



THE HOLLIES

Off Aldermaston Road, Park Prewett, Basingstoke RG24 9LY



Carter Jonas

OFF ALDERMASTON ROAD, PARK PREWETT, BASINGSTOKE RG24 9LY

- Land with development potential
- Site of just under 0.74 acres with lapsed planning consent for 21 flats
- Disposal to SME Developers Only

LOCATION

Basingstoke is a thriving town situated in Hampshire to the western edge of the North Downs. It is well connected with the M3 to the south of the town extending north east to link to Junction 12 of the M25 and to the south west to Southampton. Direct train services from Basingstoke Railway Station to London Waterloo are less than 45 minutes.

The town is well served by a variety of retail and leisure. Festival Place shopping centre situated in the town centre opened in 2002 and houses a number of national high street retailers along with restaurants and a cinema. To the west of the town is a leisure park which includes the Aquadome swimming pool, an ice rink, bowling alley and indoor sky diving.

The Hollies is situated off the A340 Aldermaston Road, around 2 miles to the north of the town centre.

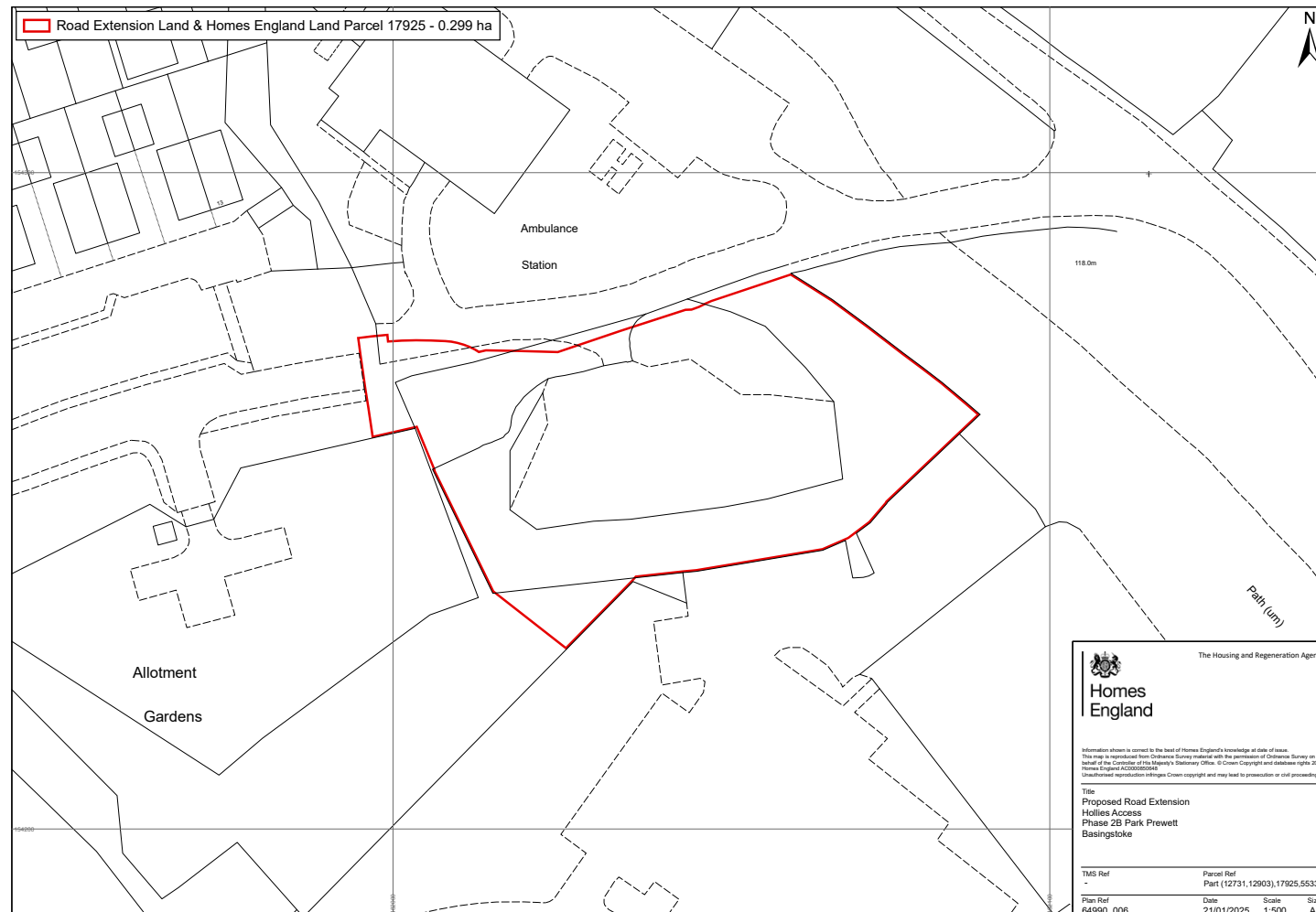
DESCRIPTION

The site is of irregular shape and relatively flat. It is bound to the perimeter by fencing and vegetation.

Historically, The Hollies was occupied as an outpatient facility by the Southern Health NHS Foundation Trust as a part of the adjacent Parklands Hospital. It was acquired by Homes England in 2018 which has subsequently demolished buildings and associated foundations to a depth of 3m with excavations backfilled and a small area of hard standing also remaining. Services are understood to have been isolated to the boundary of the site.

Currently access to the site is from Aldermaston Road to the east.

LAND SITUATED TO SOUTH WEST OF ALDERMASTON ROAD (A340) AND ADJACENT TO PARKLANDS HOSPITAL TO NORTH OF BASINGSTOKE.



