



## **RESIDENTIAL DEVELOPMENT OPPORTUNITY**

LAND WEST OF CUPERNHAM LANE, ROMSEY, HAMPSHIRE

Approximately 1.94 acres (0.78 hectares) with planning permission for 16 private dwellings.

**Carter Jonas**



# AN OPPORTUNITY TO ACQUIRE A RESIDENTIAL DEVELOPMENT SITE WITH PLANNING PERMISSION FOR 16 PRIVATE DWELLINGS ON THE EDGE OF THE POPULAR MARKET TOWN OF ROMSEY, HAMPSHIRE

## LOCATION

The property is situated on the northern edge of Romsey, a popular market town within the Test Valley District with direct frontage onto Cupernham Lane from which access is provided.

Romsey is an attractive Hampshire market town lying on the River Test and is located approximately 7 miles north of Southampton and approximately 9.5 miles southwest of Winchester. Southampton is a regional city hub providing an extensive range of services and facilities including shops, restaurants, banks, sports centre, retail parks and supermarkets.

Facilities in Romsey include a Waitrose and ALDI, several primary schools and a secondary school, Granger Farm Sport Park (opened in November 2022), Cedar Nursery (garden centre), public houses, and a post office.

## PROPERTY

The property extends to approximately 1.94 acres (0.78 hectares) comprising largely of open scrubland with several mature trees, some of which are subject to tree preservation orders. The topography of the property is broadly level.

The property is bound to the southern and western boundaries by recently constructed residential developments. To the east the property fronts onto the public highway and

to the north it is bound by a gravel track forming a public footpath (ref: 198/9/2) which falls within the same land registry title, however, this track is to be excluded from any sale.

The property is now maintained as open scrubland and was previously used for waste landfill. Interested parties will note the inclusion of an intrusive ground investigation survey and subsequent remediation strategy within the information pack.

## PLANNING

The Local Planning Authority is the Test Valley Borough Council (TVBC).

The Borough Councils development plan comprises of policies set out in the Test Valley Borough Revised Local Plan (2016).

The property benefits from an outline planning permission for 16 dwellings (reference 15/00679/OUTS).

A reserved matters application covering access, appearance, landscaping, layout and scale is currently pending determination (reference 18/01248/RESS).

An application for the modification of planning obligations, to remove the requirement to provide 40% affordable housing, is currently pending determination, albeit the new Section 106 Agreement is now complete and available within the information pack (reference 19/01110/OBLS).

Planning permission has also been granted for the felling of a “dangerous” Ash tree previously protected under a tree preservation order. It has been confirmed by TVBC that a replacement tree does not need to be planted (reference 23/03105/DDTPO).

## THE PROPOSED DEVELOPMENT

The development proposed is in outline only and was submitted to show the approximate location of buildings, access and open space, together with the scale of development proposed. The reserved matters application sets out further details, however, this is currently pending determination.

## REGISTERED TITLE

The land is registered with the Land Registry under Title Number HP757608. Please note that this title also includes land excluded from any sale.

## FURTHER INFORMATION

An information pack has been prepared to accompany these particulars and includes all relevant planning, technical and legal information, as well as bidding guidance. This includes a utilities statement, remediation strategy and knotweed

management plan. It is acknowledged that some of these reports may now be considered out of date but they are included to assist interested parties in appraising the property and making their own assessments.

## METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession by private treaty with unconditional offers sought.

The vendors will retain a ransom strip between the points marked “A” and “B” on the sale plan.

## VIEWING

The property may be viewed from the highway. Parties wishing to walk the site should arrange an appointment with Carter Jonas.

Particulars prepared February 2024.



**NB: THIS PLAN HAS BEEN SUBMITTED WITH THE RESERVED MATTERS APPLICATION (REFERENCE 18/01248/RESS) WHICH IS CURRENTLY PENDING DETERMINATION. AS SUCH THIS IS NOT AN APPROVED PLAN.**

**Land South of Wrens Corner, Cupernham Lane, Romsey**

Please do not scale from this drawing (except for planning purposes only); use figured dimensions only. Discrepancies are to be brought to the attention of Studio Four Architects Ltd. If in doubt, ask.

