



FANUM HOUSE

MIXED USE
REGENERATION OPPORTUNITY



OPPORTUNITY SUMMARY

- Excellent opportunity to acquire a **Landmark HQ building** in central Basingstoke.
- **Substantial potential** to repurpose / redevelop the existing asset, suitable for various alternative uses.
- Large central site totalling **7.8 acres** (3.2 ha).
- Opportunity to acquire a **new long leasehold interest** to be granted by the freeholder, Basingstoke & Deane Borough Council.
- Located at the eastern end of Basing View and forms part of a wider Local Plan allocation for **mixed-use regeneration**.
- Site is identified under the Basingstoke Brownfield Land Register.
- **Strong local support** for brownfield redevelopment and high density town centre redevelopment in Local Plan consultations.
- **Highly accessible location** via road, rail and air transport links.
- Well located for Basingstoke town centre with **significant local amenity provisions** (Festival Place and Train Station are both a c.14 minute walk).



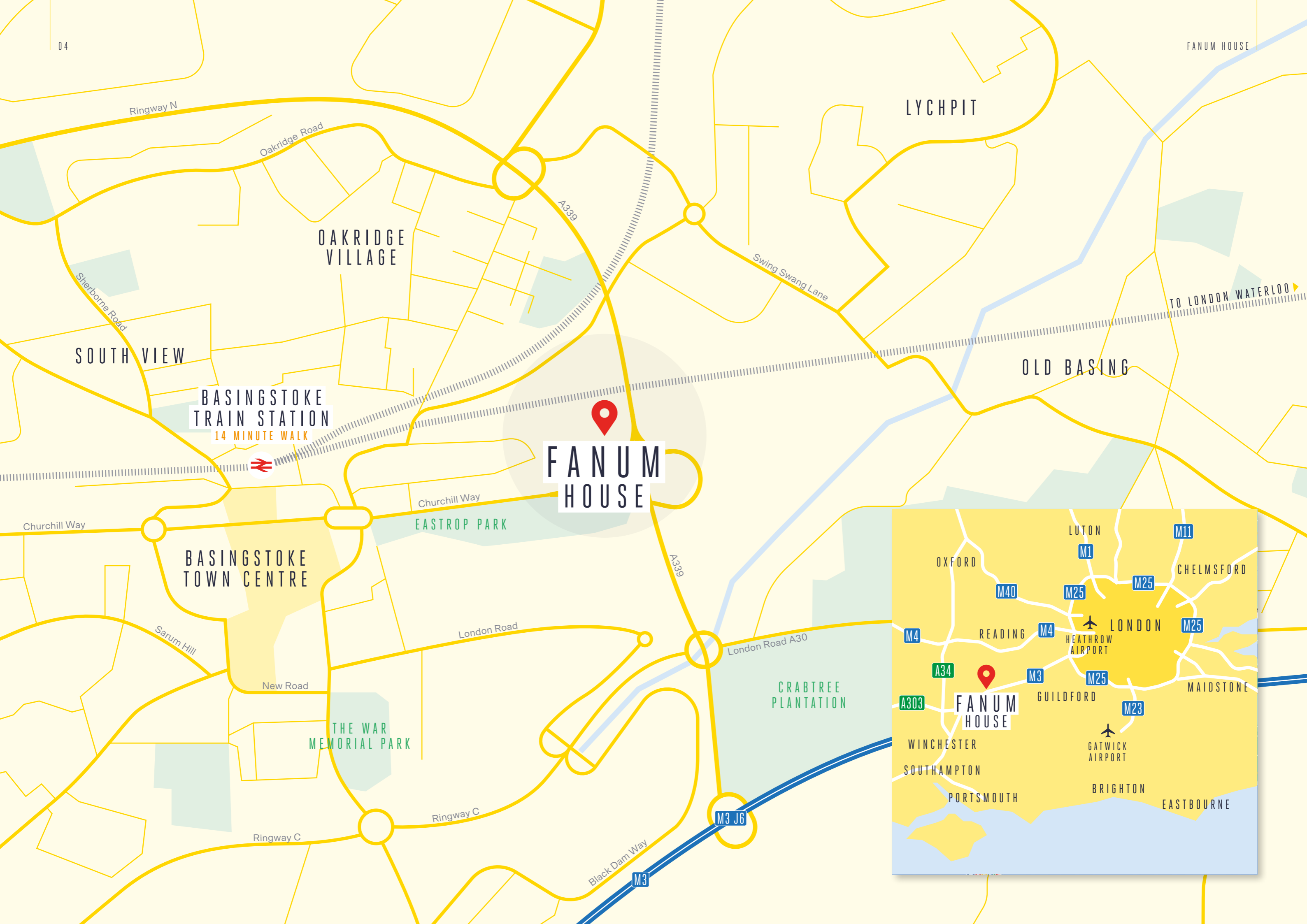


BASINGSTOKE TOWN CENTRE

