ft²) and part of Glasshouse 1 (84m²/904ft²).**
Lot 2	**Building C with Class Q Consent (73m²/784ft²) - approx. 0.24 acres in all including Buildings D (47m²/505ft²) and E (11.9m²/127ft²) and access track.**
Lot 3	**Part of Glasshouse 1 (1,605m²/17,281ft²) and the entirety of Glasshouse 2 (3,415m²/36,764ft²) with road frontage onto Brownwich Lane and access - approx. 1.54 acres in all. Right of Way over Lot 2 - hatched green on Site Plan.**
Lot 4	**Pastureland with Shared Access - approx. 1.35 acres in all. Right of way over Lot 3 - hatched blue on Site Plan.**

CLASS Q DEVELOPMENT: Planning Consent was achieved on 10th January 2024 from Fareham Borough Council under application ref. P/23/1534/PC to convert two of the buildings on the Property (marked A and C on the Building Plan within Lots 1 and 2) to residential use. A 3 year period to complete this development commenced on 10th January 2024. Subject to planning, it may be possible to “trade” the two consents in for a single larger dwelling.

See **Plans, Elevations** and **Decision Notice** on the Selling Agent’s website.

DEVELOPMENT POTENTIAL: Due to the location of the Property and the structures on-site, there has been interest in the Property from developers in recent years. There is no current Option or Promotional Agreement in place. In light of this potential developability, the Vendors intend to impose a Development Overage on Lots 3 and 4 - see Development Overage section later in these Particulars.

TANKS: There are two large oil tanks and a further smaller tank situated in Lot 2 at the positions marked T on **Site Plan 1**. These were used to store oil and supply the boilers in Building D which heated the greenhouses when they were in horticultural use. These will remain on the Property or be responsibility for a Purchaser to remove.

LAND: Lot 4 consists of land previously in recreational use and suitable for continued amenity use or agricultural/grazing use. The land is classified as Grade 4 and freely draining slightly acid loamy soils. There is a stream, broadleaf woodland and a pond at the western boundary.

A small area on the western boundary is part of the Hookgate/North Heath/Chilling Moor Copses Site of Importance for Nature Conservation (SINCS) - See Link SINC Information Leaflet for more information on SINCS and Link Here SINC Local Plan Policy for Local Plan Policy. There is also designated Ancient Woodland immediately adjacent to the western boundary— See Link Here Ancient Woodland Local Plan Policy for Local Plan Policy. Documents are also on Selling Agents Website.

SERVICES: Mains water and electricity is connected.

LAND REGISTRY: The Property comprises part of Land Registry Title HP454516 which is available on the Selling Agent's website.

EASEMENTS/THIRD PARTY RIGHTS: There are no easements, wayleaves or other third party rights burdening the land mentioned on the Land Registry Title. Brownwich Lane over which the Property has a right of way is also a Public Footpath.

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

BUSINESS RATES: None currently demanded.

LOT 3 AND 4 ONLY - DEVELOPMENT OVERAGE: The Vendors are mindful to retain a 30% share of any increase in value caused by planning consent for residential or commercial development within a 40 year period. If such development is achieved then a Purchaser will therefore benefit from the remaining 70%. This overage will not affect agricultural or equestrian uses or other types of use or planning consents that do not involve or are related to the construction of commercial buildings or housing. This proposed overage will not be applied to any future development within Lots 1 and 2 and so will not impact the Class Q consents.

For Further Information Contact:

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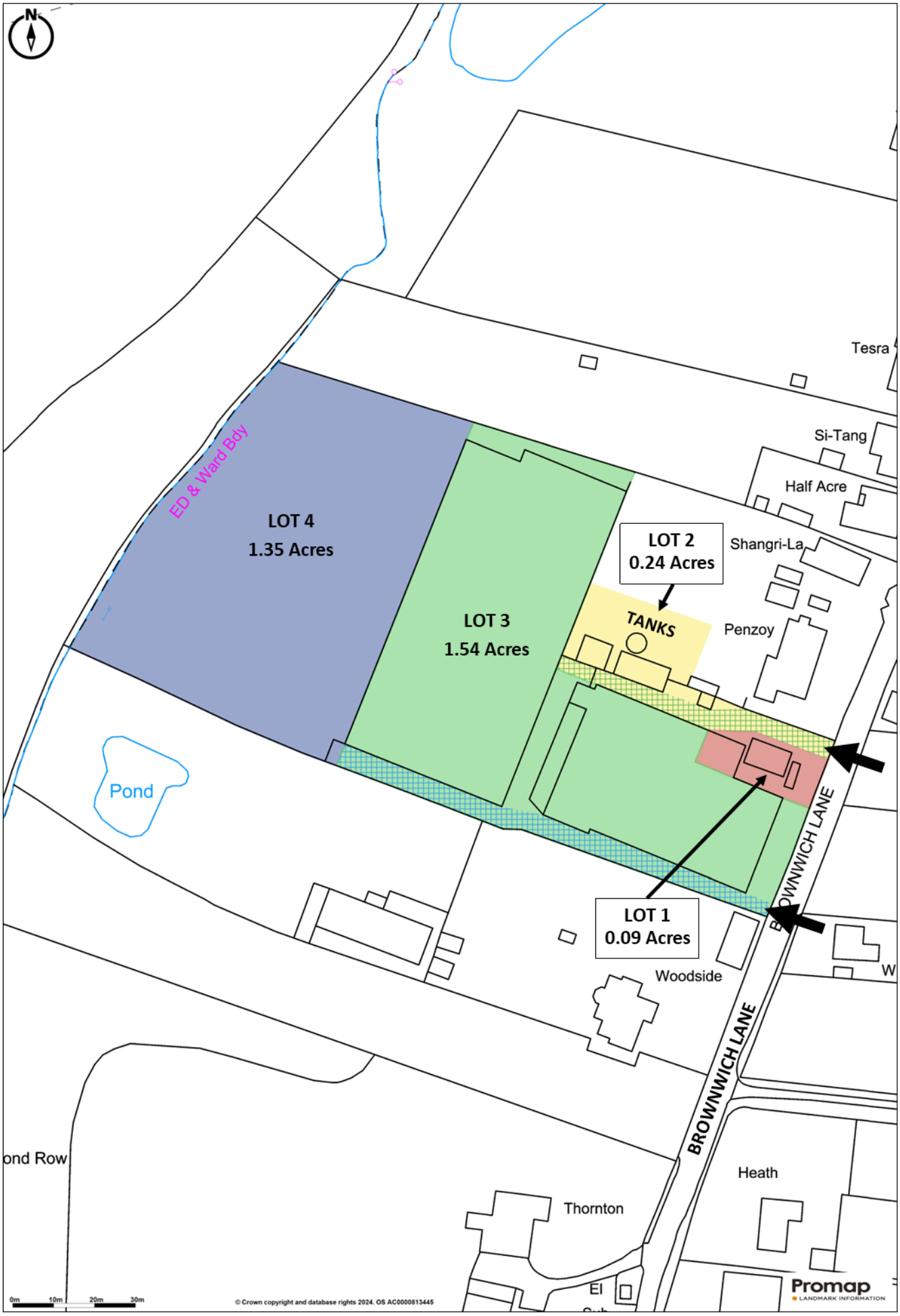
