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24 November 2021

By Email Only

Your ref:

Our ref: NE

Dear Sirs

**FORMER BECTON CENTRE, THE FAIRWAY, BARTON ON SEA, NEW MILTON,
HAMPSHIRE, BH25 7AP**

Carter Jonas is instructed to dispose of this site by the owners, Southern Health NHS Foundation Trust. The site is in an attractive and sustainable location surrounded by residential development and close to facilities and services. It was previously in care use and has the potential for either continued care use or redevelopment for residential use.

We are therefore pleased to enclose for your kind attention a summary Marketing Prospectus, red line plan outlining the opportunity, and details of how to obtain further information regarding the site.

The site can be viewed from the public highway, but should you wish to view the interior of the property, please contact me using the details below to make an appointment.

We are inviting initial Expressions of Interest by noon on Thursday 16th December 2021, with the intention that selected parties will then be invited to submit firm proposals by 20 January 2021.

Should you have any queries or wish to discuss matters further, then please feel free to make contact with me.

Best wishes



Natasha Eliot
Associate

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FREEHOLD SALE

A brownfield development site comprising the former Becton Centre care home, set in gardens and grounds extending to approximately 0.34 hectares (0.84 acres), in an established residential location close to local amenities, with potential for residential development subject to the necessary consents.



BACKGROUND

Our client, Southern Health NHS Foundation Trust, own the land edged red on the plan above. The building was formerly a residential mental health facility for older people, with 26 bedspaces, constructed in the 1950s. The facility has now closed and Southern Health are seeking expressions of interest for the redevelopment opportunity for the site.

SITE DESCRIPTION

The property is situated in a residential setting within a quiet cul-de-sac off Becton Lane, Barton on Sea. The vernacular of the surrounding properties is post war two storey terraced housing; some of which have integrated garages. There are some areas of communal green space and the presence of trees provide for a pleasant suburban character.

The site is situated c. 500m north of the sea front at Marine Drive and the upper storeys of the existing building benefit from sea views across the golf course to the south.

The market town of New Milton is approximately 1.1 miles to the north, where a number of high street names can be found, as well as a mix of independent retailers and coffee shops. The train station is a five minute walk from the town centre where a train to London Waterloo is approximately one hour fifty minutes.

There is a good road network serving the area with access to the A31, 9 miles to the north, providing access to the coast and M3 motorway. A regular bus service is available on Becton Lane with access to New Milton.

The property comprises a detached brick built detached structure which has been extended to provide a total GIA area of approximately 14,993 sq. ft., over 3 floors. There are a total of 26 beds including 5 respite rooms, in addition to a number of ancillary rooms including a main reception, offices, commercial kitchen, staff room and a basement. Outside there is a parking area and a separate service vehicle entrance. There is also an enclosed private garden to the rear.

The site measures approximately 0.34 hectares (0.84 acres). Site plans and drawings can be found in the information pack.

PLANNING POSITION

The Development Plan for the area comprises the New Forest Local Plan 2016-2036, the saved policies in the New Forest Local Plan First Alteration 2005, The Local Plan Part1: Core Strategy 2009, and the Local Plan Part 2: Sites and Development Management 2014 and the Hampshire Minerals and Waste Plan.

The site is previously developed land in accordance with the definition in the NPPF. The site is also in a sustainable location surrounded by residential development and close to facilities and services. The redevelopment of the site complies with chapter 11 of the NPPF which seeks to make the most efficient use of land.

The development of the site would comply with Policy STR4 which sets out the settlement hierarchy and identifies New Milton, which includes Barton on Sea, as a Town, the top tier of settlement "which offers a range of employment, facilities and services. They are the most sustainable locations for large-scale residential, retail, leisure, cultural and business development to improve their self-containment and to support and consolidate their local service offer."

Policy STR5 which sets out the Council's policy for meeting housing need and after allocated sites, commitments estimates that "924 homes will be delivered on small developments of 1-9 homes reflecting past trends, and developments on affordable housing exception sites in suitable locations in the smaller villages to meet local need for affordable and low cost housing for local people." Sites over 9 units are expected to come from allocated sites in the Local Plan or Neighbourhood Plan. This site is likely to be able to accommodate more than 9 units and it is thought that the Council would find it hard to resist the redevelopment of the site for more than 10 dwellings even through it does not strictly comply with Policy STR5.

All parties considering submitting an Expression of Interest should review the planning appraisal provided in the information pack to inform their responses.

TECHNICAL REPORTS

Our client has undertaken a number of investigative reports and surveys, copies of which are available to view online upon request by emailing natasha.eliot@carterjonas.co.uk.

These include:

- Site Investigation Report
- Utilities Survey
- Asbestos Survey

EXPRESSIONS OF INTEREST

Expressions of Interest for the site are invited on an unconditional basis from prospective purchasers, details of which should include:

- Type of scheme proposed including an accommodation schedule.
- Proposed planning strategy to optimise the development of the land.
- Considerations for any potential abnormal costs based on the technical information provided.
- Any mechanisms resulting in an enhanced payment to the landowner by way of overage.
- The availability and source of funding, with evidence.
- Details of expertise and track record in the development of land of a similar scale, together with details of the project management team and any external professionals.
- Any other relevant information or proposals to be considered.

If at this stage you are prepared to submit a bid on a conditional basis, please provide details of any conditions you would attach to your bid, and / or any further information you would require to enable you to submit an unconditional bid.

EXPRESSIONS OF INTEREST RESPONSES

Responses to the Expressions of Interest invitation should be made via email to natasha.eliot@carterjonas.co.uk and received by **12 noon, Thursday 16 December 2021**. We thank you for your attention and look forward to hearing from you.

ADDITIONAL INFORMATION

For further information, please contact:

Natasha Eliot

Associate

01865 404411

07880 201741

natasha.eliot@carterjonas.co.uk

Subject to Contract