

LAND ADJACENT TO 135 SOUTHAMPTON ROAD PORTSMOUTH

PO6 4SB

Freehold Land
FOR SALE

KEY DETAILS

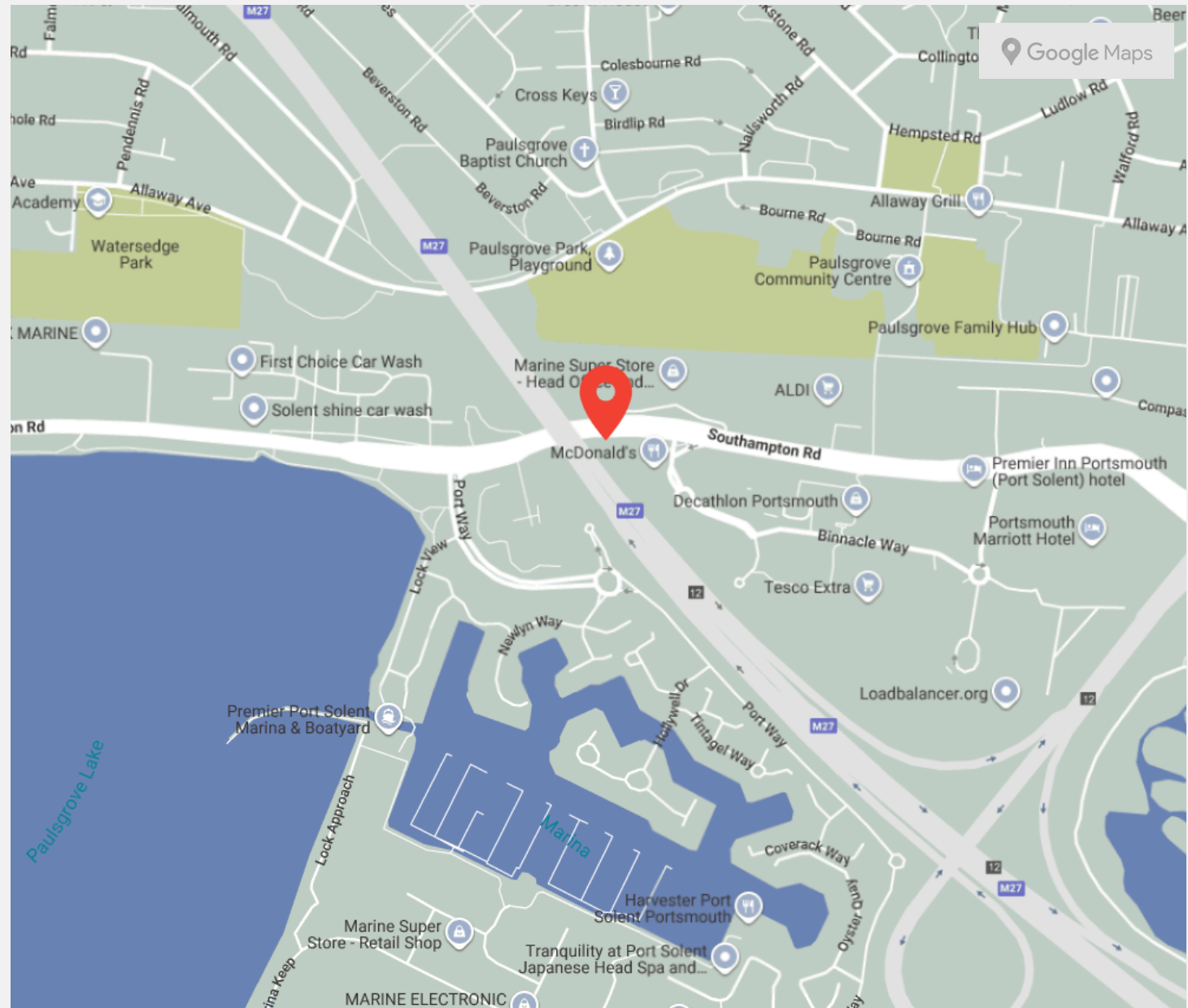
- Approximately 0.127 acres / 0.0514 hectares
- Potential for Development, Subject to Planning
- Accessible location near the M27 motorway and two rail stations
- Nearby commercial amenities include Tesco, Aldi and McDonald's.
- Close to the sea coast