Basingstoke benefits from being situated in close proximity to Junction 6 of the M3 which provides excellent connectivity to the Home County regions, London as well as Oxford and Birmingham and Heathrow Airport.

Basingstoke is becoming an increasingly attractive place to live and work, given its proximity to the South Downs and good connectivity links.





04

FANUM HOUSE

Ringway N

Oakridge Road

LYCHPIT

OAKRIDGE VILLAGE

A339

Swing Swang Lane

Sherborne Road

SOUTH VIEW

TO LONDON WATERLOO

BASINGSTOKE TRAIN STATION
14 MINUTE WALK

FANUM HOUSE

OLD BASING

Churchill Way

EASTROP PARK

Churchill Way

BASINGSTOKE TOWN CENTRE

A339

London Road

London Road A30

OXFORD

LUTON

CHELMSFORD

READING

HEATHROW AIRPORT

LONDON

MAIDSTONE

Sarum Hill

New Road

CRABTREE PLANTATION

FANUM HOUSE

GUILDFORD

WINCHESTER

GATWICK AIRPORT

SOUTHAMPTON

BRIGHTON

PORTSMOUTH

EASTBOURNE

Ringway C

Ringway C

M3 J6

Black Dam Way

M3



TRANSPORT

The site abuts the A339 to the east which provides direct road access to Newbury to the north and access to the M3 (Junction 6) to the south. This provides quick access to London to the east and Southampton to the south. Basingstoke Train Station is circa 0.5 miles to the west and provides regular direct trains to London Waterloo.

