



**MAPLE PLACE, 237 CHAMBERLAYNE ROAD
& 5 DERBY ROAD, EASTLEIGH, SO50 5HX**

**DEVELOPMENT LAND FOR SALE
0.21 ACRES (0.08 HECTARES)**

On the instructions of:



Summary

TOWN CENTRE RESIDENTIAL OPPORTUNITY

(Subject to Planning)

Size	0.21 Acres
Price	On Application
EPC Rating	N/A

- Established residential area close to local schools
- 0.5 miles from Eastleigh Town Centre
- 0.7 miles from Eastleigh Train Station
- Unsuccessful application for 12 units refused in October 2023
- Unconditional and subject to planning offers invited



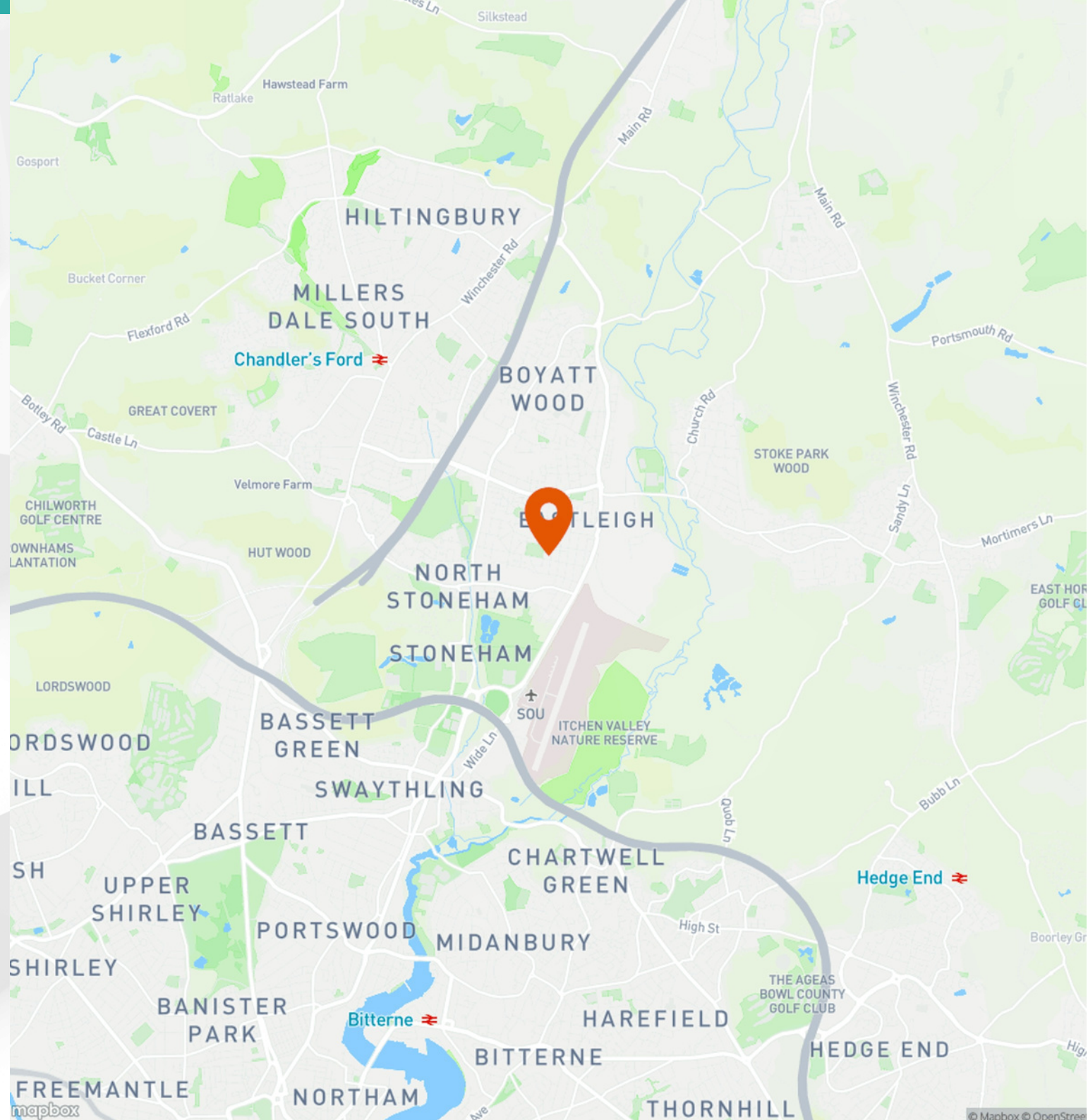
Location



Maple Place, 237
Chamberlayne Road & 5
Derby Road, Cosham,
Eastleigh, SO50 5HX

The site is situated approximately 0.5 miles from Eastleigh's busy town centre. The Centre is only 5 minutes' drive from Southampton International Airport and the M27 & M3. Eastleigh Railway Station and bus station are short walk away.

The Centre has a wide range of shops, cafes, bars and restaurants, and a new leisure complex.



Further Details

Description

The site occupies a corner position at the junction of Chamberlayne Road and Derby Road. The previous buildings have been demolished and the site is now cleared. It is level and broadly regular in shape.

Viewings

The site is available for viewing from the public highway during daylight hours.

Terms

Unconditional and subject to planning offers are invited for the freehold interest of the site.

Planning Position

The site is vacant brownfield land within an established residential area and which the adopted Local Plan (2016-2036) identifies as falling within the 'urban edge'. The Local Plan seeks to ensure that as much development as possible is accommodated within existing urban areas order to ensure the sustainability of development, make best use of urban land and to support existing facilities and services. Policy DM23 states that within the urban edge, residential development will normally be permitted subject to the general development criteria and transport policies of the Local Plan.

