



SO45 2HE





Property Information

Freehold Recycling Centre/Builders Merchant Investment

- 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 merchant
- May suit future change of use or development (subject to consents)
- Situated in Southampton suburb on the edge of The New Forest National Park
- Good connectivity to the M27

Lot Auction29 15th May 2025

Rent Status £50,000 per Annum Exclusive Available

Sector Trade Counter/Builders

Auction Venue

Trade Counter/Builders Live Streamed Auction Merchants, Development

Location

Miles

Road

Rail

Air

•	5 miles south west of Southampton City Centre, 13 miles west of Portsmouth, 21 miles east of Bournemouth,
	A326, M27
	Totton Railway Station, Ashurst New Forest Railway Station
	Southampton International Airport

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.

Tenure

Freehold

Description

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.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



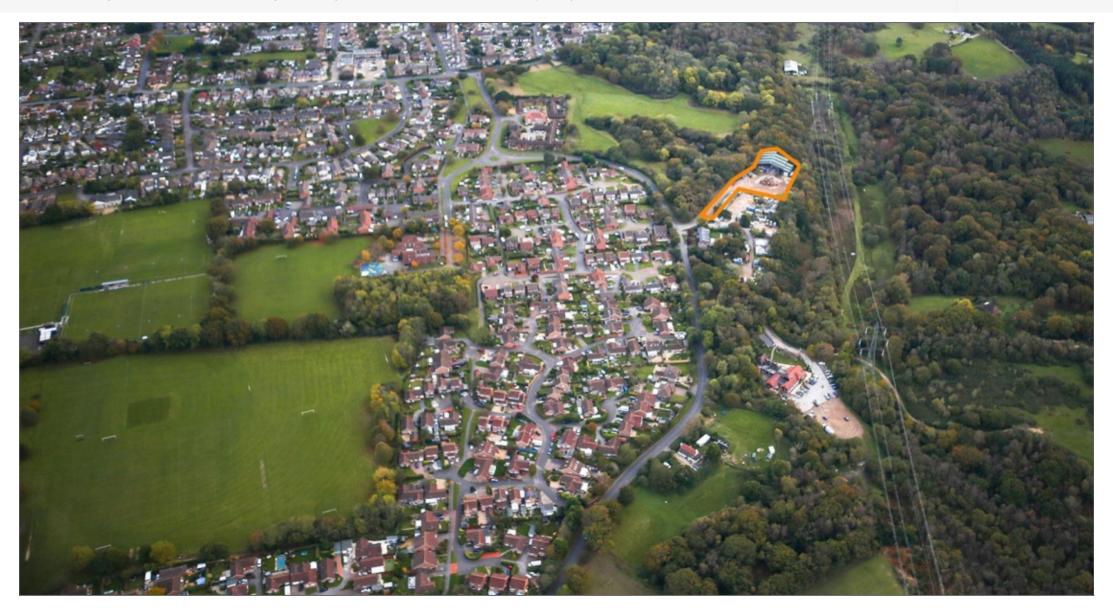
Tenancy & Accommodation

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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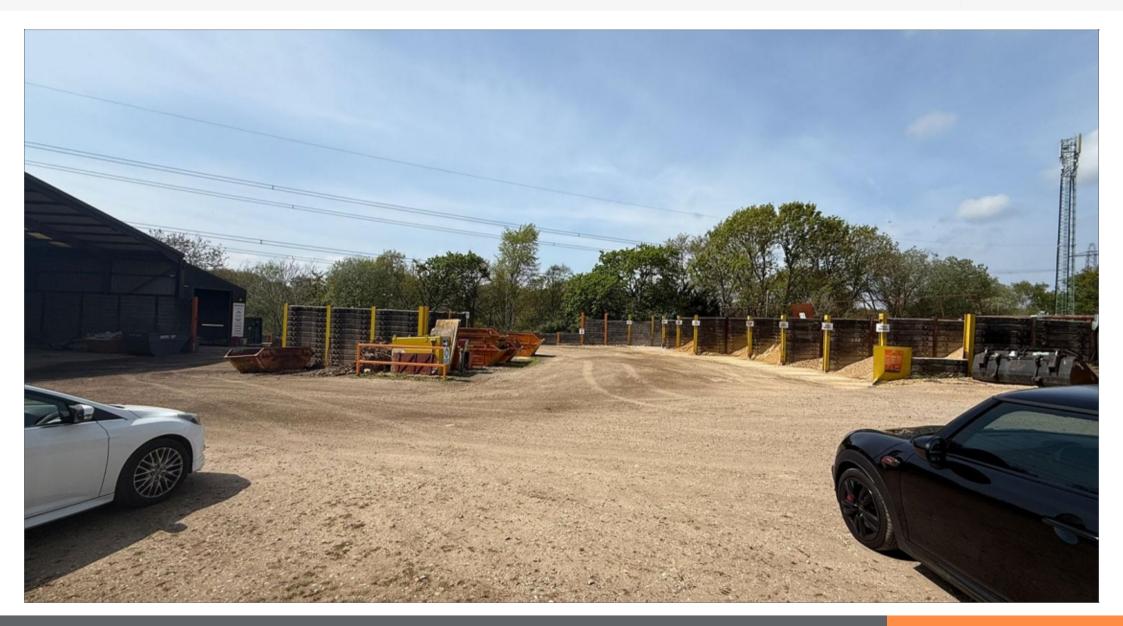
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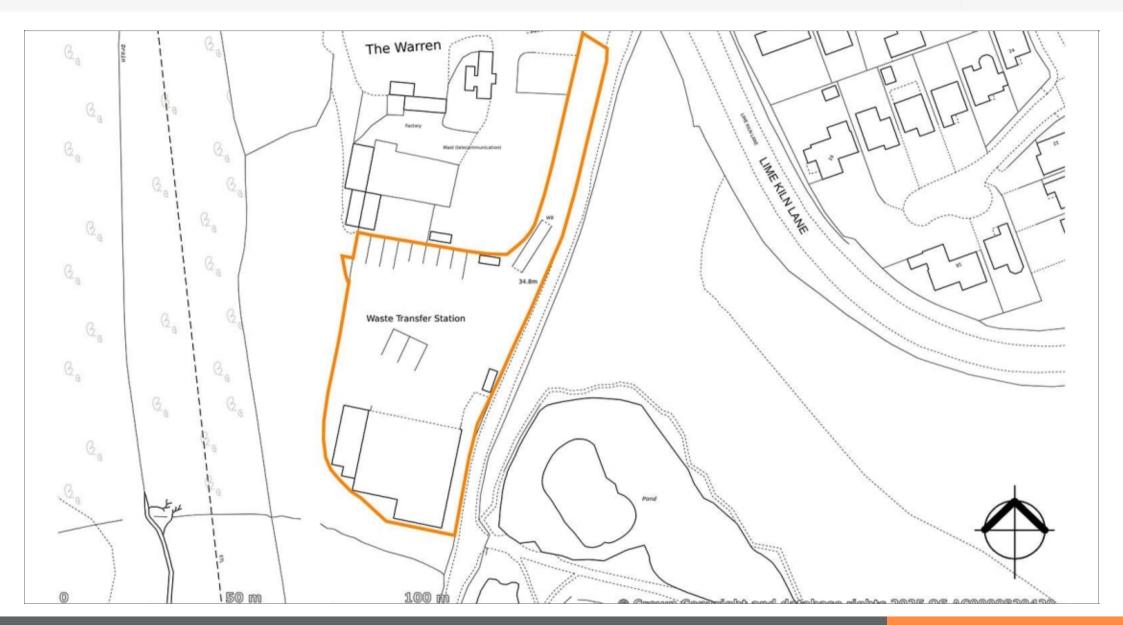
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