

For Sale

- REVISED PRICING AND PLOTS
- Residential Development and Pasture Land
- Extant planning permission for Guest House
- Subject to planning offers will be considered



Residential and Commercial Development Opportunity
0.25 - 11.25 acres (0.1 - 4.55 hectares)

Development Land Off Lower Chase Road, Waltham Chase, Southampton,
Hampshire, SO32 2LH

Description

An exciting opportunity to acquire a collection of development and lifestyle land parcels in the desirable location of Waltham Chase, Hampshire. The available sites are offered individually or as a package, presenting flexibility for investors, developers, and private buyers alike.

Plot 1 - Former Garden Land (0.31 acres)

Former garden land suitable for the siting of a mobile home (STPP).

Plot 2 - Pool House with Extant Permission (0.25 acres)

A detached existing pool house benefiting from extant planning consent (Ref: 19/00744/FUL) for conversion into a holiday let/guest house. Ideal for immediate development or lifestyle use.

Plot 3 - Pasture Land with Stream (7.00 acres)

A scenic and versatile block of pasture land with stream frontage.

Plot 4 - Residential Development Land (3.69 acres)

A prominent parcel fronting Lower Chase Road, with strong potential for residential development (STPP). There is a secondary access to be re-instated from Lower Chase road, with a track running along side the boundary giving access into the rear fields.

Accommodation

Floor	Area (acres)	Area (hectares)
Plot 1 - Former Garden Land	0.31	0.13
Plot 2 - Pool House with Extant Permission	0.25	0.1
Plot 3 - Pasture Land with Stream	7.00	2.83
Plot 4 - Residential Development Land	3.69	1.49
Total	11.25	4.55



Terms

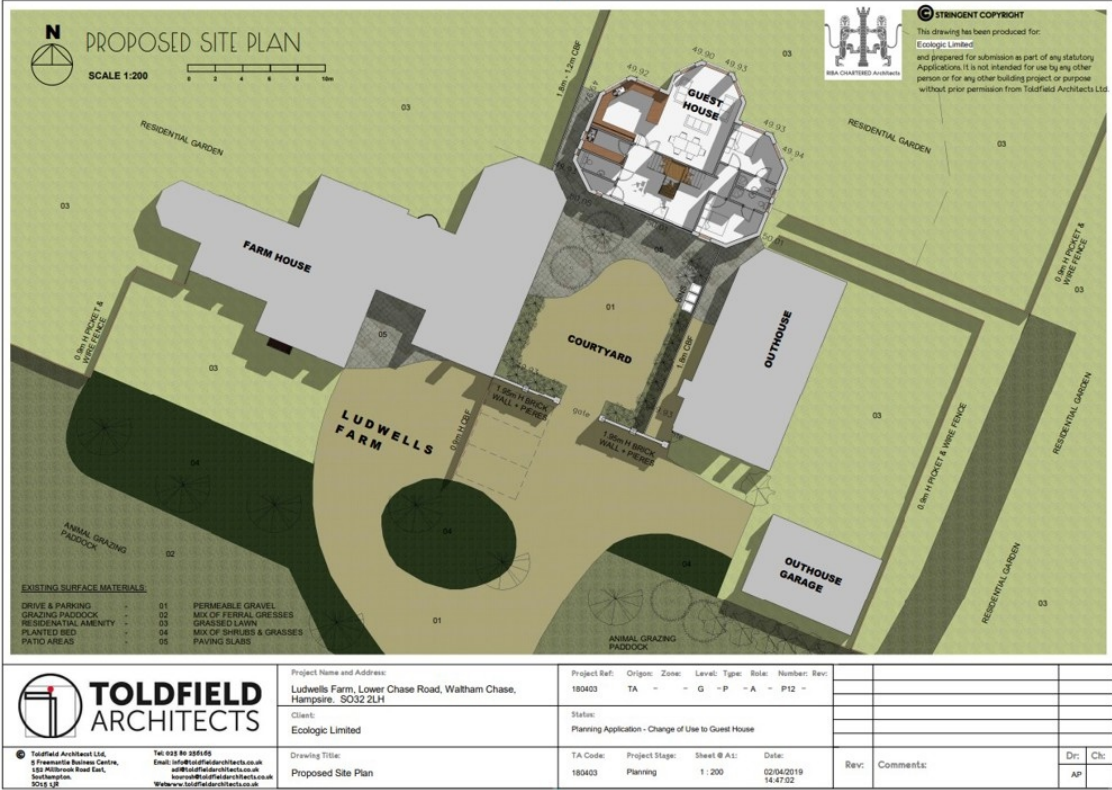
- Plot 1 - Offers in Excess of £125,000.
- Plot 2 - Offers in Excess of £495,000.
- Plot 3 - Offers in Excess of £560,000, subject to an overage agreement of 25% for 30 years.
- Plot 4 - Offers in Excess of £1,250,000, subject to an overage of 30% of GDV for 30 years. The vendor will consider Joint Venture proposals or Conditional Contracts, both subject to deposits.
- Purchaser to provide full vehicular, pedestrian, and media access to rear fields along Line A-B.-No Ransom Strip.
 - There is to be a Restrictive Covenant between Line C-D preventing any vehicular, pedestrian, or media access through to the garden area of Ludwells Farmhouse. The Hedge along this line is also owned by the Company.
 - There is a Covenant in favour of the Land over Ludwells Cottage not to object to any planning application.
 - There is a Legal Right in favour of the land to move the existing drive to any position between the main entrance, and the top roundabout.
 - Utilities are available on-site except foul drainage which is in Lower Chase Road.