LOCATION

The site is situated on the main Southampton Road, in the Cosham ward of Portsmouth on the mainland side. The M27 flyover is to the southwest whilst two, semi-detached houses occupy the adjacent plot to the east, immediately beyond which is a McDonalds fast food restaurant. The site is relatively close to the sea coast—about 0.2 miles as the crow flies from the shoreline. The nearest rail stations are Portchester (1.1 miles) and Cosham (1.4 miles).

TRANSPORT

- Portchester Station 1.1 miles
- Cosham Station - 1.4 miles



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DESCRIPTION

A triangular, open land parcel comprising approximately 0.127 acres. We have not inspected but understand this to be in a wild, overgrown state with significant tree and shrub cover.

PLANNING HISTORY

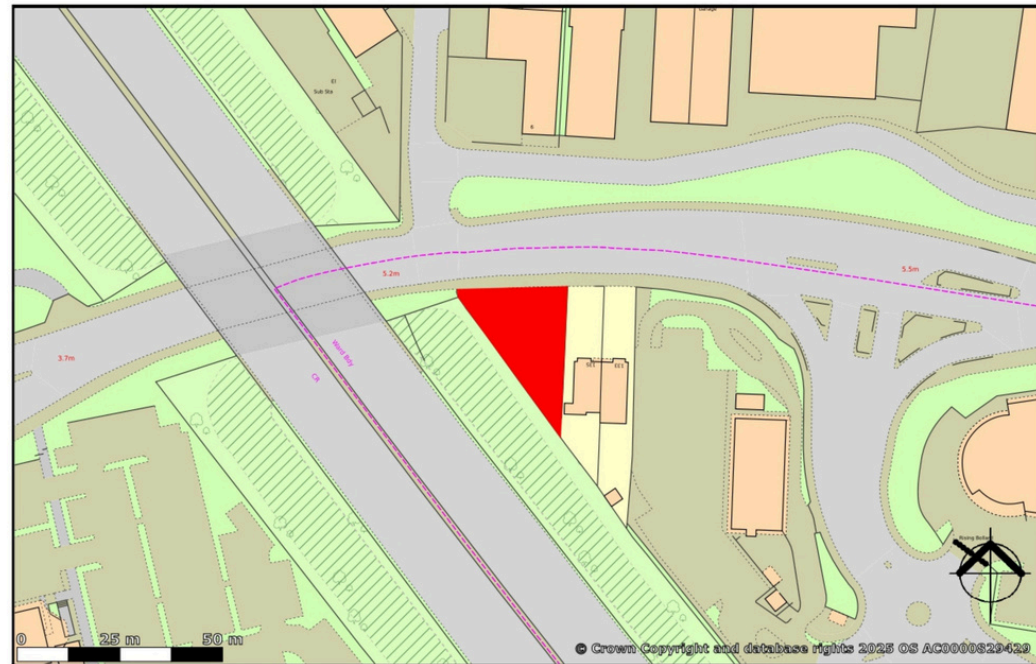
We understand the site historically achieved planning permission for a detached bungalow and garage in 1984. Whether this was ever implemented for planning purposes is unknown and we are unaware of any more recent planning history. A Title plan for one of the adjacent properties appears to show there may have been a single dwelling occupying this site at some time in past.

SITE AREA

We have assessed the proposed site area to be in the region of 0.127 acres / 0.0514 hectares.

Land Adjacent to 135 Southampton Road, Portsmouth, PO6 4SB

bf
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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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TERMS

Freehold offers will be considered on either an unconditional or 'subject to planning' basis.

PRICE

Guide price on application, which may be subject to VAT.

ANTI- EMBARRASSEMENT CLAUSE

The Buyer shall pay to the Seller 50% of any additional sale value achieved if the site is sold as undeveloped land within 5 years of the completion date. This overage is to fall away upon the grant of a planning permission that adds material value to the site.

