

FOR SALE ROADSIDE SITE WITH PLANNING CONSENT

A3, Buriton,
Petersfield, GU31 5SX

Closing Date for Offers
30th October 2025

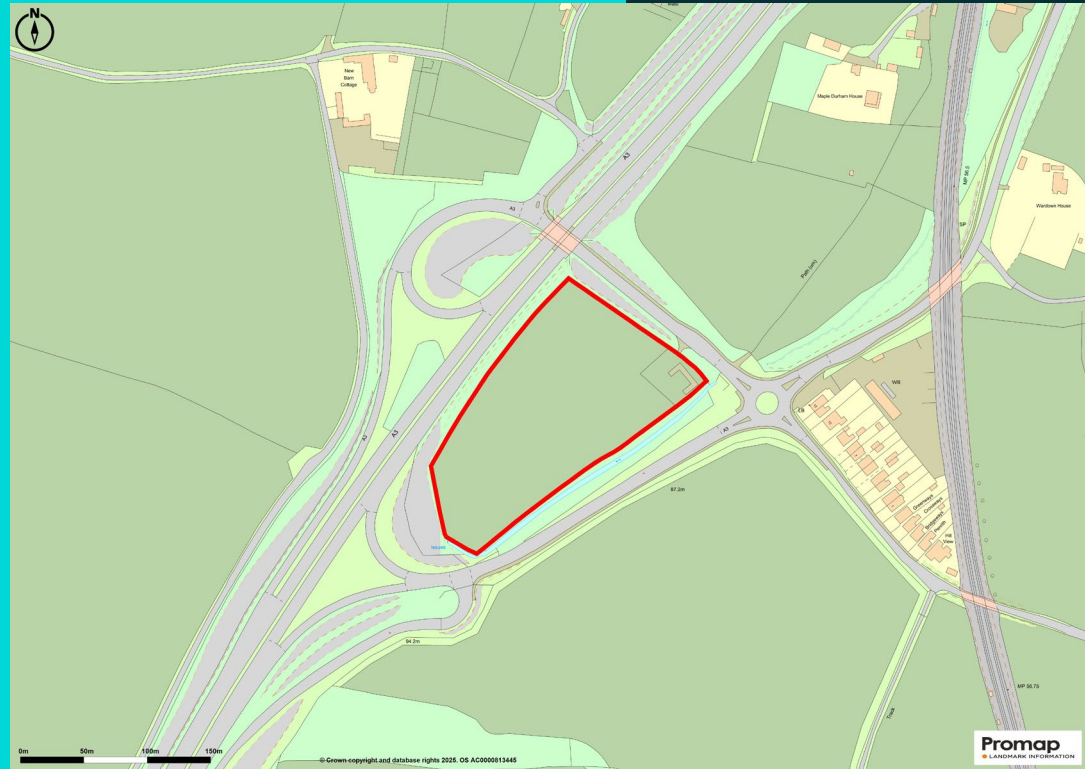
Key information

- ☐ Located fronting the A3 in heart of National Park
- ☐ Existing planning consent for roadside development
- ☐ Passing trade of 57,000 vehicles a day
- ☐ Access to A3 both Northbound and Southbound

