

ALL ENQUIRIES ENVIRONMENTALLY CONSCIOUS ROADSIDE SERVICE AREA

Site alongside A3, Buriton
Petersfield, GU31 5SX

Key information

- ❑ Strategically located in an area of natural beauty
- ❑ Roadside Service area that provides a rest stop for Eco-conscious travelers.
- ❑ Planning consent granted for up to 127 chargers, 50 eco-lodges and supporting commercial spaces.
- ❑ Fronts the A3, south of Petersfield in the heart of the South Downs National Park.

Contact

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Location

The property is located alongside the A3, within the heart of the South Downs National Park just to the south of the town of Petersfield. The site, which can be accessed from either carriageway, provides an unprecedented opportunity for development of a full roadside service area.

The A3 is a major transport route leading from London to Portsmouth with traffic flows at this point in excess of 57,000 vehicles per day. However, the site does not just benefit from the passing trade but also has the potential to build further custom due to its location in the National Park

The South Downs National Park covers some 628 square miles. The property is located within walking distance of Queen Elizabeth Country Park and Butser Hill National Nature reserve.

The site is located some 14 miles north of Portsmouth and 24 miles south of Guildford. There is limited existing competition with none onstream to the south.

A flythrough of an artistic impression of the developed site can be seen on the following link:-

[Recharge One](#)
[Buriton, Petersfield](#)

Description

Sitting on a site of 6.5 acres, the scheme will provide, when fully developed, up to 127 EV charging points (ranging from ultra fast to slow dependent on demand). 45 two bedroom and 15 one bedroom Eco Lodges will allow travelers to recharge overnight or a longer stay to visit the stunning surrounding countryside.

To provide further support for visitors to the site will be a dedicated commercial area offering farm shops, Café/Restaurant, Electrical Vehicle sales and bike rental.

The entire site will be developed in keeping with the surrounding area and has been designed to minimise its impact on the National Park.

Further information on the scheme is available in the additional information link (See below)

The plan is to have the bulk of the electricity generation from bio-fuels via methane capture from local farms, helping the site towards a Net Zero power solution.

Energy

The property will be powered through an off grid renewable energy solution supporting the governments Net Zero targets

Additional Information

- ☐ A copy of the planning consent
- ☐ A copy of site plans
- ☐ A breakdown of site areas
- ☐ A copy of the corporate brochure

Available from the link below:-

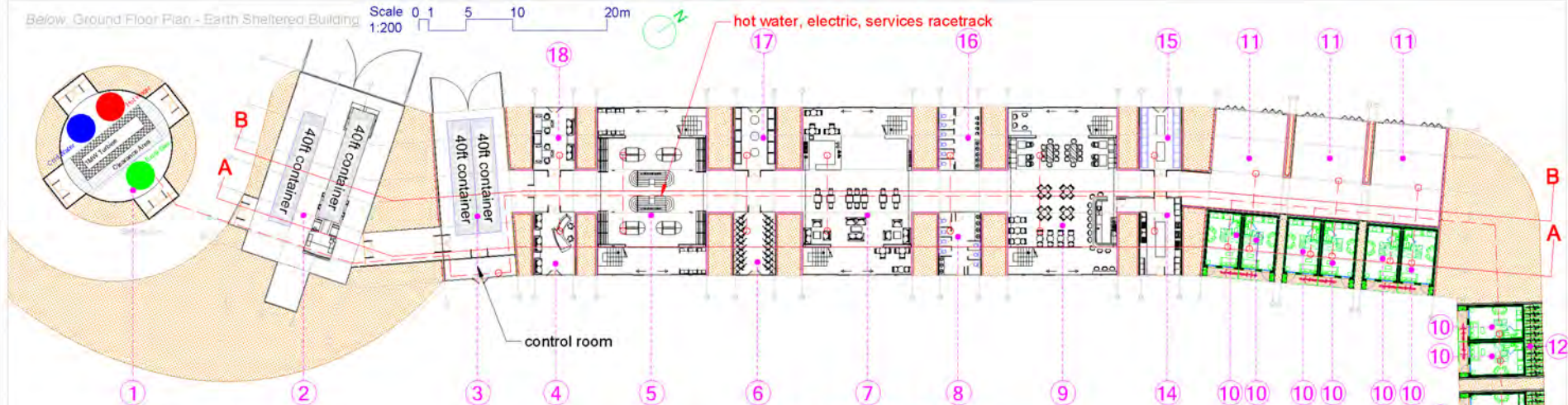
[Additional Information](#)



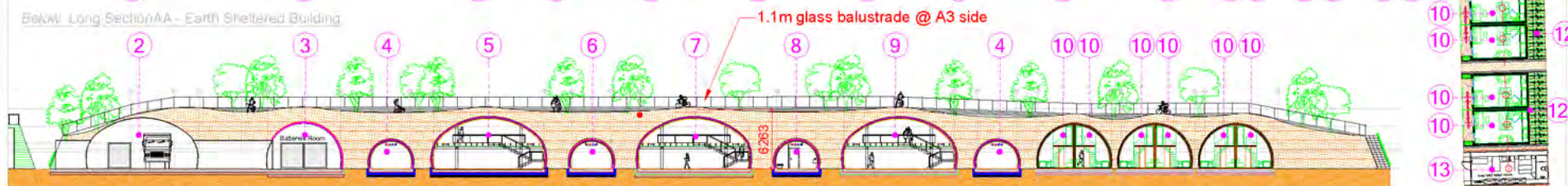
- 89 slow charging bays
- 28 medium charging bays
- 10 fast charging bays