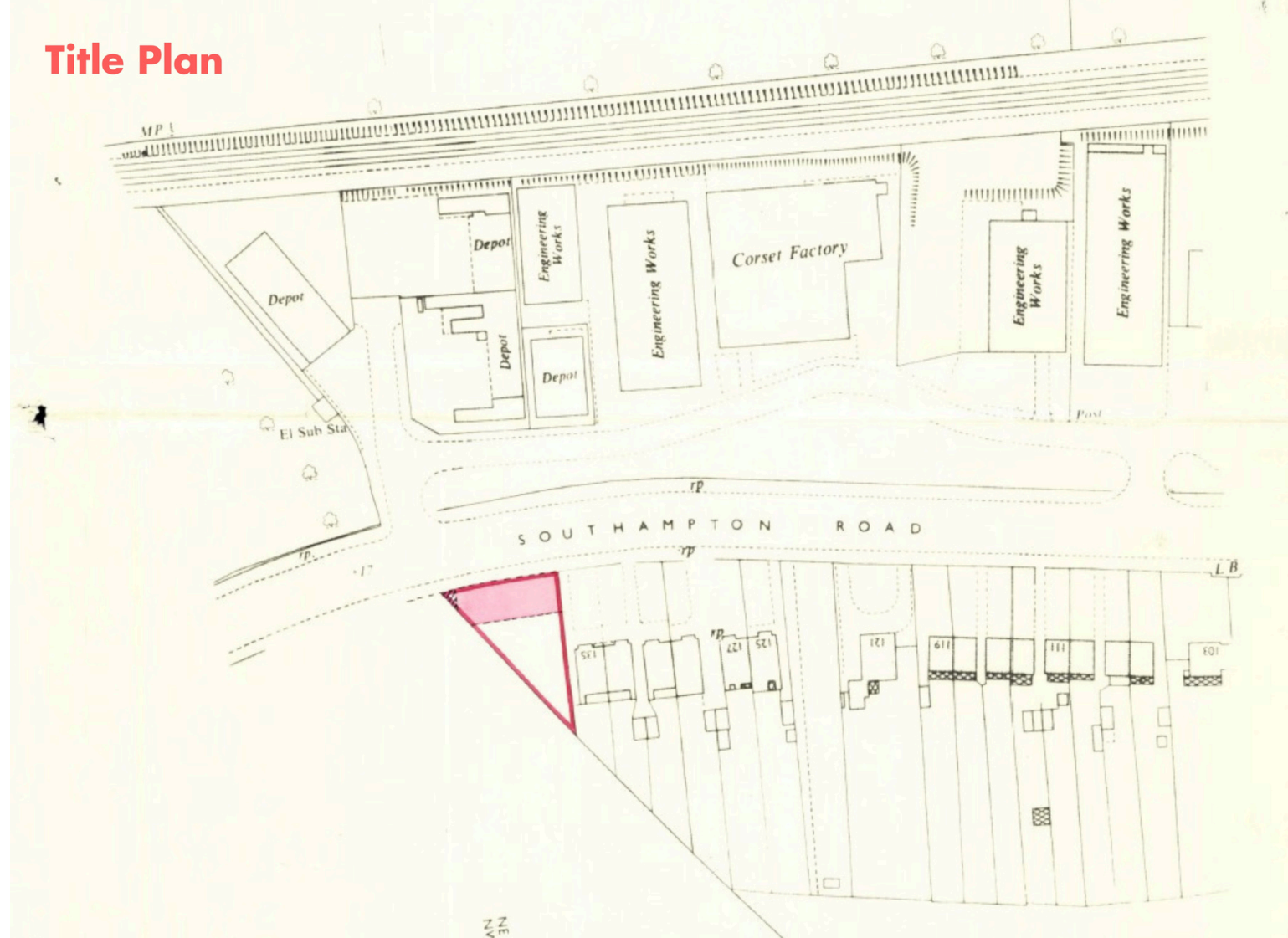
AML

In accordance with current anti-money laundering regulations, prospective purchasers will be required to provide information such as corporate structure, source of funds, ID and proof of address.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

Title Plan



CONTACT

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

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