

THE LOCAL CENTRE, NURSERY AND RETAIL SITE

BLOOR HOMES ON THE GREEN | BASINGSTOKE

RG23 7LL

THIS WAY TO:

Brighton Hill Community School	- 2.7 miles / 9 mins	
Train Station / Town Centre	- 4.5 miles / 13 mins	
Leisure Park	- 3.7 miles / 11 mins	
Hospital	- 5.4 miles / 13 mins	

Hounsme Fields Primary
0.4 mile

Tesco Express
0.4 mile

CO-OP, Doctors
Chemist & Post Office
0.3 mile



Local
Centre

Kick about
area

Play area

Sports
Pitches

Allotments

WINCHESTER ROAD

WINCHESTER ROAD

READING - 23 Miles

M3

THIS WAY TO:

M3 Junction 7 - 1.2 miles



YOURS TO EXPLORE

- 2.5 mile Route
- 1.7 mile Route
- 1.0 mile Route

**FREEHOLD LAND WITH OUTLINE PLANNING
PERMISSION FOR A CHILDREN'S NURSERY AND RETAIL
CENTRE.**

FOR SALE

**Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Within Bloor Homes On The Green new housing scheme of 1000 units
- Extensive parking provisions
- Well located and visible site
- To be sold as a serviced site with access
- Adjacent to the new junction of the main A30 Winchester Road
- Quick access to the M3
- Strong catchment area.

LOCATION

This land is located at the south western edge of the Bloor Homes on the Green development, formerly Basingstoke Golf Club. Access to the development will be via the main A30 Winchester Road roundabout adjacent to the site. Currently access to the site is via the main spine road from the A30.

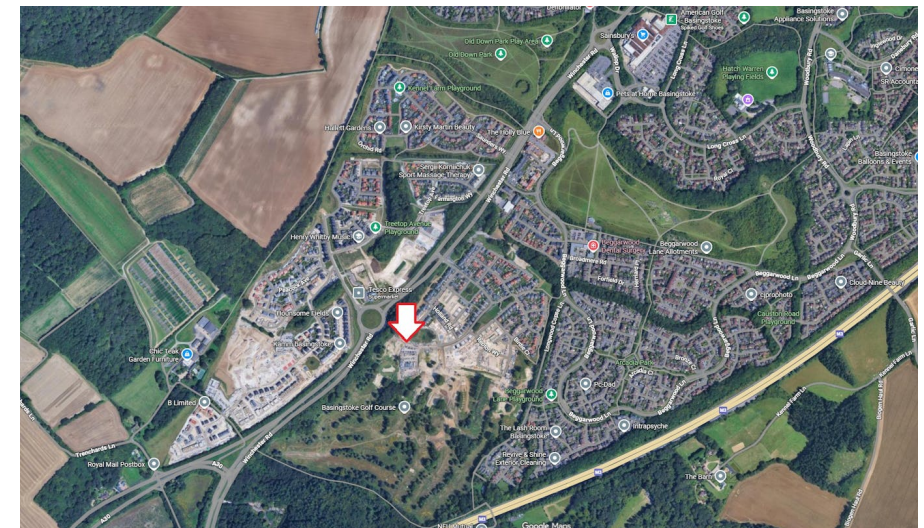
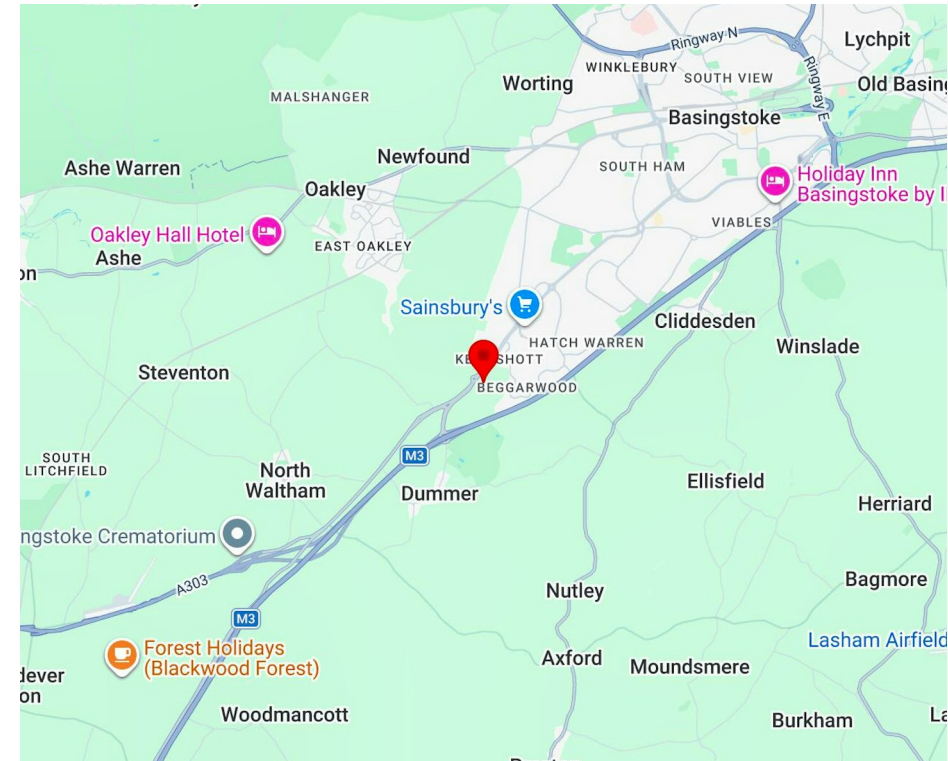
The site is less than 1 mile from Junction 7 of the M3. The bustling town centre of Basingstoke is 4 miles away with it's array of retail and leisure amenity and excellent rail network.