**Key - Trees**

- Removed tree
- New tree
- Tree root protection zone
- 15m canopy from tree
- Site gradient

**Key - Materials**

- Roads and footpath (shared surface): Tarmac
- Private drives: Block paving (as above), colour Bracken
- Private paths: Block paving (as above), colour Brindle
- Private garden paving slabs (such as Marshalls Wildwood Garden Paving)
- Grass

**Notes**

**Services (easement)**  
All services are to be run within the proposed road and to avoid existing and proposed landscaping requiring rooting space (such as trees). This includes connections to the site from Cupernham Lane entering at the proposed new junction.

**Trees/Landscaping**

- Trees present on site and adjacent that have influenced the development.
- 10no. new trees to replace 5no. removed (replacement at 2 for 1)

**Notes (cont.)**

**16no. dwellings total**

- 3no. 4-bed dwellings, each with integrated garage and 2no. parking spaces within plot (3no. spaces total each)
- 9no. 3-bed dwellings, each with 2no. parking spaces within plot or nearby as designated parking
- 2no. 2-bed dwellings, each with 2no. parking spaces within plot
- 2no. 1-bed dwellings, each with 1no. parking space within plot
- Bin and cycle storage within each rear garden, with direct access to all rear gardens possible without having to enter through dwellings
- 3no. visitor parking spaces across site
- Typically 10m+ deep gardens

**Schedule of Dwelling Types**

- Type A (2-bed) - 1no.
- Type B (3-bed) - 4no.
- Type C (2-bed) - 1no.
- Type D (3-bed) - 5no.
- Type E (4-bed) - 3no.
- Type F(a/b) (1-bed) - 2no.
- Total - 16no.

**Biodiversity/Ecology**

3m wide perimeter planting to site as per Ecoca guidance

**Pedestrian and Vehicle Access, Roads and Rights of Way**

- New access point proposed to Cupernham Lane for vehicles and pedestrians.
- No alterations to rights of way, nor diversions proposed

**Drainage**

- Foul sewerage to connect to mains sewer.
- Water surface drainage to soakaways located typically within rear gardens at least 5m from buildings and 2.5m from boundaries.
- All drainage proposals TBC by Civil Engineer

**Site Wide Schedule of Materials**

**Boundary treatment** - Refer to Studio Four drawing 37026/102 in connection to boundary treatment  
**Vehicle access and hard standing** - See key

J	JD	Updated following planning comments	02/04/19
H	JD	Additional notes regarding services (easements)	27/02/19
G	JD	Updated following planning meeting of 11/02/19	12/02/19
F	JD	Updated following planning comments	05/02/19
E	JD	Updated following planning meeting	04/10/18
D	JD	Path to entrance adjusted	14/05/18
C	JD	House type adjustment	14/05/18
B	JD	Materials added. Planning status	10/05/18
A	JD	Amendments to street/footpath	09/05/18

**PLANNING**



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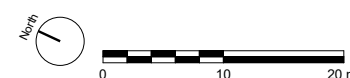
project Land South of Wrens Corner, Cupernham Lane, Romsey