Below: Ground Floor Plan - Earth Sheltered Building

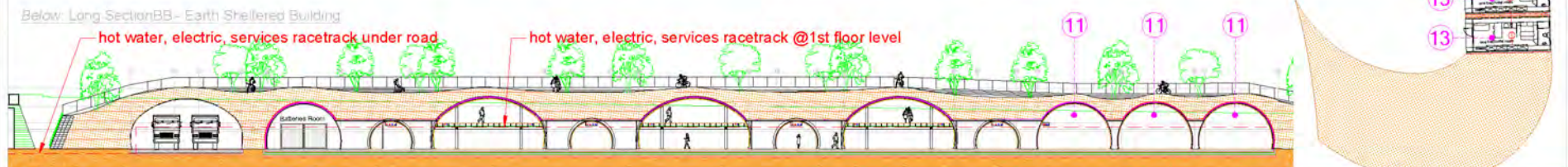
Scale 0 1 5 10 20m
1:200



Below: Long Section AA - Earth Sheltered Building



Below: Long Section BB - Earth Sheltered Building



- | | | |
|---------------------------------------|---|--------------------------------------|
| 1 CHP Plant Room (G/A141.6sqm) | 10 One-bed eco lodge (G/A22sqm) | 15 Laundry and Cleaning (G/A28.8sqm) |
| 2 Biogas Delivery Vault (G/A248.9sqm) | 11 EV showroom/Shop for rent (G/A82.6sqm) | 16 Male Toilet (G/A28.8sqm) |
| 3 Battery Storage Room (G/A139.4sqm) | 12 E-Bike parking bay (G/A19.8sqm) | 17 Shop (G/A28.8sqm) |
| 4 Hotel Reception (G/A28.8sqm) | 13 One-bed hotel room (G/A29sqm) | 18 Admin and Office (G/A28.8sqm) |
| 5 Farm shop (G/A204.4sqm) | 14 Kitchen (G/A39sqm) | |
| 6 Bicycle Shop (G/A28.8sqm) | | |
| 7 Cafe (G/A204.4sqm) | | |
| 8 Female Toilet (G/A28.8sqm) | | |
| 9 Restaurant (G/A204.4sqm) | | |

Right: Site-plan (for reference)

Scale 0 50 100m
1:2500



Rev	Date	Description	By	App
1	10/10/2019	Initial design	J. Smith	J. Smith
2	10/10/2019	Revised design	J. Smith	J. Smith
3	10/10/2019	Final design	J. Smith	J. Smith

Client:	A3 Recharge Centre
Project:	Planning
Drawing Number:	369_P_421
Scale:	1:2500
Date:	10/10/2019

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Accommodation

A schedule of areas is available in the additional information link.

Rating

The site will be assessed on completion.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Viewing

Strictly via the sole letting agent only.

Terms & Tenure

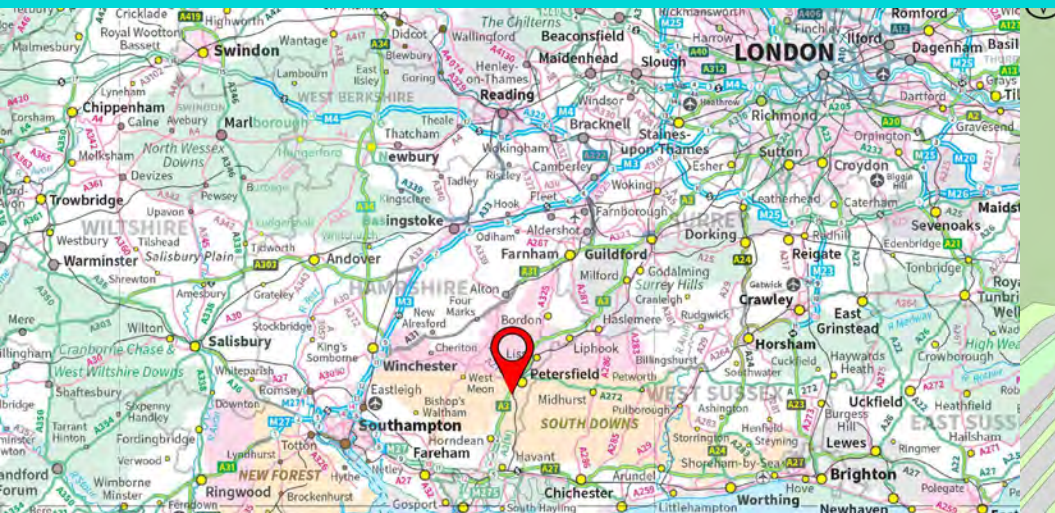
Our client is open to exploring opportunities for collaboration or strategic partnerships that maximise the potential of the site. While the primary focus remains on joint venture or development opportunities, the client would consider a freehold disposal or a long ground lease for the entire site, subject to achieving terms that align with their business goals.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



CONTACT

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About us

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