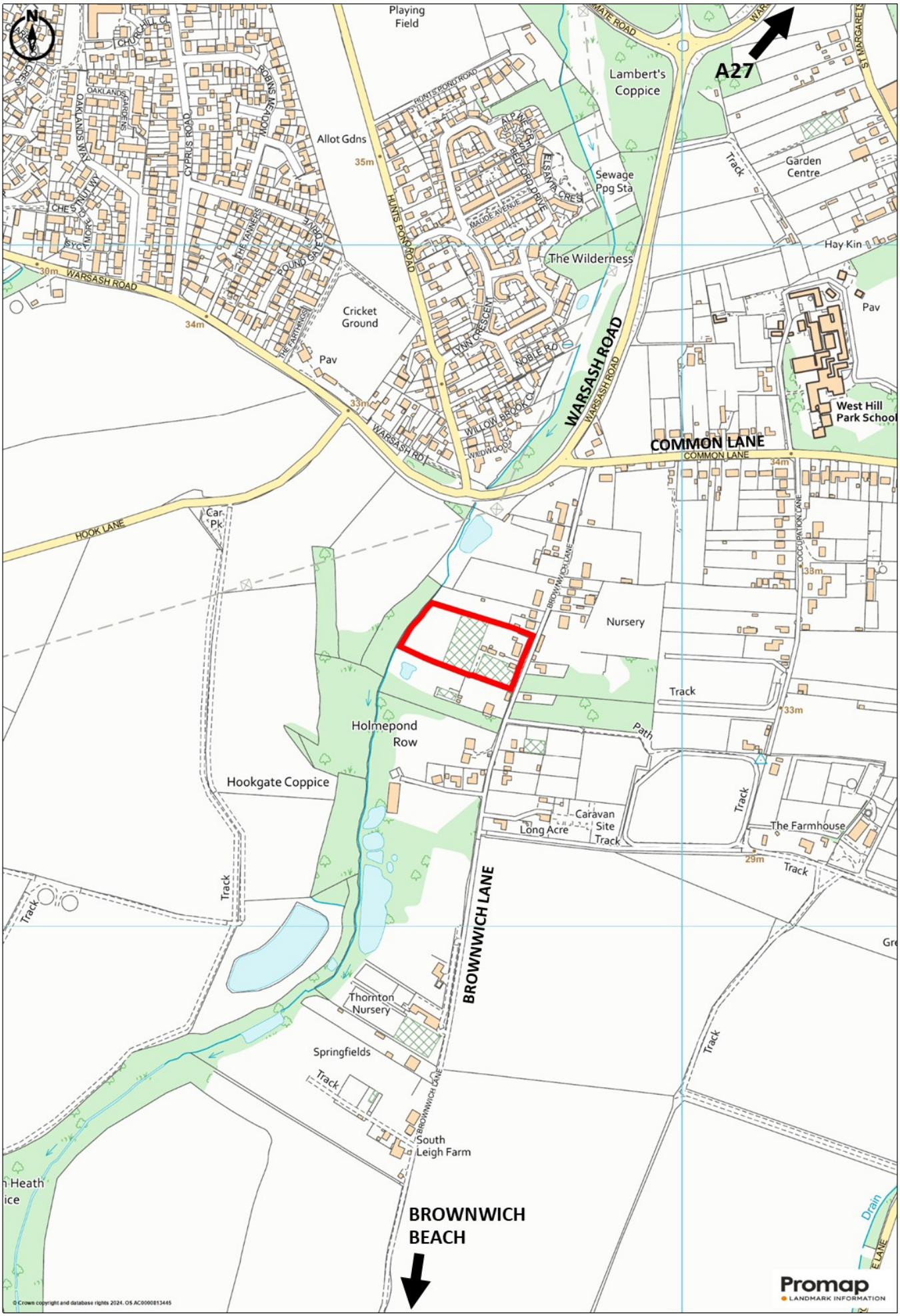
SITE PLAN 1