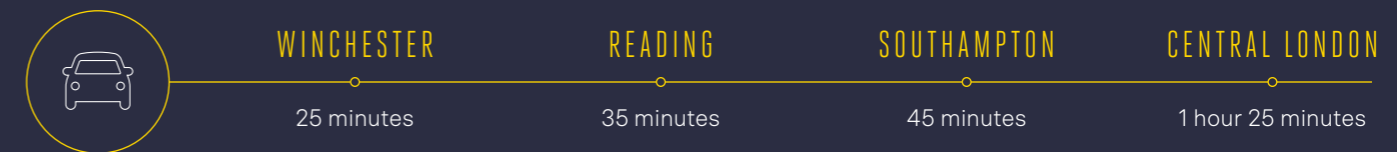
RAIL

TRAIN TIMES FROM BASINGSTOKE STATION



ROAD

DRIVING TIMES FROM FANUM HOUSE



AIRPORTS

DRIVING TIMES FROM FANUM HOUSE



Travel times taken from Google Maps

SITE DESCRIPTION

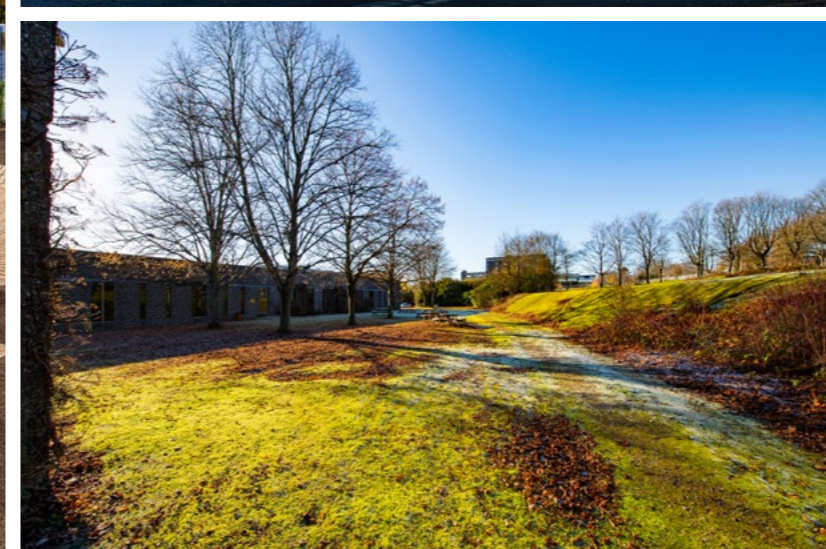
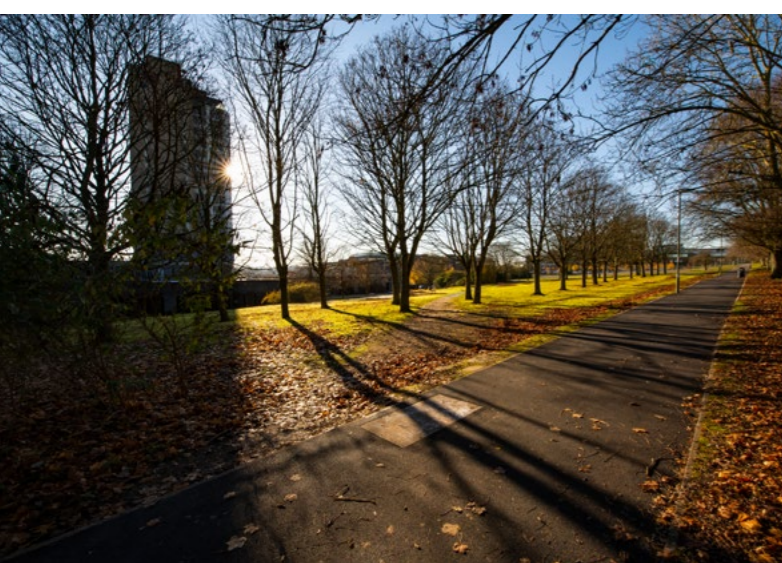
The subject site is the current Headquarters for the Automobile Association (AA), comprising of the Fanum House offices and landscaping. The site extends to circa 3.2 ha (7.8 acres) and is bound by dense vegetation to the north with railway line beyond, A339 to the east and Basing View to the west.

The property itself is an 18-storey building, built in 1970 and extends to circa 225,000 sq ft. It measures 83 metres high, making it the second tallest building in Basingstoke, surpassed only recently by the Skyline Plaza Development.

