



Residential Development Opportunity Land at Hunts Pond Road, Fareham



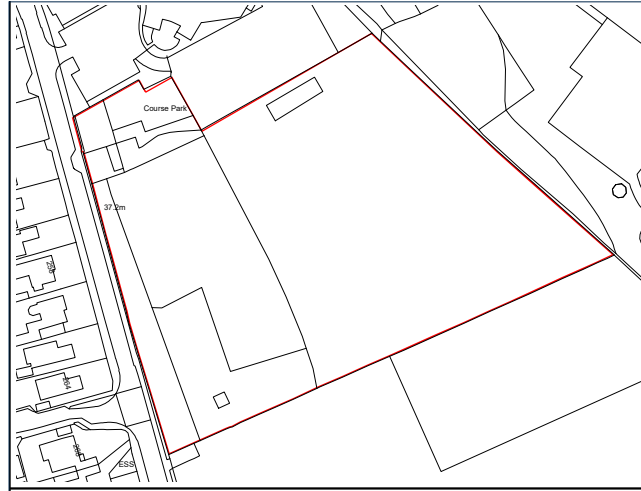
- Freehold
- 1.6Ha (4 acres)
- Residential Allocation in the Local Plan for 38 dwellings

Land at Hunts Pond Road, Fareham PO14 4PG

Location

The site is located in Fareham, Hampshire, approximately 4 miles from Fareham town centre. It offers excellent road access via the M27 and A27, providing direct links to Southampton, Portsmouth, and the wider national network.

Public transport connections are strong, with bus stops within 400m and nearby train stations at Swanwick approx.(2.3km) and Fareham approx. (6 km). Direct rail services to Southampton, and to Winchester and London enhance commuter convenience.



Site Context and Surrounding Area

The site is enclosed by mature trees and hedgerows along its western and eastern boundaries. To the north lies the Waypoint Church while to the south are Hunts Pond Road recreation ground and a playing field.

The surrounding area is predominantly residential, complemented by local amenities including pre-schools, primary schools, Waypoint Church, allotments, a skate park, children's playground, Locks Heath Recreation Ground, and a retail park to the northeast. The Locks Heath Shopping Village is also nearby.



Planning Status

The site at Hunts Pond Road, Fareham is allocated for residential development under Policy HA13 of the adopted Fareham Local Plan 2037. Hampshire County Council, as landowner, has submitted a pre-application planning statement to Fareham Borough Council to seek feedback on key design principles, including :

- Overall vision and design approach;
- Proposed development capacity and new site access;
- Confirmation that no on-site LEAP (Local Equipped Area for Play) will be required;
- Dwelling sizes and mix for market housing;
- Design treatment along the southern boundary;
- Guidance on planning obligations.

Pre-application feedback is available with supporting documentation related to the site upon request.

Disclaimer

These particulars do not form part of a contract. The County Council for themselves as the freeholder of this property give notice that (1) the particulars are set out as a general outline for guidance for intending purchasers and do not constitute, nor constitute part of, an offer or contract (2) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (3) no person in the employ of Hampshire County Council has any authority to make or give any representation or warranty whatever in relation to this property. Maps reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © Crown Copyright and database rights 2024. All rights reserved. HCC 100019180.

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Land at Hunts Pond Road, Fareham PO14 4PG

Description

The site extends to approximately 1.6 hectares (4 acres) and is accessed via a farm gate on Hunts Pond Road at its northwestern corner.

Currently greenfield land used for livestock grazing, the site includes a small number of temporary outbuildings and fencing structures. The land is relatively flat, offering flexibility and suitability for a high quality residential development.

Services

Utility services are available in the frontage highway and interested parties are advised to undertake their own due diligence regarding service capacity in relation to their development proposals. Please refer to the utility maps supplied with this document.

Surveys

HCC has instructed a series of surveys including an arboriculture survey, topographic survey and Access Design Strategy which can be found in the supporting documents section. A letter of reliance related to the Access Design Strategy will be provided from our contractor to the new prospective owner.

Method of Sale

Informal Tender

Offers are invited to purchase the freehold, available with vacant possession on completion. Each party will be responsible for their own legal and professional costs, and due diligence.

VAT not applicable.

All interested parties must register via the In-Tend website (using the link below) to view further supporting documentation and to submit an offer.

All proposals must be submitted in accordance with the Offer Proforma supplied in Intend.

Offers are invited on a conditional or unconditional on planning basis for the freehold.

<https://in-tendhost.co.uk/hampshire/asp/Tenders/Appraisal2>

Offers are invited on a conditional or unconditional on planning basis for the freehold.

Closing date for offers, conditional or unconditional on planning:

5pm 10th April 2026

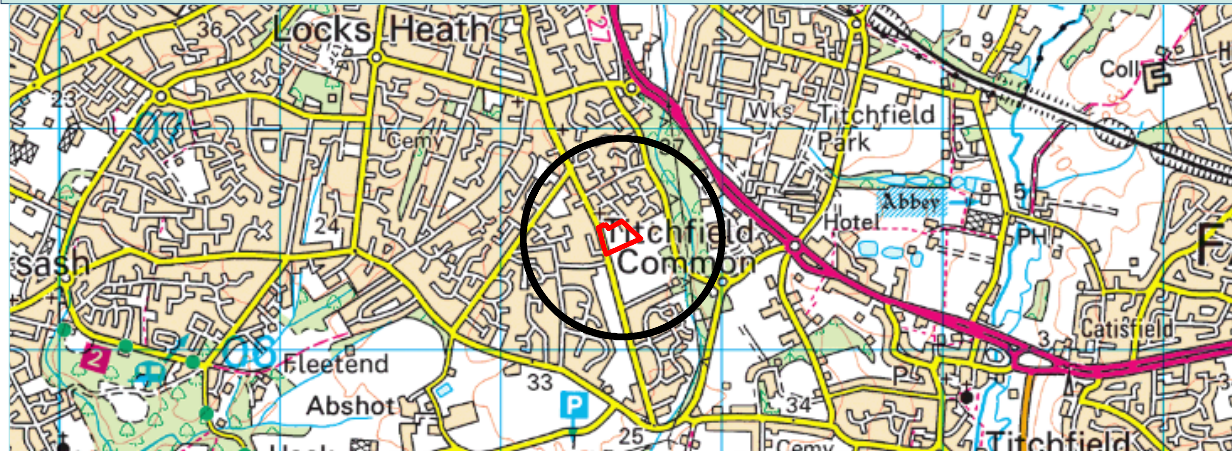
Tenure Freehold with vacant possession.

Viewing

The site is prominently visible from the main road. Internal Site viewing is strictly by prior appointment.

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Hampshire County Council, Land and Assets, The Castle, Winchester, SO23 8UL



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