



Whitehill & Bordon Northern Gateway

Expression of interest
brief February 2024



Introduction

East Hampshire District Council (EHDC) has declared the Northern Gateway Site in Whitehill & Bordon surplus to its operational requirements.

The council is carrying out an initial engagement exercise to ascertain the nature of interest in the site and existing buildings and to understand how interested parties would propose to use the site in the future.

A questionnaire has been prepared to collate feedback in respect of the opportunity.

Complete the questionnaire

The deadline for completion of the questionnaire is 19 April 2024.

All responses to the questionnaire will inform the council's decision making and next steps in relation to the disposal of the site to enable the council to determine the best way forward for its future use.



Background

EHDC is committed to taking a bold and proactive approach in the redevelopment programme of Whitehill & Bordon to transform the former garrison town into a green, healthy and connected town. The Whitehill & Bordon Northern Gateway site is a key gateway site situated on the corner of Camp Road (C114) and Station Road.

The site was declared surplus to East Hampshire District Council's (EHDC) operational requirements in a Cabinet decision in October 2023. Approval was given for council officers to determine the optimum disposal strategy and to then dispose of the asset.

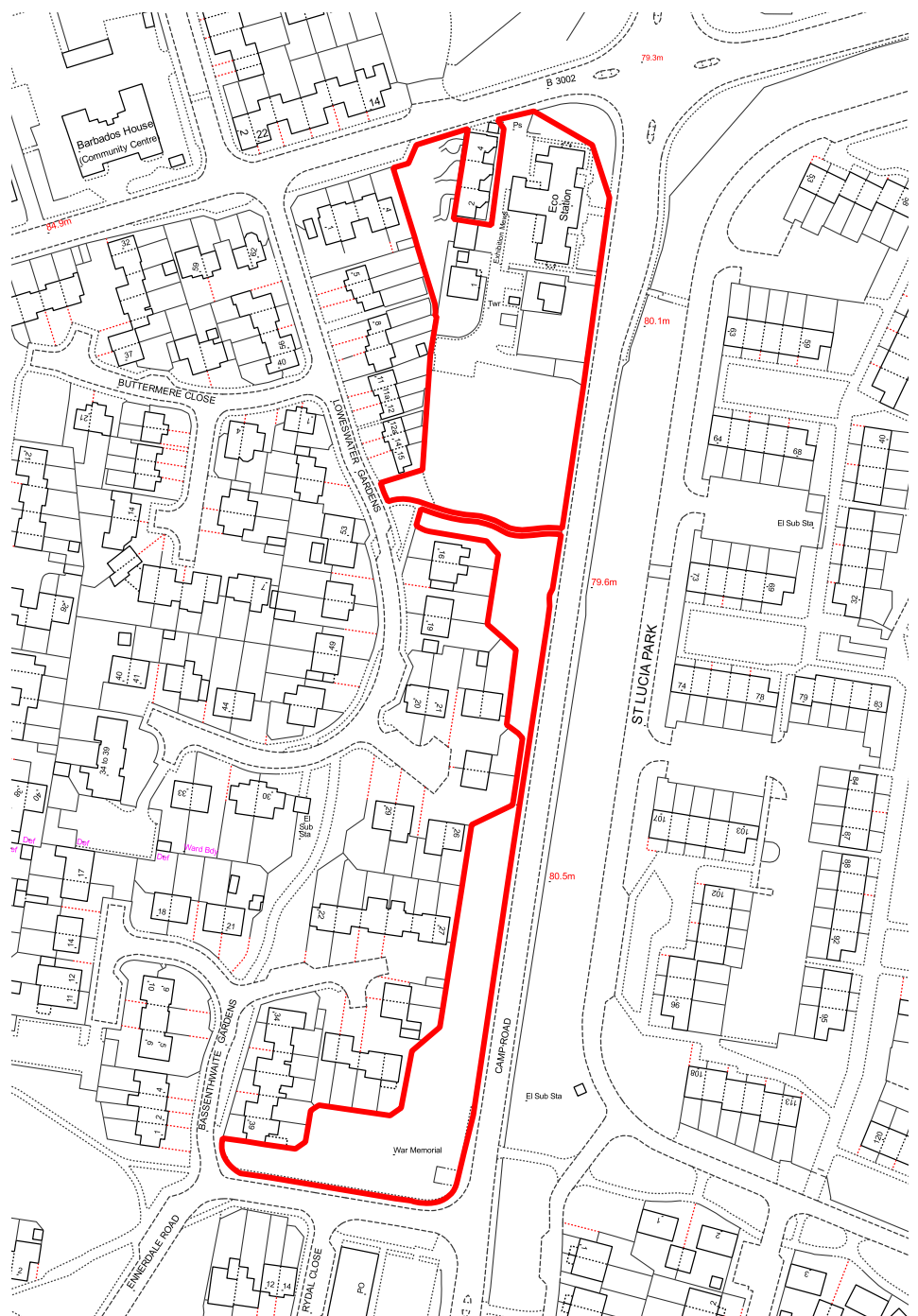
This exercise is being conducted to gauge the nature of interest in the site and buildings.

