

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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)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

- 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

29

#### Auction

15th May 2025

#### Rent

£50,000 per Annum Exclusive

#### Status

Available

#### Sector

Trade Counter/Builders  
Merchants, Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles south west of Southampton City Centre, 13 miles west of Portsmouth, 21 miles east of Bournemouth,

#### Road

A326, M27

#### Rail

Totton Railway Station, Ashurst New Forest Railway Station

#### Air

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

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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](http://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

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