



**1-4 HURST COMMON COTTAGES, OWSLEBURY,  
WINCHESTER, SO21 1JH**

**RESIDENTIAL FOR SALE**

**4,078 SQ FT (378.86 SQ M)**



**Vail  
Williams**



# Summary

## RESIDENTIAL REFURBISHMENT/DEVELOPMENT OPPORTUNITY

Available Size	4,078 sq ft
EPC Rating	Upon enquiry

- Terrace of 4 Vacant Cottages
- Approximately 0.76 (0.31 ha) Site
- Favoured Semi-Rural Location
- South Downs National Park
- In Need of Complete Refurbishment
- Development Potential Subject to Planning
- EPC Ratings: F (Cottage 1, 2, & 4)  
E (Cottage 3)



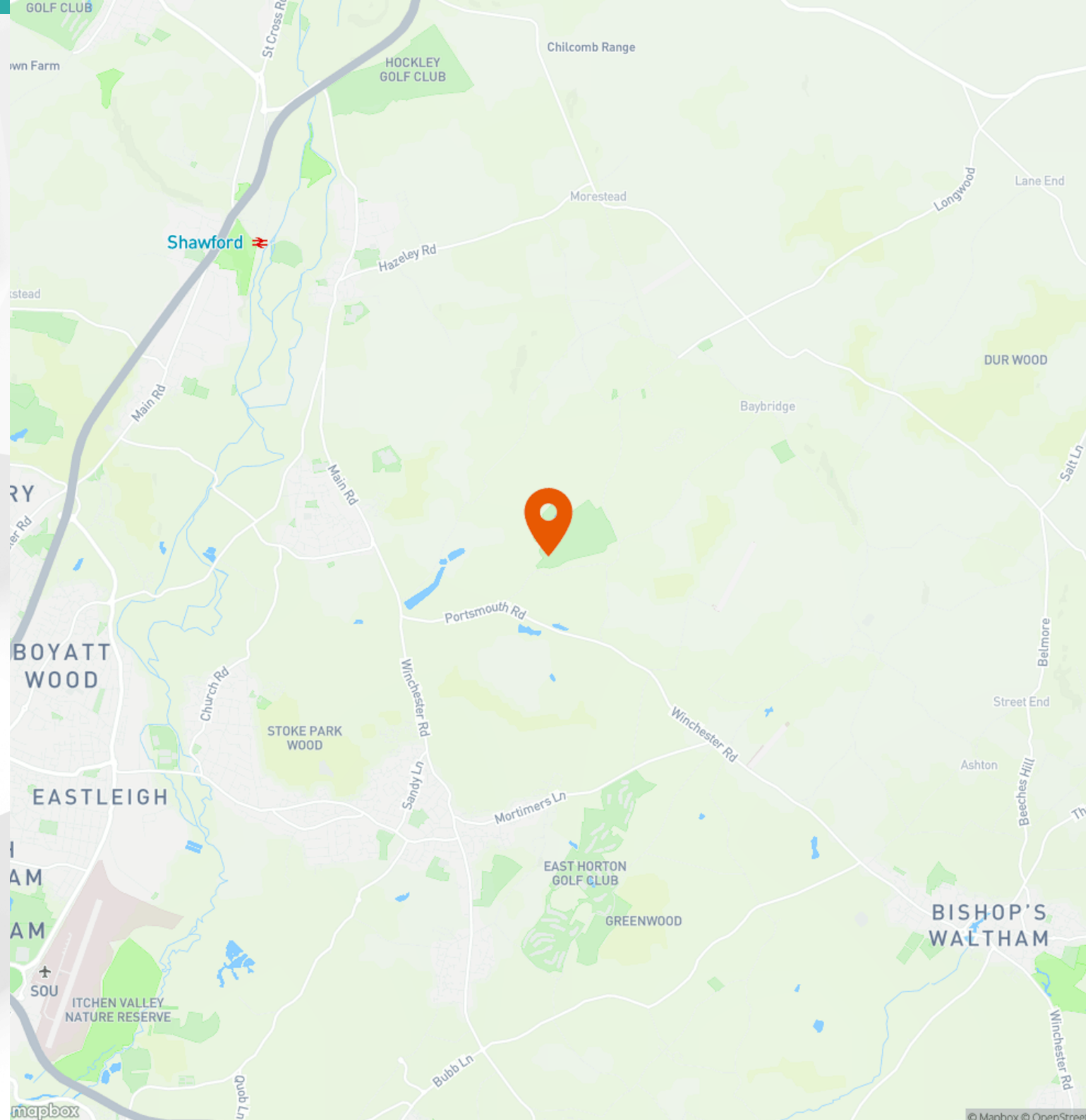


# Location



**1-4 Hurst Common Cottages,  
Owslebury, Owslebury,  
Winchester, SO21 1JH**

Hurst Common Cottages are situated on Thompson's Lane, off the B2177 (Portsmouth Road), in a predominantly rural location, on the southern periphery of Marwell Zoo. Winchester town centre and its railway links are approximately 8 miles north-west, and Chandlers Ford is 6 miles west, offering various services and amenities. The M3 motorway, providing convenient connections to London and Southampton, is located approximately 3.3 miles to the west. Furthermore, Southampton Airport is approximately 4.2 miles to the southwest (7.2 miles by road) for regional and international travel.



# Further Details

## Description

Hurst Common Cottages comprise a terrace of four vacant 3-bedroomed properties, which are believed to date from the late 19th century. The cottages have been altered and extended over subsequent years and are now in need of complete refurbishment. They occupy a total site area of approximately 0.76 acres (0.31 ha) and we believe offer potential for additional development or even complete replacement, subject to planning. We understand that mains drainage and electricity are connected. Water is currently supplied from the adjoining Marwell Zoo and any purchaser will be required to install a new mains supply.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - 1 Hurst Cottages	955	88.72
Building - 2 Hurst Cottages	1,196	111.11
Building - 3 Hurst Cottages	974	90.49
Building - 4 Hurst Cottages	953	88.54
<b>Total</b>	<b>4,078</b>	<b>378.86</b>

## Viewings

Strictly through the sole agents listed below.

## Terms

The cottages are offered for sale freehold with full vacant possession, and proposals are invited on either an unconditional or subject to planning basis.

The vendors would also be interested in discussing sale structures that will deliver an additional capital receipt on the grant of planning consent.

## VAT

To be confirmed.

## Anti-Money Laundering

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

## Price Guide

Offers in excess of £1,000,000, subject to contract.





## Enquiries & Viewings



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