title Site Plan as Proposed

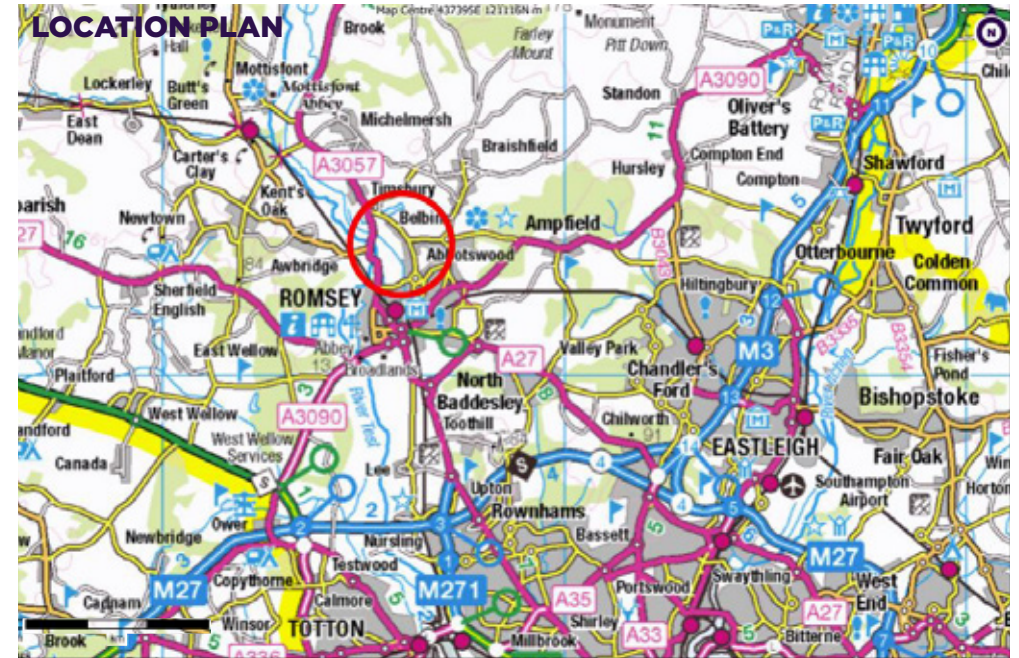
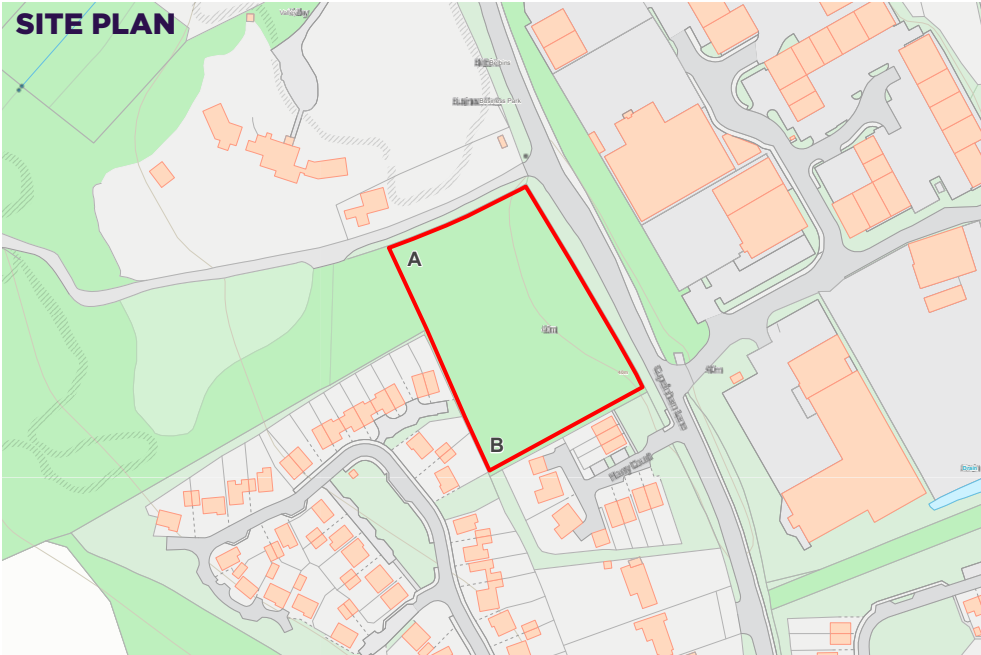
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37026	101	J		



**1 Site Plan as Proposed**  
1 : 200







## PLANNING AND DEVELOPMENT

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## IMPORTANT INFORMATION

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