In June 2023 a detailed planning application was submitted to Eastleigh Borough Council (ref- F/23/95574) for the construction of a 100% affordable scheme of 12 dwellings with associated landscaping, 11 parking spaces and a new access on to Derby Road.

The scheme comprised a terrace of townhouses and a 3-storey apartment block, together providing:

- 3 x 3-bedroom townhouses (121 m2)
- 3 x 2-bedroom apartments (78 m2)
- 6 x 1-bedroom apartments (51m2)

Planning Refusal Wording

"The proposed three-storey block of flats fronting Chamberlayne Road would be out of keeping with the scale, form and appearance of the adjacent two-storey terraced housing and would result in an unacceptable impact on the amenities of neighbouring residents as a result of loss of privacy from overlooking. The development would be contrary to policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places Supplementary Planning Document."

We believe that there is an opportunity to redesign the development to address the refusal grounds.

VAT

All rents, prices and premiums, etc., are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Notes
1. The information is to be checked by the client and confirmed before any construction starts. Do not use for anything else.
2. The drawings are the property of the client and are not to be used for any other purpose without the written consent of the client.
3. The drawings are not to be used for any other purpose without the written consent of the client.
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- KEY:**
- Site boundary line
 - Crossed areas
 - Brick paved areas
 - Tarmac areas
 - Concrete slab paved areas
 - Landscaped areas
 - Existing trees to be removed
 - Existing trees to be retained
 - 1.5m high brick walls to building footings
 - 1.5m high brick walls to gardens
 - 1.5m high brick fence between gardens
 - Ground existing to building
 - Concrete Kerbs
 - Concrete Grass Kerbs
 - Car Charging pads

1705/2022	1:100	@ A1
EF	LOU	EF

Aspect (Eastleigh) Ltd
Redevelopment of
Samson's Gym

**PROPOSED
SITE PLAN**

1705/2022	1:100	@ A1
EF	LOU	EF





Enquiries & Viewings



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