

LAND FOR SALE

NEPTUNE WOOTTON GARDENS, BH1



Asking Price- £2,500,000



bathroom

flat 3



The photographs in this brochure are computer-generated imagery (CGI) and may be subject to change at the builder's discretion.



bathroom





Whites Estates
IN PARTNERSHIP WITH
Bill Atherton Estate Agents
SALES, LETTINGS & PROPERTY MANAGEMENT

Wootton Mount and Wootton Gardens offer an outstanding location for residential development, perfectly suited for flats. The area combines a peaceful, leafy setting with excellent connectivity, including a nearby train station ideal for commuters. Residents can enjoy the beautiful coastline just a short distance away, as well as easy access to the New Forest for walking, cycling, and outdoor leisure. Local amenities such as shops, schools, and recreational facilities make it highly desirable, while the mix of established homes and modern developments ensures strong long-term demand. This location provides an exceptional opportunity for developers seeking a property that appeals to both professionals and families alike.

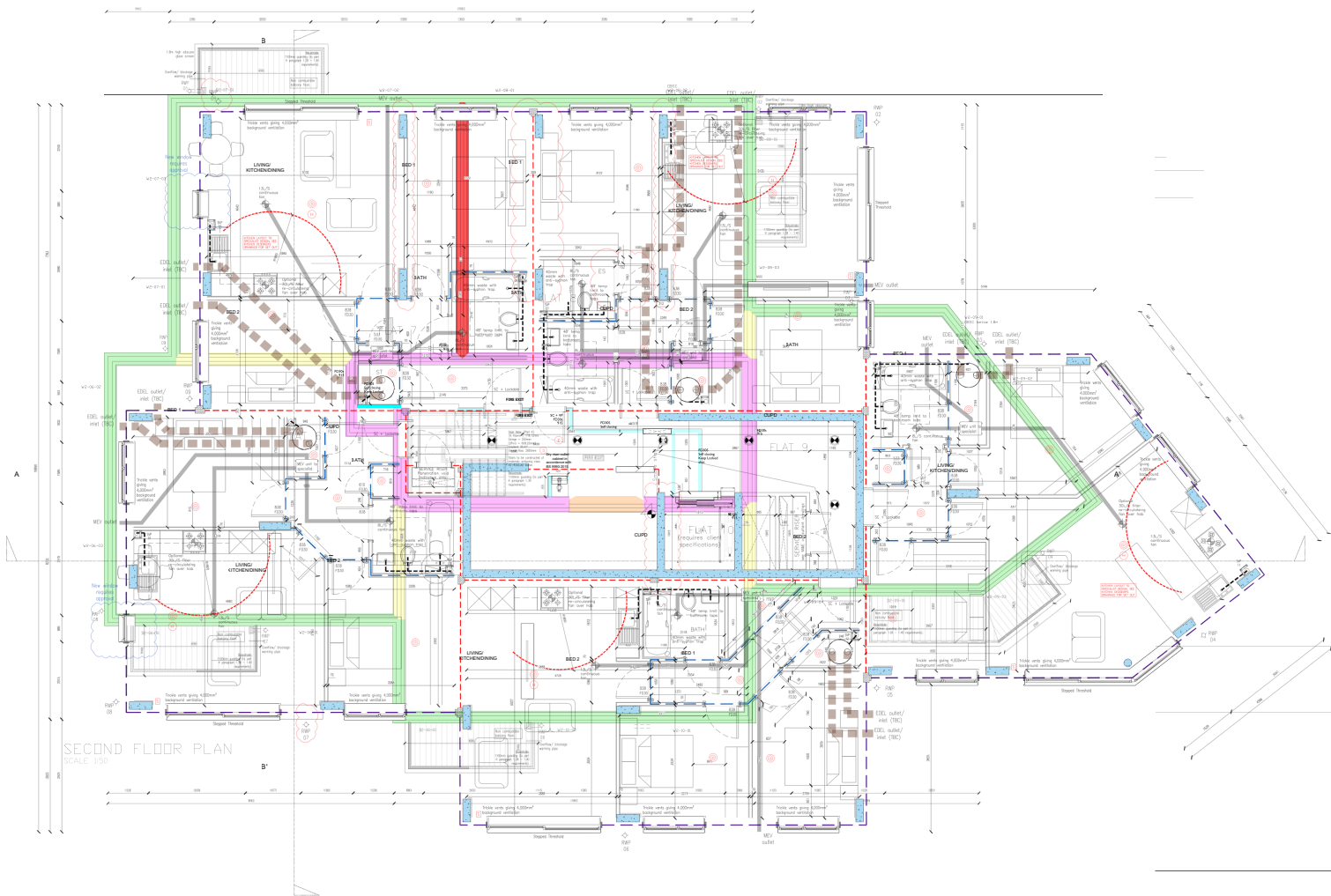
Total GDV Approx. £7,875,00

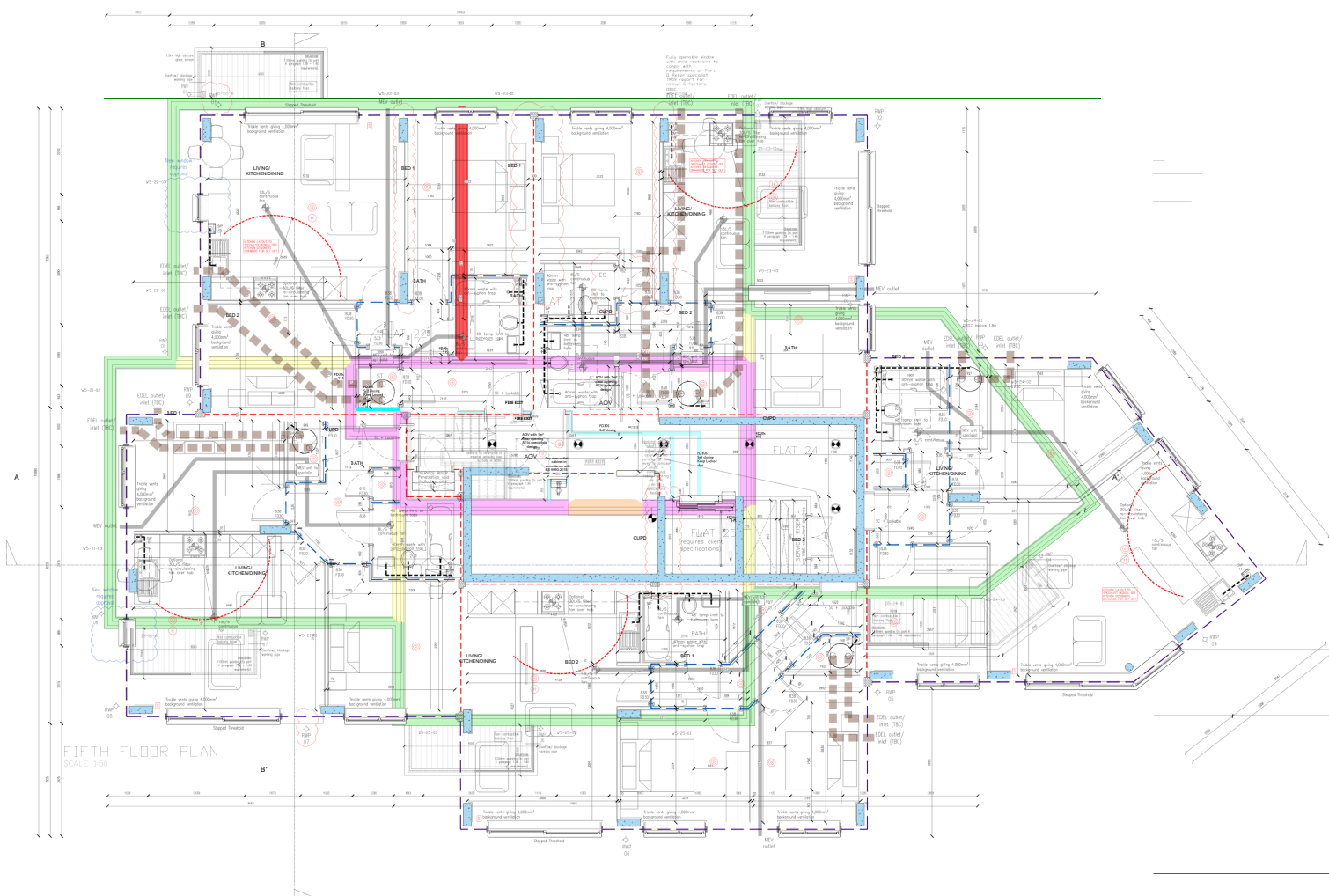
Estimated sale price per unit: £315,000

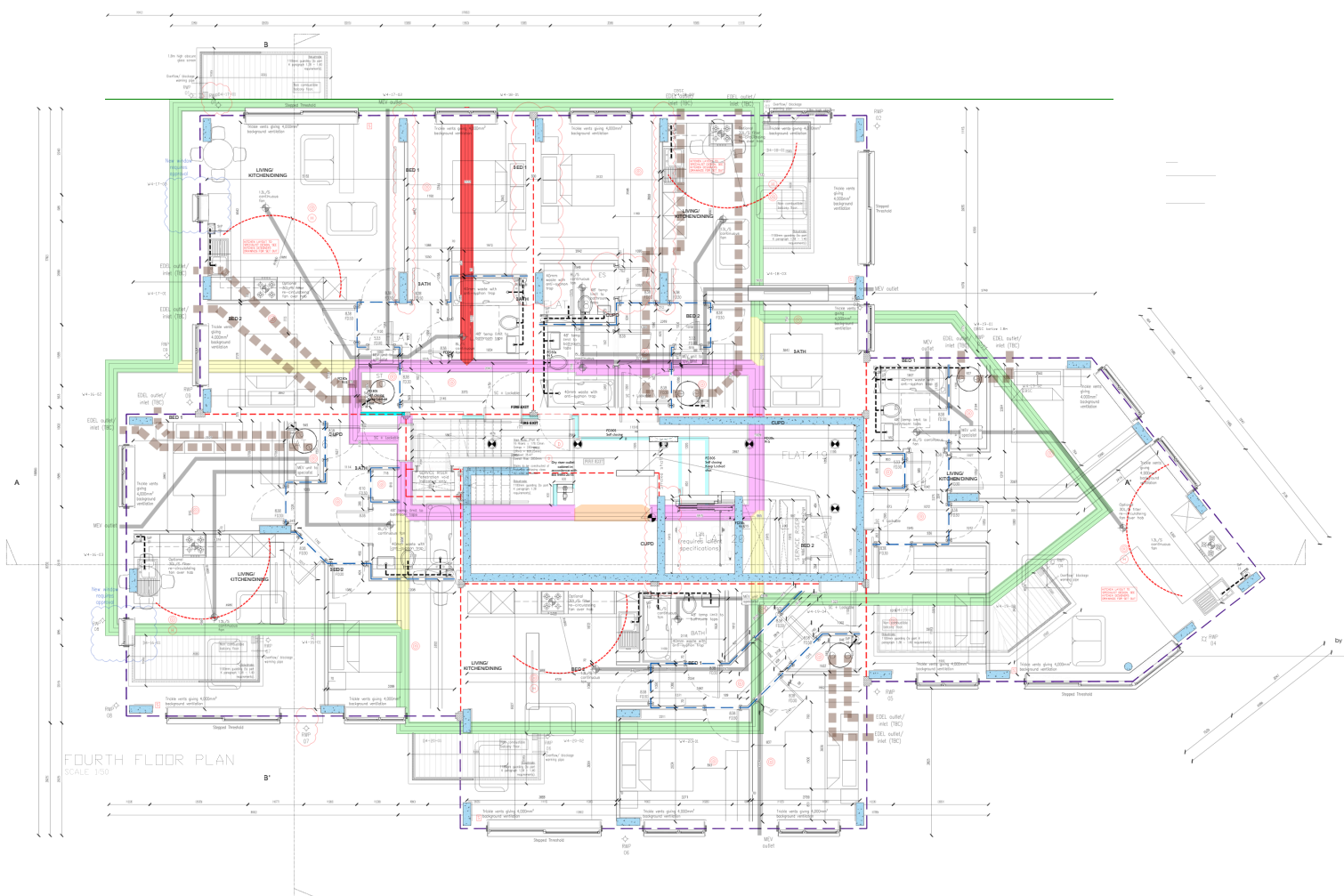