Subject to Survey

SITE PLAN 2



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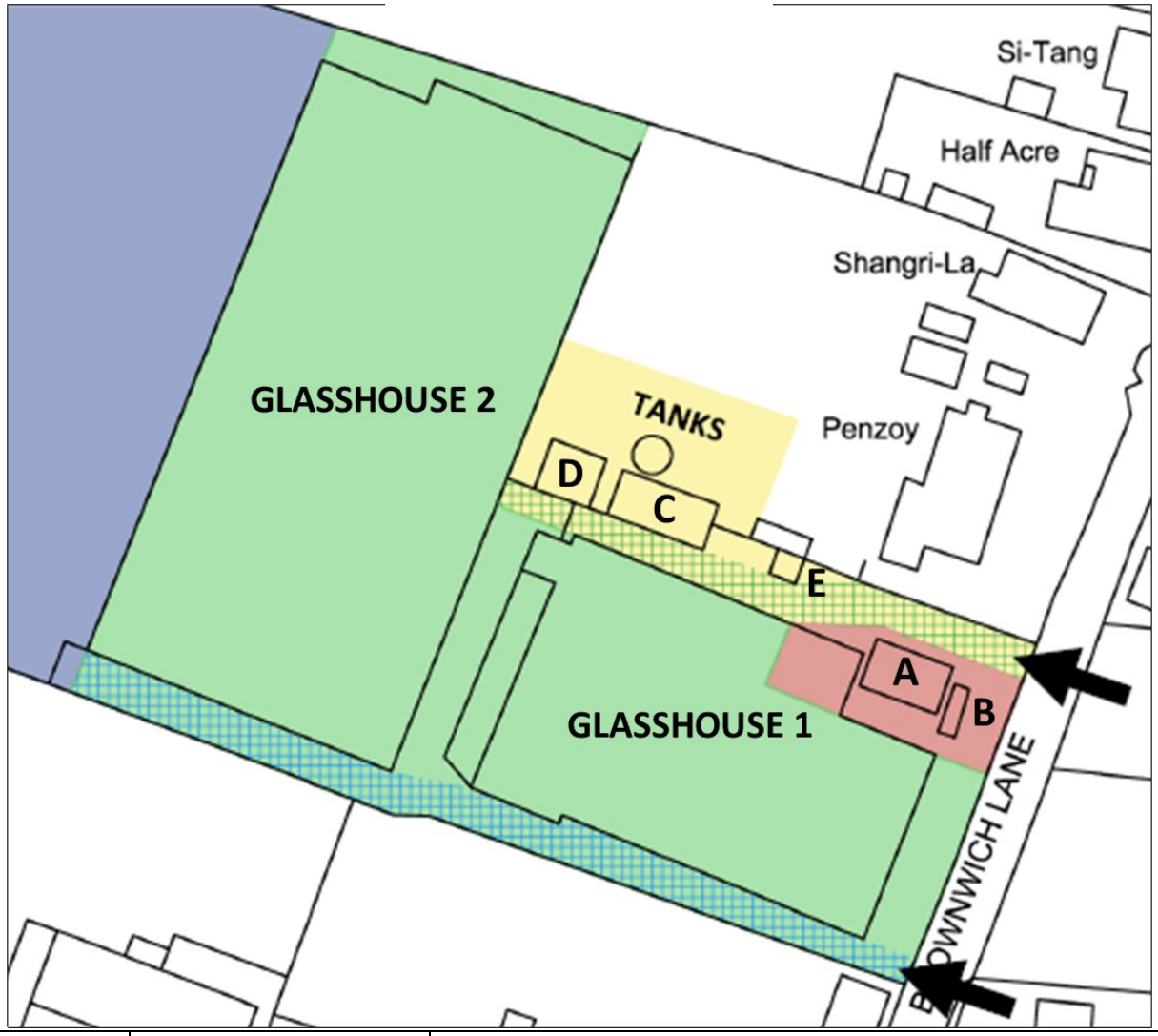
BUILDING PLAN



BUILDING REF.	APPROX. AREA AND DIMENSIONS	DESCRIPTION
A LOT 1	6.6m by 10m 21.7ft by 32.8ft 66m²/710ft²	Steel framed building. Lower wall concrete blocks and upper walls corrugated cladding. Sliding steel doors on north elevation and single glazed windows. Concrete Floor
B LOT 1	2.0m by 6.4m 6.6ft by 21.0ft 13m²/139ft²	Timber framed lean-to building. Open on the north elevation.
C LOT 2	5.4m by 13.5m 17.7ft by 44.3ft 73m²/784ft²	Single storey building constructed of concrete block with cement and sand render with felt roof. Two windows, pedestrian access door and a single garage door on southern elevation. Concrete floor.
D LOT 2	7.2m by 6.5m 23.6ft by 21.4ft 47m²/505ft²	Single storey building constructed of concrete block with cement and sand render. Two windows. Double doors and steel sliding door on southern elevation. Corrugated metal roof. Concrete floor. Previously in use as boiler room for greenhouses. Boilers still present.
E LOT 2	3.6m by 3.3m 11.8ft by 10.8ft 11.9m²/127ft²	Concrete structure with corrugated metal roof. Timber pedestrian door on east elevation.
Glasshouse 1 LOT 3	34.5m by 53.2m 113.2ft by 174.5ft 1,605m²/17,281ft²	Steel Framed Glasshouse with Membrane Floor. Small Timber Framed Greenhouse extension on western elevation.
Glasshouse 2 LOT 3	41.2m by 82.9m 135.2ft by 272ft 3,415m²/36,764ft²	Steel Framed Glasshouse with Membrane Floor.
Total Areas	**5,231m²/56,311ft²**	

