

LAND FOR SALE

Development Opportunity

LAND AT THE CLOSE, HOLBURY, HAMPSHIRE, SO45 2PG

KEY FEATURES

- Total site area: 0.57 acres
- Vacant plot within housing estate
- Development potential subject to consents
- Inviting unconditional offers only
- Offers in excess of £100,000 stc
- Best Bids deadline: 13th February 2025



Primmer Olds B-A-S
Cumberland House, 15-17 Cumberland Place, Southampton, SO15 2BG
Enquiries: Call us on 023 8022 2292



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LAND AT THE CLOSE

DESCRIPTION

Holbury is a village in the county of Hampshire, forming part of the Parish of Fawley, on the edge of the New Forest. It is located on the west side of Southampton Water. Holbury is approximately 13 miles south of Southampton and 12 miles from the M271 which gives access to the M27 and the wider motorway network. The land is located off The Close in Holbury, south west of Long Lane (A326).

Vacant mainly level parcel of land extending to 0.57 acres.

The land is accessible via The Close and is fenced off from the east, south and western boundaries as far as we can ascertain.

VAT

As far as we are advised VAT is not payable on the sale. Interested parties should make their own investigations.

TENURE

Freehold with vacant possession on completion.

Title Number HP349982

TERMS

Offers in excess of £100,000 subject to contract for the freehold interest with vacant possession on completion.

PLANNING

All parties are advised to make their own enquiries of the local authority for confirmation.

Note: The site is not in a conservation area.

The site is not in a flood zone.

Previous refusal for 4 x two-storey dwellings in 2008. Application Ref. 08/92592.

We are advised there are tree preservation orders in place on the site.

RATES

Rateable Value To be assessed

Source: <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating Not Applicable

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

LOCATION PLAN



SITE PLAN



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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