DESCRIPTION

On behalf of Bloor Homes we are offering for sale a freehold serviced plot of land within their Bloor Homes On The Green residential development.

This serviced site has outline planning permission for a new neighbourhood centre comprising a single storey nursery building totalling 3,767 sq ft (350 sq m) and convenience retail store (Unit 1) of 3,230 sq ft (300 sq m) and smaller retail units (2 & 3) each measuring 538 sq ft (50 sq m), which can be combined. Please refer to planning consent REF:19/00971/OUT at <https://www.basingstoke.gov.uk/view-planning-applications>

Adjoining the site Bloor Homes will construct a new community building which will have the right to 10 parking spaces(not allocated) within the The Local Centre development. The community building is to be transferred to Basingstoke & Deane BC.



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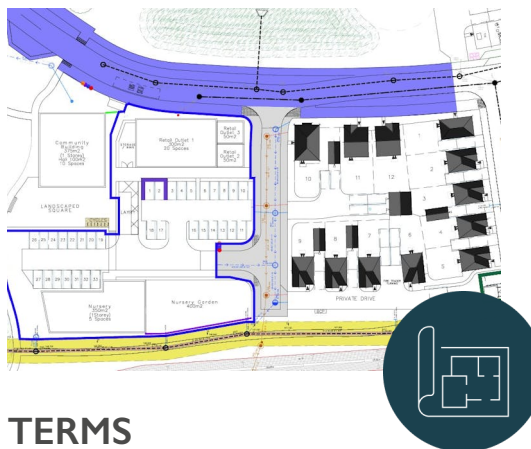


[VIEW WEBSITE](#)

[hurstwarne.co.uk](https://www.hurstwarne.co.uk)

SUMMARY

- Rates Payable: N/A
- EPC: On application



TERMS

Offers are invited for the freehold of the whole site with the benefit of the existing outline planning permission. Completion of the sale will be conditional upon delivery of the access road to the subject site to be constructed by the Vendor. Best offers are required by midday 24th April 2026.

VIEWINGS

The site is currently used as a construction compound. Interested parties are able to view the site from Greenkeepers Avenue. Any site inspections must be arranged BY PRIOR APPOINTMENT with the sole selling agent.

PLANNING

Please refer to planning consent REF:19/00971/OUT at <https://www.basingstoke.gov.uk/view-planning-applications>

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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