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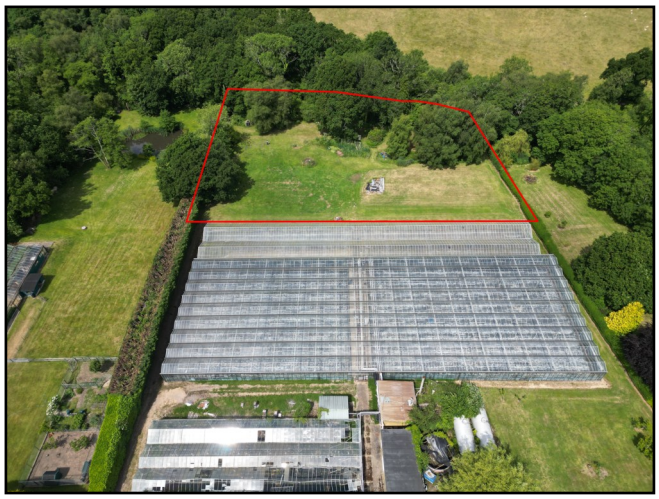

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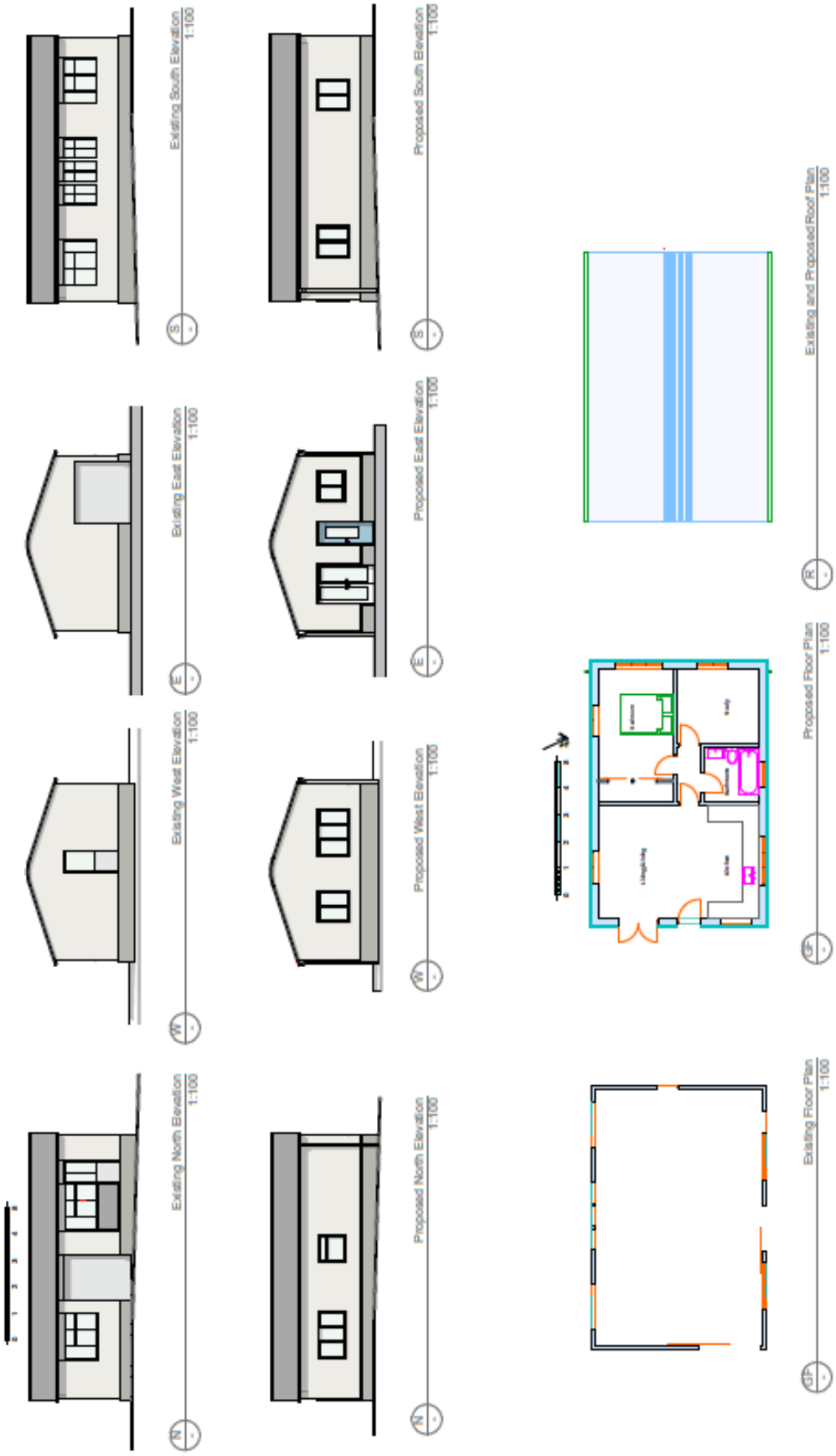
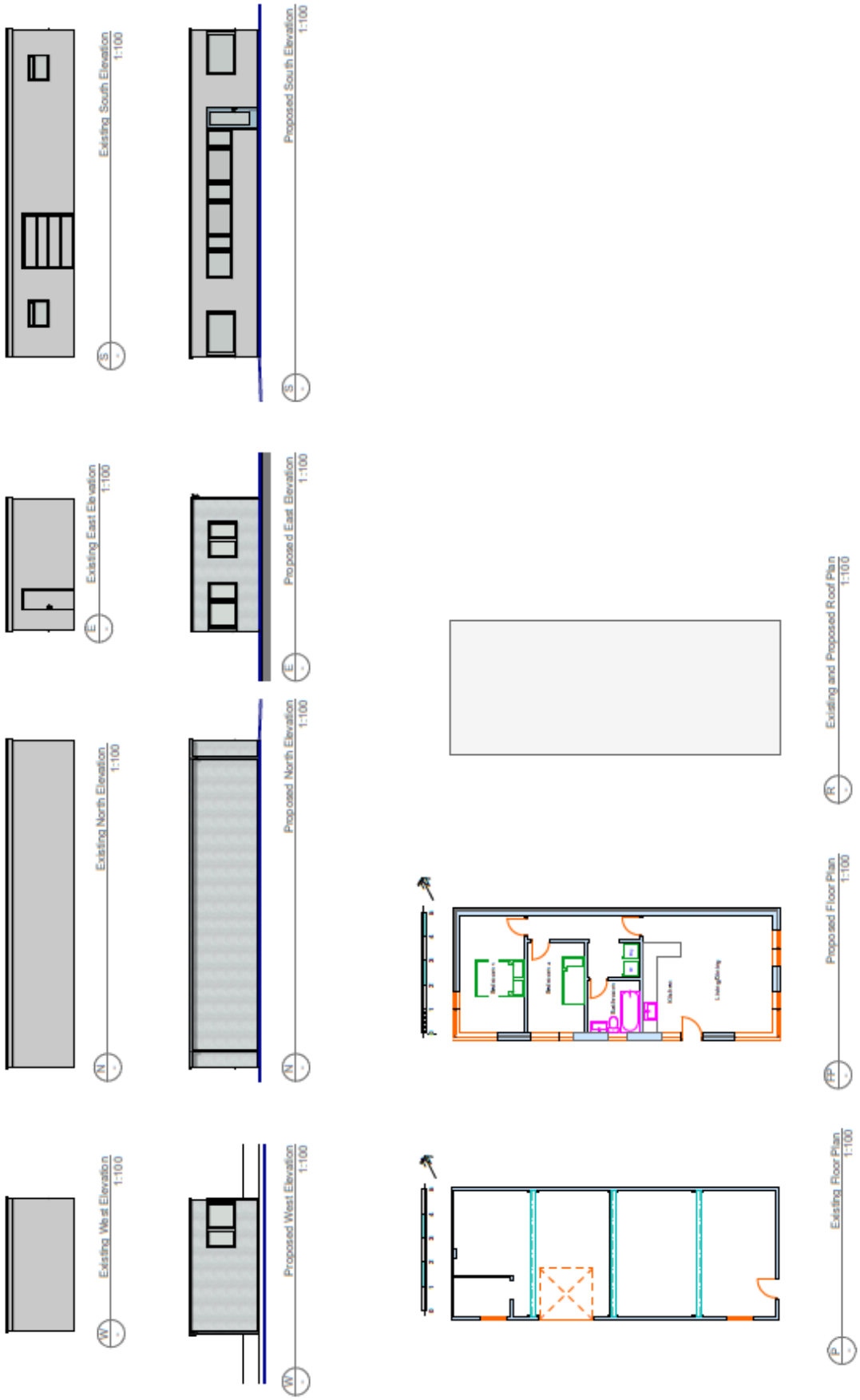
BUILDING A
EXISTING AND PROPOSED ELEVATIONS AND FLOORPLANS



BUILDING B
EXISTING AND PROPOSED ELEVATIONS AND FLOORPLANS



BUILDING A (LOT 1) - DIGITAL IMAGES

BUILDING C (LOT 2) - DIGITAL IMAGES

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.

July 2024