PLANNING AND DEVELOPMENT POTENTIAL

The Hollies sits under the planning jurisdiction of Basingstoke and Deane Borough Council with Hampshire County Council as the highway authority. A planning consent was granted in early 2020 for 21 flats including 40% of units as affordable homes with all matters reserved apart from the vehicular and pedestrian access to the site which benefits from detailed approval under reference 19/02449/OUT.

The access previously consented shows an extension to Graphite Close from the north west of the site changing to a shared surface material with a 2 metre footway on the northern side of the road, which has a dropped kerb and tactile paving as it enters the site. The design proposes to close off the current vehicle link between the site and the Ambulance Station access road with a walking route remaining to the north of the site and the A340.

As the consent was for a fully flatted development, CIL payments would not be required under Basingstoke and Deane's Charging Schedule albeit a number of contributions and obligations were agreed through a S106 agreement. The planning permission has now expired.

DATA ROOM

Further information for the Property can be found within the data room at: <https://thehollies-parkprewett.co.uk>

This includes the following:

- Invitation to Tender (ITT)
- Title Summary
- Survey Information
- Bid Form

VIEWINGS

The property can be viewed from the access road adjacent to the Ambulance Station. If you would like to access the property please contact Carter Jonas using the details below.

METHOD OF SALE

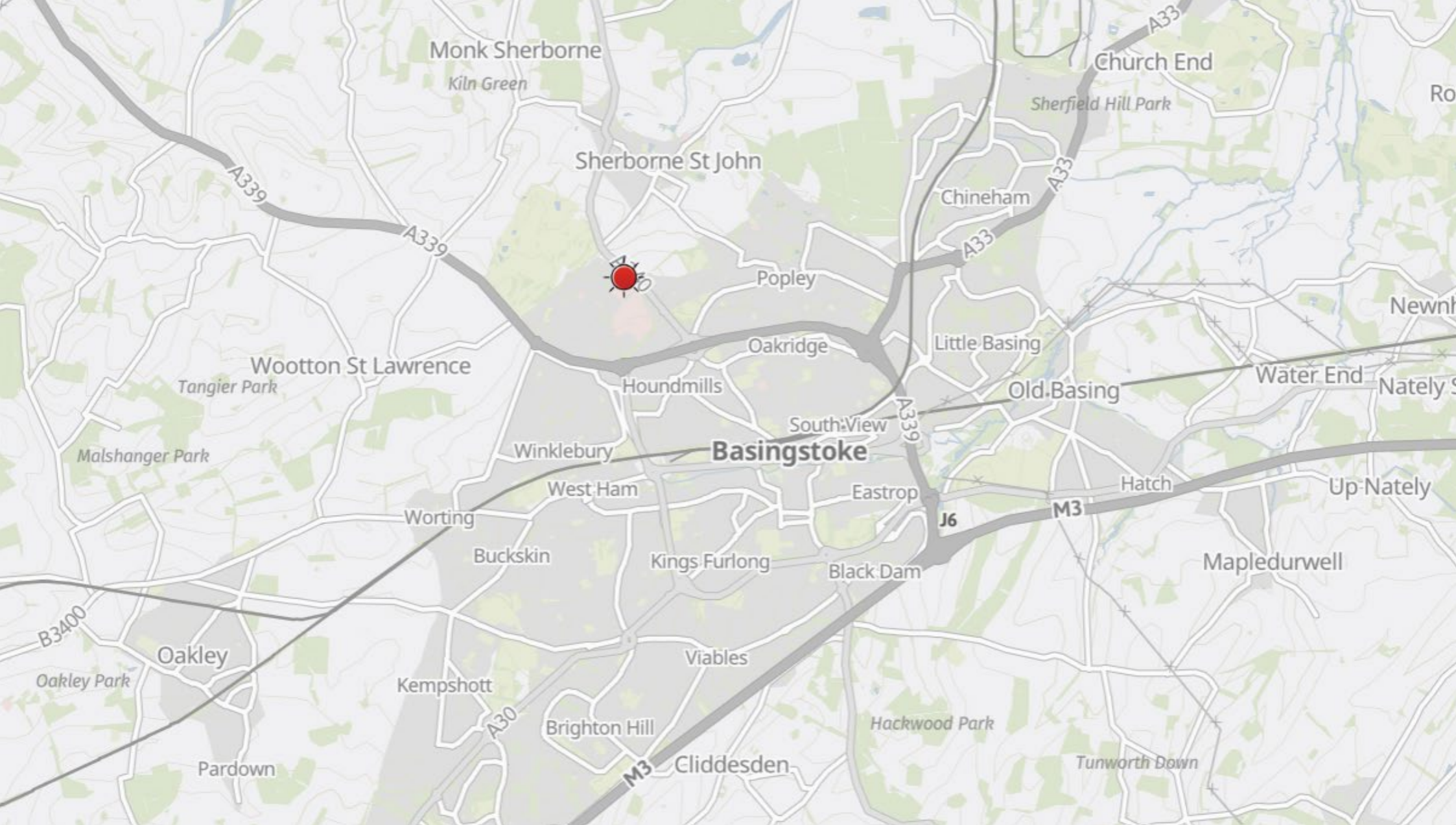
The site is to be disposed freehold to SME companies by informal tender. Further information is available from Carter Jonas and in the ITT available in the data room.

TENDER PROCEDURE

All bids to be submitted electronically via the bid form available in the data room to:

tenders@homesengland.gov.uk quoting reference D26013
A bid deadline of 1pm 5th December 2025 has been set.





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