Rates

The property is not currently assessed for business rates or council tax.

VAT

We are advised that VAT will not be payable.



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Location

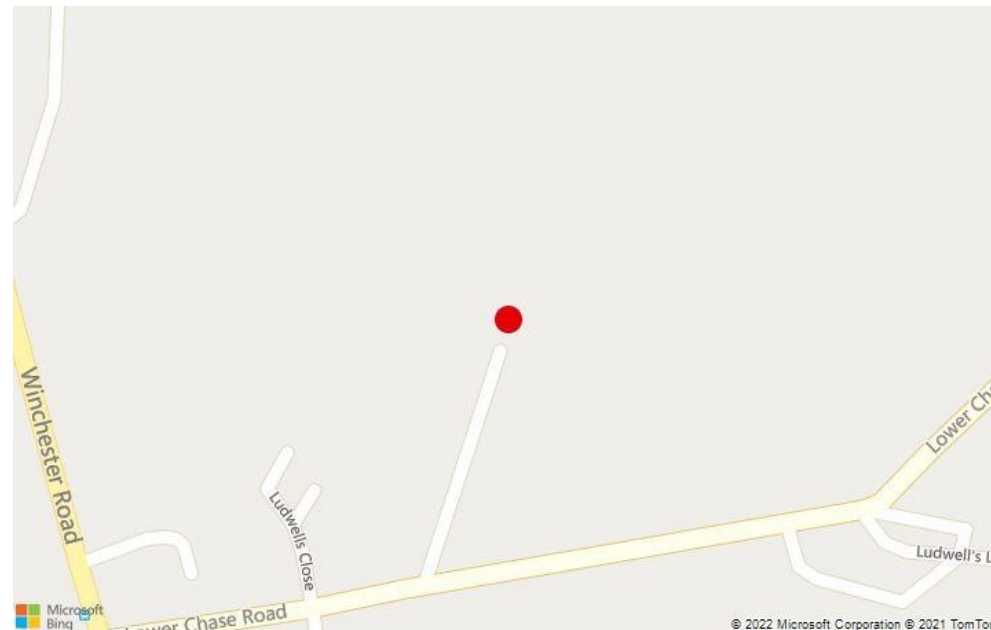
The property is located on the north side of Lower Chase Road, Waltham Chase approximately 11 miles north east of Southampton city centre and 12 miles south east of Winchester. Junction 7 M27 is approximately 6.5 miles. Waltham Chase village centre is approximately 0.5 miles.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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