

SOUTH COAST DEVELOPMENT



SAVILLS DEVELOPMENT 2025 DEALS

The Savills South Coast Development team transacted on 9 deals with capacity for 153 units with a total land value of £19 million.

Unlocking the best value at every stage of your development lifecycle.

TRANSACTIONAL & STRATEGIC



LAND NORTH OF SALISBURY ROAD

Date	Q1 2025
Location	Blandford, Dorset
Price	£1,634,000
Existing use	Agricultural
Size	2.61 hectares (6.45 acres)
Summary	Allocated Employment Site in a prominent location on the Blandford Bypass.



BEAUMONT BUSINESS PARK

Date	Q1 2025
Location	Mere, Wiltshire
Price	£3,125,000
Existing use	Brownfield
Size	1.94 hectares (4.89 acres)
Summary	Brownfield development opportunity: outline planning application for "Demolition of existing buildings and the erection of up to 70 dwellings."



HOUNDWELL PLACE

Date	Q1 2025
Location	Southampton, Hampshire
Price	Confidential
Existing use	PBSA
Size	0.38 hectares 0.96 acres
Summary	A PBSA ground rent investment opportunity comprising 423 bedspaces delivered in studios, en-suite and townhouses.



FORMER KINGSWOOD ACTIVITY CENTRE

Date	Q3 2025
Location	Bembridge, Isle of Wight
Price	Confidential
Existing use	Educational/outdoor activity centre
Size	24.28 hectares (60 acres)
Summary	A rare opportunity for the disposal of an outdoor activity centre, including accommodation and outdoor facilities.



DERRITT LANE

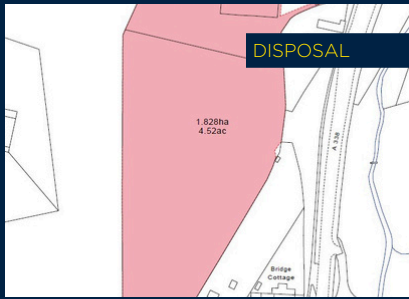
Date	Q2 2025
Location	Bransgore, Hampshire
Price	£6,000,000
Existing use	Agricultural
Size	11.71 hectares (28.93 acres)
Summary	Planning permission for 100 dwellings was secured in Sep 2023 under an option with Wyatt Homes. Permission was confirmed in Mar 2025, followed by market value negotiations, with completion in Jun 2025.



44 COMMON LANE

Date	Q3 2025
Location	Fareham, Hampshire
Price	£750,000
Existing use	Residential
Size	0.33 hectares (0.82 acres)
Summary	Residential development opportunity with full planning permission for two detached and two semi-detached homes. Completion took place in Jul 2025.

SOUTH COAST DEVELOPMENT



LAND AT BURGATE

Date	H2 2025
Location	Fordingbridge, Hampshire
Price	£1,409,579
Existing use	Agricultural
Size	1.81 hectares (4.48 acres)
Summary	Forms part of the Strategic allocation SS18 for residential-led mixed use development and open space. At least 400 homes.



WIMBORNE LOCAL CENTRE

Date	Q1 2025
Location	Wimborne, Dorset
Price	£575,000
Existing use	Residential and commercial
Size	0.49 hectares (1.21 acres)
Summary	Fully serviced parcel within Wimborne Chase (630 homes), sold with outline consent for Class A development.



LOWER ANSFORD, CASTLE CARY

Date	Q4 2025
Location	Castle Cary, Somerset
Price	£2,000,000
Existing use	Agricultural
Size	2.18 hectares (5.3 acres)
Summary	Sold to Redcliffe Homes for 29 units for private clients.



LAND SOUTH OF LONDON ROAD

Date	H1 2025
Location	Andover, Hampshire
Price	Option signed
Existing use	Agricultural
Size	1.04 hectares (2.57 acres)
Summary	Strategic site - Persimmon nearing submission of planning application.



LAND AT WHITEGATE FARM

Date	H1 2025
Location	Horton, Somerset
Price	Promotion signed
Existing use	Agricultural
Size	12.92 hectares (31.93 acres)
Summary	Strategic promotion in Somerset with outline application submitted (Nov 2025) for 150 homes across two ownerships.



LAND NORTHWEST OF WORGRET ROAD

Date	H2 2025
Location	Wareham, Dorset
Price	Option signed
Existing use	Agricultural
Size	2.61 hectares (6.45 acres)
Summary	Secured developer option for up to 160 homes; marketed to a targeted shortlist.



BRACKLESHAM BAY

Date	H1 2025
Location	East Wittering, West Sussex
Price	Option signed
Existing use	Agricultural
Size	9.96 hectares (24.6 acres)
Summary	Edge-of-settlement greenfield site with potential for strategic promotion for 200 homes.

SOUTH COAST DEVELOPMENT VALUATIONS



DEVELOPMENT



CANFORD CLIFFS ROAD

Date	Q3 2025
Location	Poole, Dorset
Value	GDV of £52,555,000
Description	Demolition of existing buildings and construction of a single block of 44 apartments.
Summary	Red Book loan security valuation

OFFICE



THE WHITE BUILDING AND LATIMER HOUSE

Date	Q4 2025
Location	Southampton, Hampshire
Value	£10,000,000
Description	Two prominent city centre office buildings.
Summary	Accounts valuation

RESIDENTIAL



MUDEFORD LODGE

Date	September 2025
Location	Christchurch, Dorset
Value	£2,600,000
Description	Three-storey detached house constructed in 2018 within the grounds of Mudeford House.
Summary	Red Book valuation for secured lending

INDUSTRIAL



MANOR HOUSE BUSINESS PARK

Date	Q3 2025
Location	Southampton
Description	Multi-let industrial trade centre, developed in 2018.
Summary	Accounts valuation

SPECIALIST



OCEAN QUAY MARINA

Date	Q2 2025
Location	Southampton
Description	Recently redeveloped marine estate and 108 berth marina, valued alongside our specialist Marinas & Leisure team.
Summary	Red Book loan security valuation

PORTFOLIO



RESIDENTIAL PORTFOLIO

Date	Q2 2025
Location	Southampton and Romsey
Value	£2,700,000
Description	Portfolio of 17 residential properties held for investment purposes.
Summary	Red Book valuation for secured lending

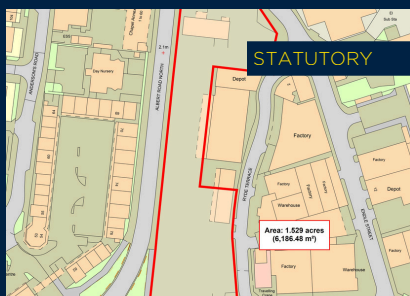
TAXATION



LAND AT WHITCHURCH

Date	Q1 2025
Location	Whitchurch
Value	MV: £6,070,000/GDV £74,200,000
Description	C. 38 acres of agricultural land, part of which is under option to a housebuilder.
Summary	Red Book valuation for non-dom CGT valuation purposes

STATUTORY



COMMERCIAL SITE

Date	Q2 2025
Location	Southampton
Value	£2,050,000
Description	Substantial industrial site in the city centre, held as an investment, to be sold on the open market.
Summary	Valuation under S123 of the Local Government Act

VIABILITY



BTR BLOCK

Date	Q3 2025
Location	Southampton
Value	£4,000,000
Description	Planning application for a vertical extension providing 24 new one-bed apartments.
Summary	Viability report to support the planning application

SAVILLS SOUTH COAST DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development. As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.

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