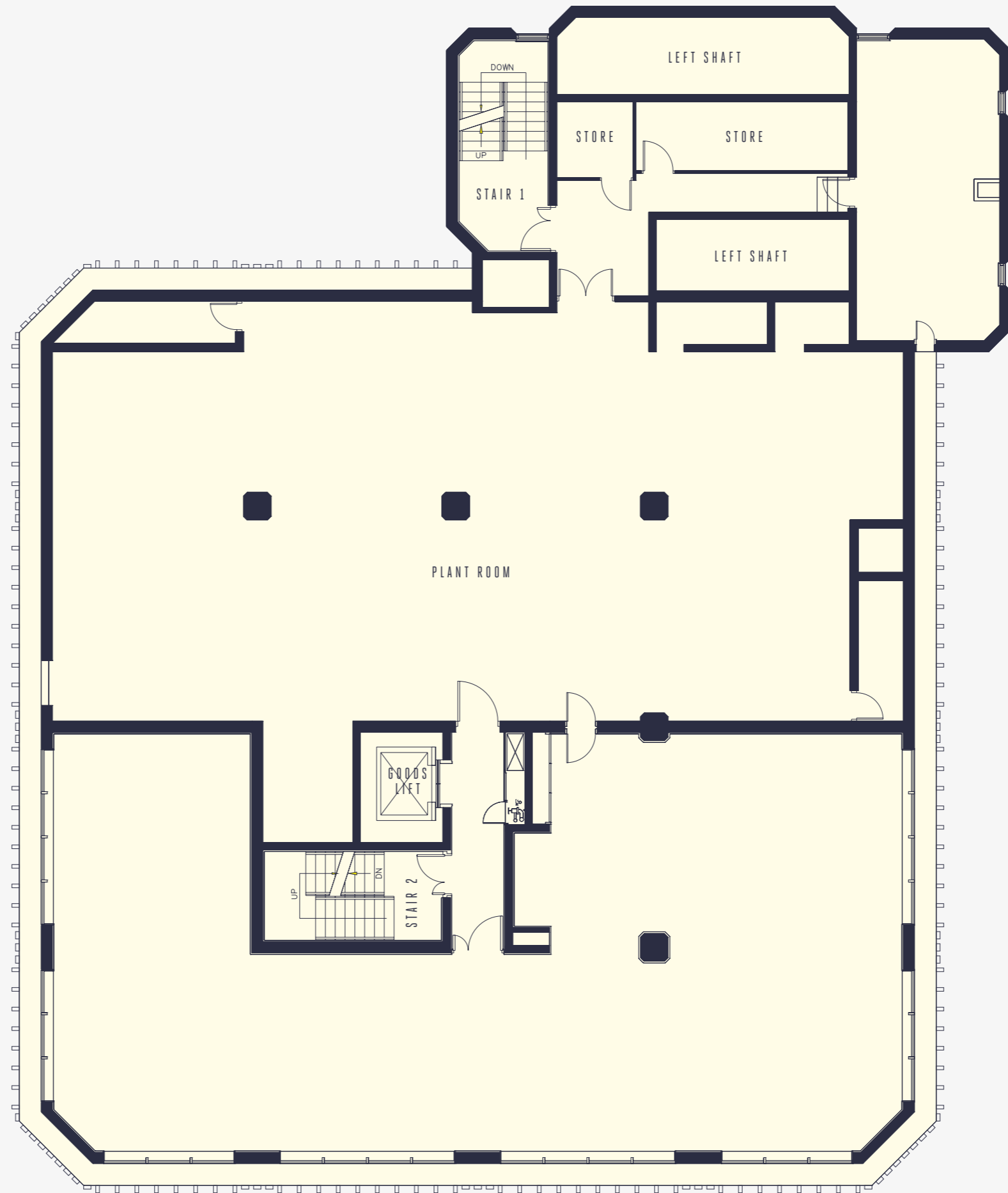
A public right of way currently runs along the northern edge of the site, adjacent to the railway line. The site is located within Flood Zone 1 and does not sit within or adjacent to any Conservation Areas; nor are there any Tree Preservation Orders on the site or other planning constraints that we are aware of which may restrict development.

Further planning context is set out on page 10 and within the various information pack hosted on the data room site.