The site

The site area is shown on the plan (right). EHDC's preference is to dispose of the whole site to one party. However the Council may consider proposals for parts of the site, or a consortium of parties working together to acquire the whole site if this appears to be the best solution. All proposals will need to justify the site area required and indicate how the remainder of the site could be managed.

Floor plans for each of the buildings are provided on the Whitehill & Bordon website:

whitehillbordon.com/northern-gateway



Planning position

1. Eco Station / former fire station - sui generis use (i.e. does not fall within any specific Use Class within the Town and Country Planning Use Classes Order).

Whilst the Eco Station is not a listed building it has some heritage conservation merit and the Local Planning Authority's preference is that the building is retained and re-used.

2. Exhibition House - Class F1
3. Former Lloyds Bank – Class E.

If interested parties wish to vary the current site / building layout or designated planning use, enquiries should be made with the Planning Authority at EHDC and the requisite statutory consents will need to be sought at the appropriate time.



Tenure

The council's preference is to sell the freehold of the site. Leasing the whole site or parts on a full repairing and insuring (FRI) lease may be considered, the council's preference would be for a minimum 10-year lease term.

It should be noted that the council has a clawback restriction on its freehold title in favour of the Ministry of Defence. This includes a requirement to pay 50% of any enhanced site value triggered by the grant of planning permission for development exceeding 11,475 sqft (gross internal area). The restriction will bind any future successors in title and comes to an end on 1 April 2030.



Financial considerations

The council is required to obtain best consideration for any freehold or leasehold disposal, in line with its duties under s123 of the Local Government Act 1972.

The aim is to find a viable future use for the site, in support of the council's Corporate Strategy and to end the council's ongoing property holding costs and maintenance liabilities for this site.

To this end, leases will only be considered that transfer all liabilities to the third party for the agreed term of the lease. Tenants will be required to ensure they have the means to pay agreed rent, business rates, utilities costs and ensure they can comply with all health and safety requirements.

Business rates

Property	Rateable value 2023
ECO Station, Camp Road, Bordon GU35 0LH includes Exhibition House	£30,250
Lloyds Bank, Camp Road, Bordon GU35 0LH	£3,300



Timescales and contact details

Viewing days are being held on the mornings of 27 February and 14 March. To arrange a time slot to visit or to discuss the opportunity please contact:

placemaking@easthants.gov.uk

The questionnaire should be returned by Friday 19 April 2024.

Complete the questionnaire

Following this EHDC will consider the responses to the questionnaire and it is currently anticipated that the Council will be in a position to come back to interested parties during May/June 2024 with further information and to advise on next steps.

If you've printed this document, scan this QR code to complete the questionnaire. >>>