Contact

Mark Frostick – 07785 522958
mark.frostick@rapleys.com

Angus Irvine – 07767 463884
angus.irvine@rapleys.com



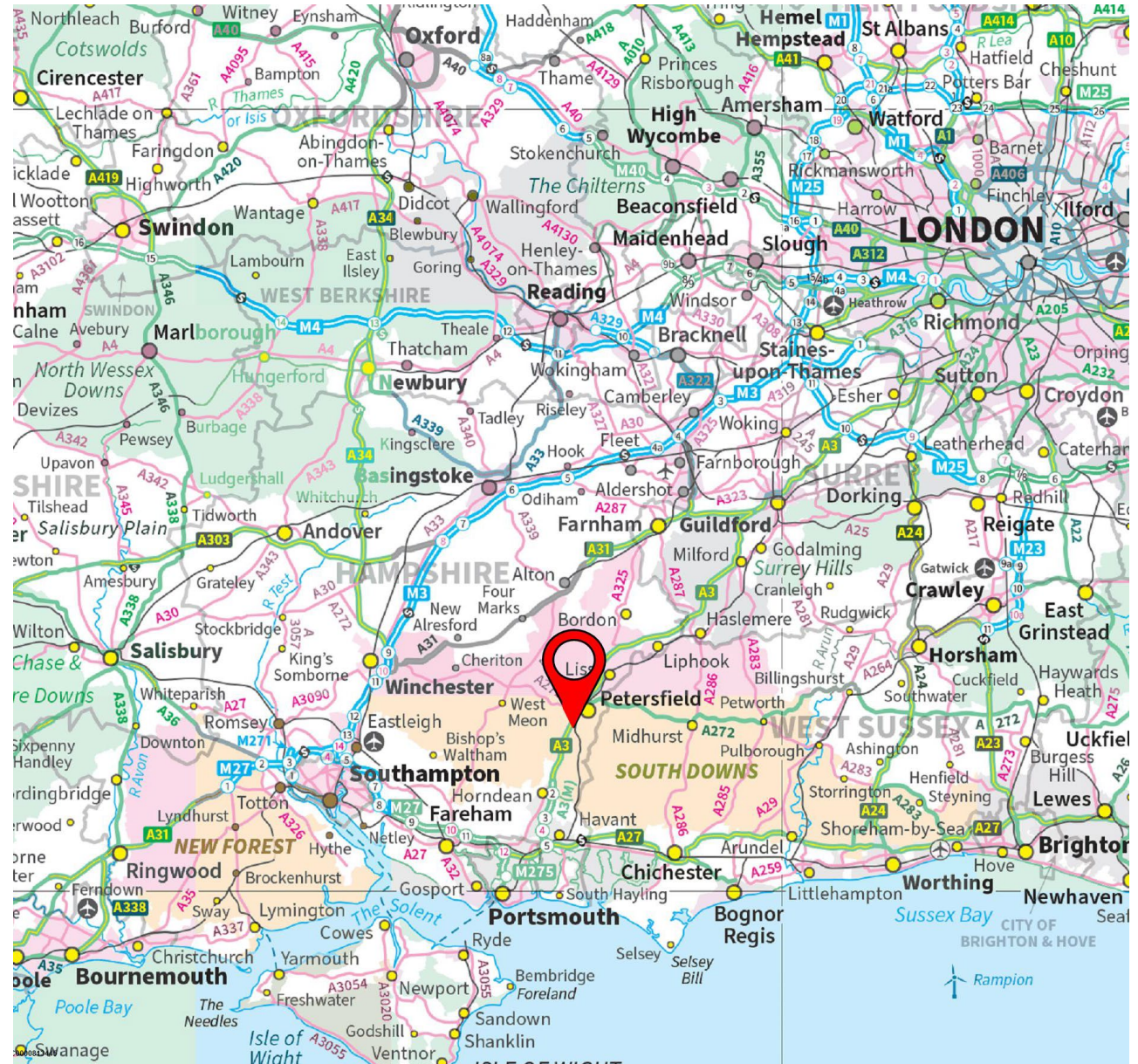
Location

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



Description

Sitting on a level site of 6.41 acres, the site is currently highly accessible with potential frontage to the A3.

The site has planning consent for a roadside service area including EV charging with Eco Lodges, and a commercial area including café and shop. The Eco Lodges total 44 2 Bedroom units with a further 16 One Bedroom Lodges. The commercial element extends to 14,316 sq ft (1,330 sqm)

Further details of the planning consent are available in the additional information.

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

Recharge One Buriton Petersfield

Additional Information

- A copy of the planning consent
- A copy of site plans
- A breakdown of site areas

Available from the link below:-

Additional Information

Energy Performance

The Energy Performance Asset Rating – N/A

Rating

The site is to be assessed on completion

Accommodation

Total site area: 2.59 he (6.41 ac)

Note:. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Tenure and Terms

Freehold.

Our Client's preference is for unconditional offers for the site

Subject to planning offers may be considered.

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 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.

Viewing

Strictly via the sole letting agent only, Rapleys



For further details contact:
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0370 777 6292

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