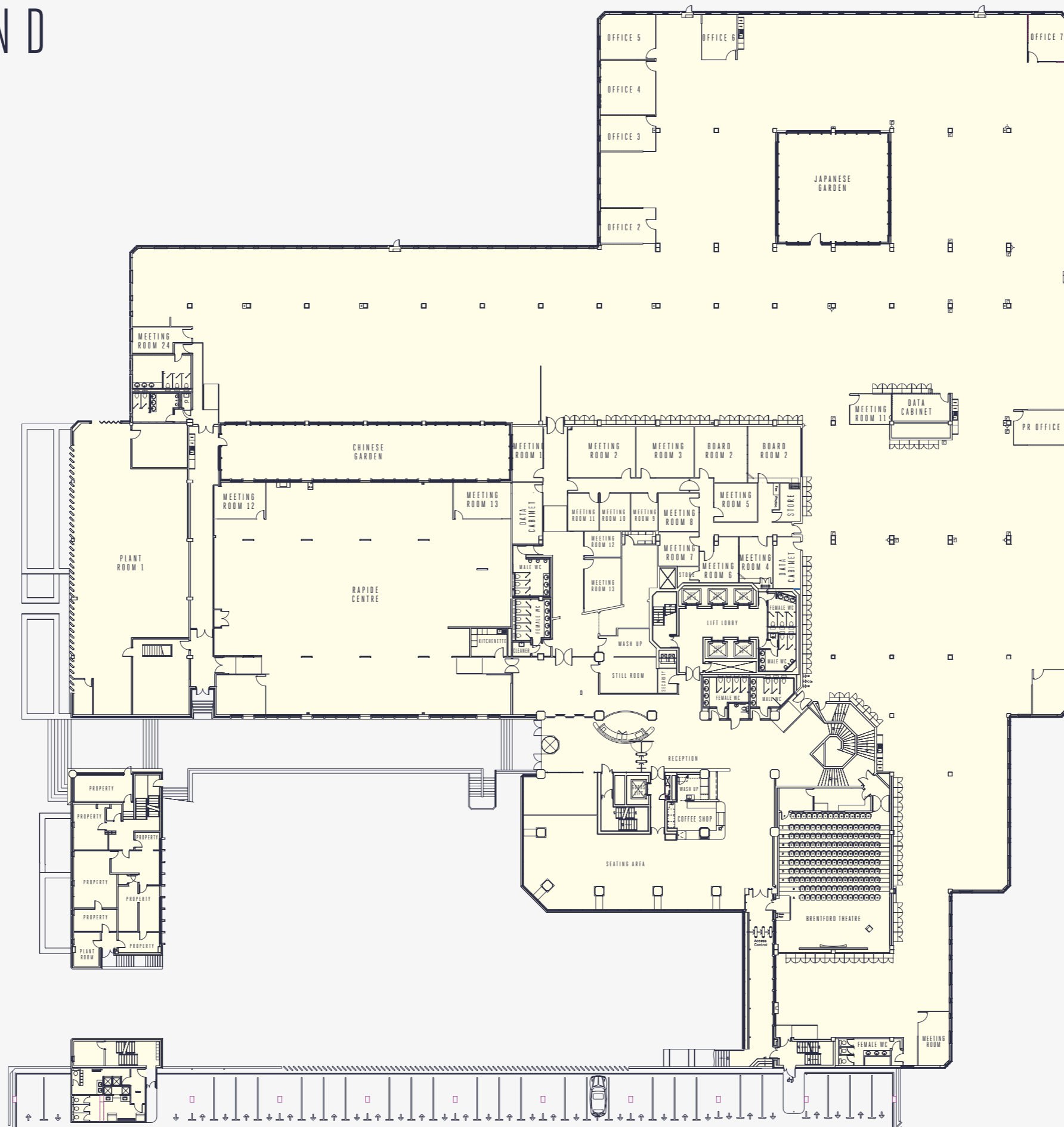




10TH FLOOR PLAN



UPPER GROUND FLOOR PLAN



PLANNING POLICY CONTEXT

ADOPTED LOCAL PLAN

The subject site is located in the jurisdiction of Basingstoke and Deane Borough Council (BDBC). The Adopted Development Plan comprises the Basingstoke and Deane Local Plan (2011-2029). The site is subject to the following planning designations:

- Basingstoke Town Settlement Policy Boundary (Policy SS1)
- Strategic Employment Area (Policies EP1 and EP2)
- Basing View (Policy SS8)

The site is located within the Basingstoke Town Settlement Policy Boundary. Policy SS1 outlines the local strategy for housing delivery, supporting development on appropriate brownfield sites and within Settlement Policy Boundaries



Policy SS8 relates specifically to Basing View and supports regeneration as a 21st century business location through the provision of complementary uses such as residential, and supports the delivery of approximately 300 dwellings on Basing View. Policy SS8 divides Basing View into three sub-areas, and provides more specific guidance on appropriate land uses in each. The site is in Area C (Uptown), which the associated policy says will be developed primarily for employment uses but also complementary uses which may include residential, educational, or mixed development.