Rental Yield Approx. £1400 pcm

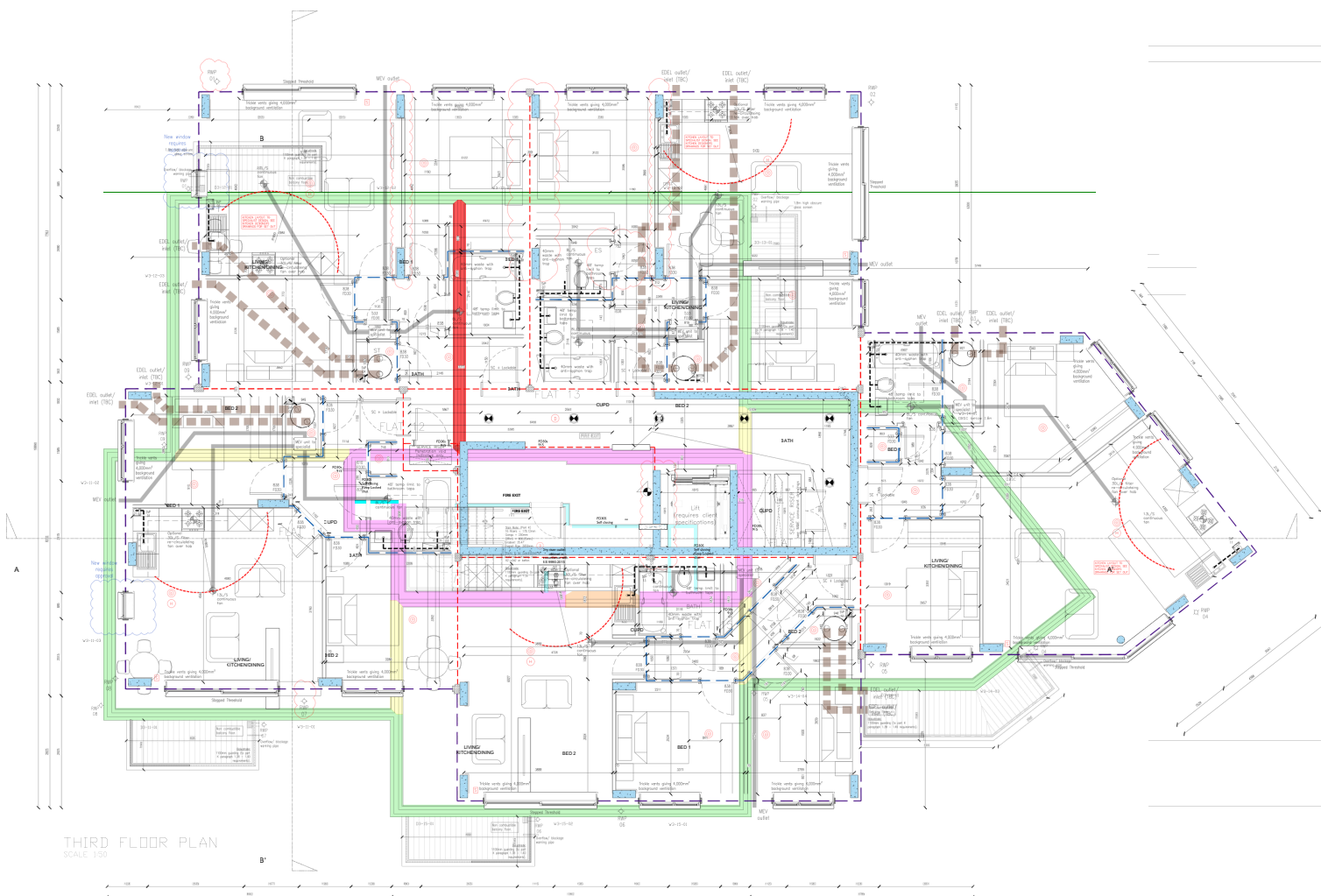


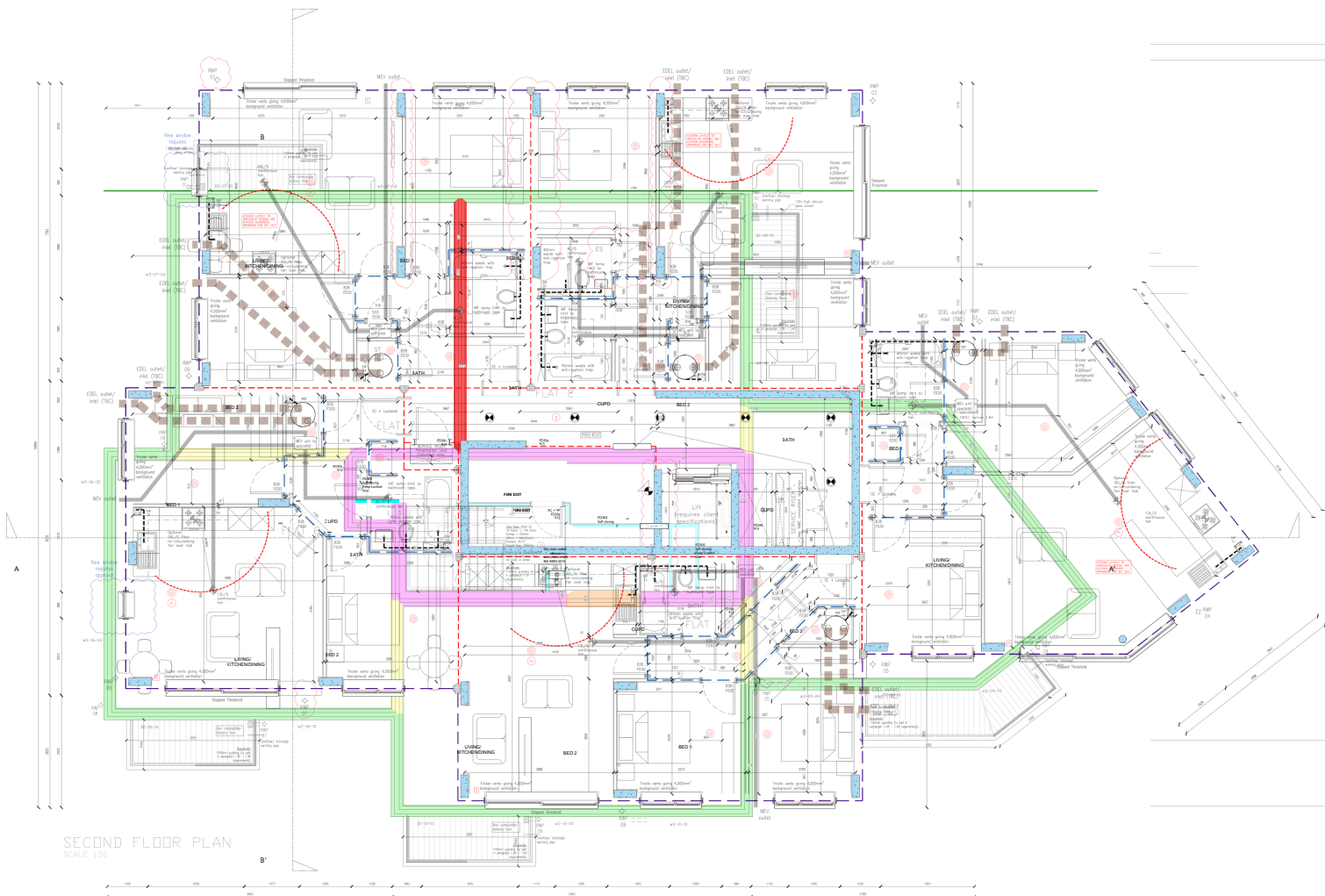
- **Full planning permission & building regulations obtained**
- **Existing building demolished**
- **Electrical supply for 25-unit scheme secured and paid for subject to RPI**
- **Complete concrete frame structural drawings available**
- **New build warranty secured and paid for**
- **SAMMs (Strategic Access Management and Monitoring) contribution paid**
- **No CIL Payment**
- **Fire safety and initial report completed and paid for**
- **Drainage design secured and paid for**
- **SAP calculations obtained and paid for**
- **Full build cost breakdown available on request**











E.V. All EV spaces must comply with the following undercroft
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NO PARKING IN YELLOW BOX

