

Lot 29, New Milton Sand and Ballast, Lime Kiln Lane, Holbury, Southampton, SO45 2HE

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Recycling Centre/Builders Merchant Investment		Location	Description
<ul style="list-style-type: none">Let to New Milton Sand and Ballast Ltd until September 2037 (subject to options)Approx. site area of 0.38 Ha (0.94 Acres)Waste transfer site and aggregate/building supplies merchantMay suit future change of use or development (subject to consents)Situated in Southampton suburb on the edge of The New Forest National ParkGood connectivity to the M27		<p>Miles 5 miles south west of Southampton City Centre, 13 miles west of Portsmouth, 21 miles east of Bournemouth,</p> <p>Road A326, M27</p> <p>Rail Totton Railway Station, Ashurst New Forest Railway Station</p> <p>Air Southampton International Airport</p>	<p>The property comprises an open storage yard of 0.38 hectares (0.94 acres), a modern open-ended industrial unit, a workshop building, and a weighbridge. It is currently being used as a waste transfer site and aggregate and building supplies merchant. The property may be suitable for future change of use and development subject to obtaining the necessary consents.</p>
Lot 29	Auction 15th May 2025	Situation The property is situated on Park Lane, just off Lime Kiln Lane in the Holbury residential suburb of Southampton. The property benefits from being in close proximity to the New Forest National Park and has good connectivity to the M27.	VAT VAT is applicable to this lot.
Rent £50,000 per Annum Exclusive	Status Available	Tenure Freehold.	Octopus Bridging Loan for Buyers
Sector Trade Counter/Builders Merchants, Development	Auction Venue Live Streamed Auction		

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Tenancy & Accommodation

Site Area Approx. Ha	Site Area Approx. Acres	Tenant	Term	Rent p.a.x.	Review
0.38	(0.94)	NEW MILTON SAND AND BALLAST LIMITED (1)	18 years from 30/09/2019 until 29/09/2037 (2)	£50,000	30/09/2029 30/09/2034

(1) New Milton Sand and Ballast Limited was established in 1957 and is an independent, local producer and supplier of aggregates and concrete, sporting and horticultural sands, soils and composts, merchanting supplies, and waste management services (www.mnsb.co.uk).

(2) The lease provides a Tenant options to determine on 30/09/2026, 30/09/2028, 30/09/2031 and 30/09/2034.

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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Fladgate LLP
16 Great Queen Street
London
WC2B 5DG

Menelaos Yiannakas
+44 20 3036 7060
MYiannakas@fladgate.com

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