Planning applications may be considered in line with paragraph 11(d) of the NPPF which states that where relevant policies are considered out of date permission will be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. This 'tilted balance' is therefore a significant material planning consideration.

BDBC adopted its Community Infrastructure Levy (CIL) and supporting policies on 22 March 2018 and these came into effect on 25 June 2018. The site is located within Zone 3, where a charge of £154.83 per square metre (2023) would apply to any residential scheme comprising more than entirely flatted development. Discretionary Social Housing Relief may be applied for qualifying dwellings that meet certain criteria, including that the dwelling is sold at no more than 80% of its market value



EMERGING LOCAL PLAN

The Council is in the early stages of undertaking a Local Plan update and consulted upon an Issues and Options document in 2020 which asked for views on the identified key planning issues facing the borough over the next Local Plan period (to at least 2038) and potential options to address them. An evidence base to support the Plan has been developed.

The Council is currently progressing towards Regulation 18 and is seeking to identify a suitable (lower) housing target for the area than identified in the Issues and Options document. The Regulation 18 consultation is currently timetabled for Autumn/Winter 2023, with possible adoption in Autumn 2025.

The Council's Strategic Housing and Employment Land Availability Assessment (December 2022) reiterates the potential residential capacity of the wider Basing View location for approximately 300 homes. The associated pro-forma states "The site's redevelopment is an important council priority and is being actively pursued by the borough council.

The site is available for the incorporation of some residential development, and the provision of residential is likely to be achievable and would be suitable in line with policy SS8, provided it complies with the borough's current planning framework." As part of this, the Council concludes that "Based upon the studies completed to date and the allocation in the adopted Local Plan for 300 homes, a yield of 300 is considered to be suitable within the 5-8 year period."



BASING VIEW

Basing View is a 65-acre business park situated in the heart of Basingstoke and a 10-minute walk from the railway station and town centre. The area has and continues to undergo significant re-development, with the recent construction of a new 45,000 sq ft HQ for international pharmaceutical Eli Lilly and Company in addition to The Florence Building, a 60,000 sq ft speculative Cat A office building, completed in 2018 and now fully let to Sovereign Housing Association.

Plans have been submitted for a further 45,000 sq ft Grade A office development called Neon on the site of the outdated Norden House building, which was purchased by the council for redevelopment in 2018. The building is being marketed for pre-let and designed to meet high environmental standards. Work has also commenced on the 160,000 sq ft refurbishment of former Mountbatten House site, now known as the 'Plant' Building owing to its green credentials.



There are also proposals for the demolition and re-development of Viewpoint within Basing View, a former office building to be replaced by a mixed-use building containing 468 flats and commercial floorspace on ground and lower ground floors. Other recent developments include a 153-bedroom Village hotel which opened in 2020, bringing new amenities to the park including swimming pool, gym, conference facilities, co-working space.

A new Waitrose has also been delivered at Basing View, which provides over 75,000 sq ft of retail space including cafe.

The opportunity for the re-development of Fanum House adds to the regeneration of Basing View and will benefit the wider Basingstoke area.



FURTHER INFORMATION

TENURE

Basingstoke and Deane Borough Council are the Freeholders of the Property with the AA currently holding a long leasehold interest in the property.

VAT

We understand that the property isn't elected for VAT and therefore VAT will not be payable on the purchase price.

DATA ROOM

Further information including Title Information, Asbestos reports, Ground reports and flood risk assessment can be found in the data room. Interested parties should register with JLL or Avison Young for access.

METHOD OF SALE

The long leasehold interest in the site is offered for sale by Informal tender with proposals invited on both unconditional and subject to planning bases. Vacant possession will be provided upon completion. Offers should be submitted to the joint selling agents.

INSPECTIONS

Inspections are strictly by appointment with the joint selling agents, JLL and Avison Young. Please contact one of the agents to arrange an inspection.



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