Total parking area below
existing undercroft approx
36.5sqm

Bike Store

Bin Store

Top of Ramp
33.39

Bottom of
Ramp
33.33

Landscaping requires
specialist design and
detailing

Bottom of
Ramp
34.94

Pedestrian
Gate

Top of Ramp
36.00

Bottom of
Ramp
36.00

Pedestrian
Gate

E.V. All EV spaces must comply with the following undercroft

Bin Store

Top of Ramp
36.09

Bottom of
Ramp
36.09

Pedestrian
Gate

Top of Ramp
36.24

Bottom of
Ramp
36.24

Pedestrian
Gate

Top of Ramp
36.27

Bottom of
Ramp
36.27

Pedestrian
Gate

Top of Ramp
36.27

Bottom of
Ramp
36.27

Pedestrian
Gate

Top of Ramp
36.27

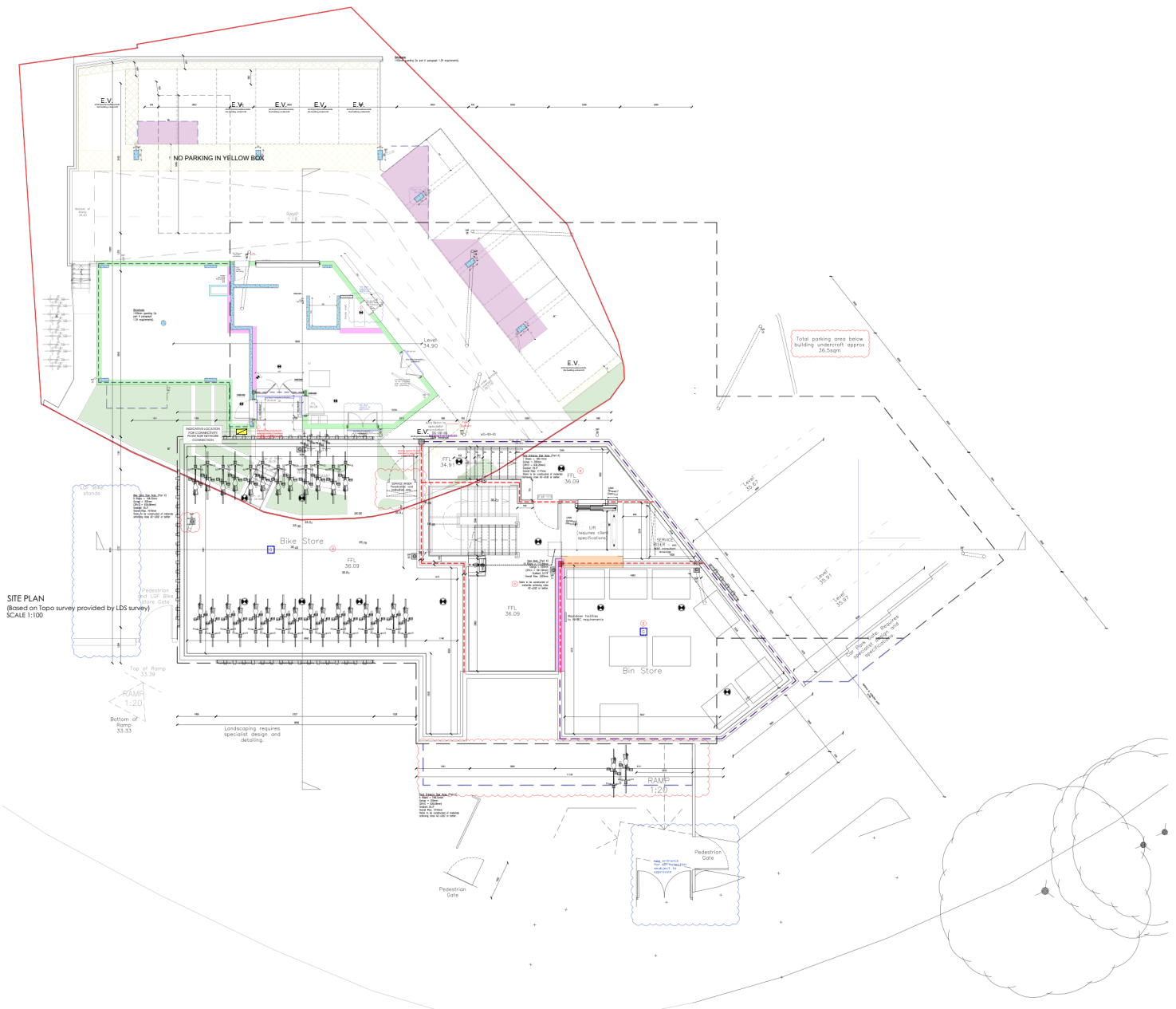
Bottom of
Ramp
36.27

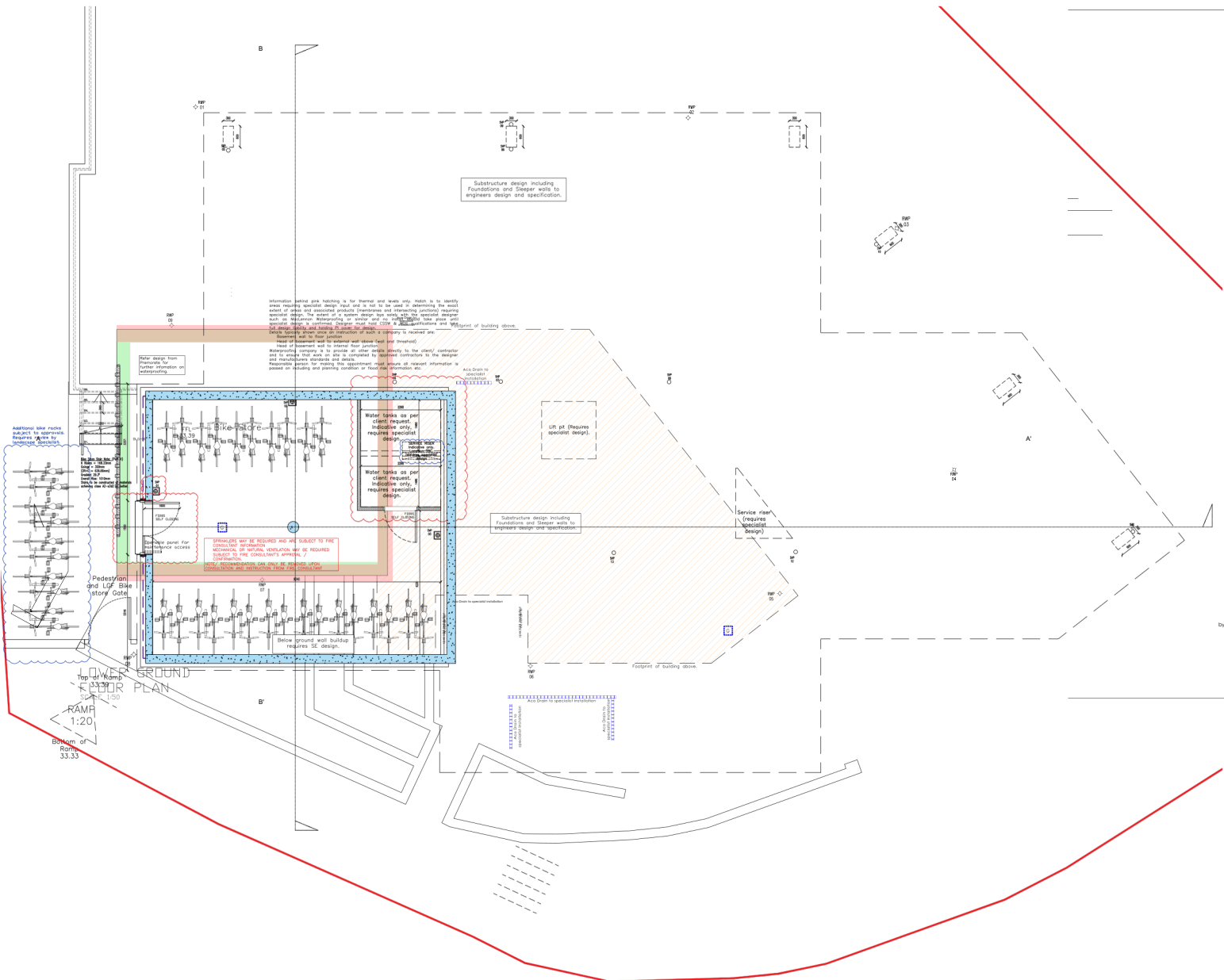
Pedestrian
Gate

Top of Ramp
36.27

Bottom of
Ramp
36.27

Pedestrian
Gate





GROUND FLOOR PLAN