

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

# Land to the rear of The Hampshire Rose

44 London Road, Widley, Portsmouth, PO7 5AG



## Key Highlights

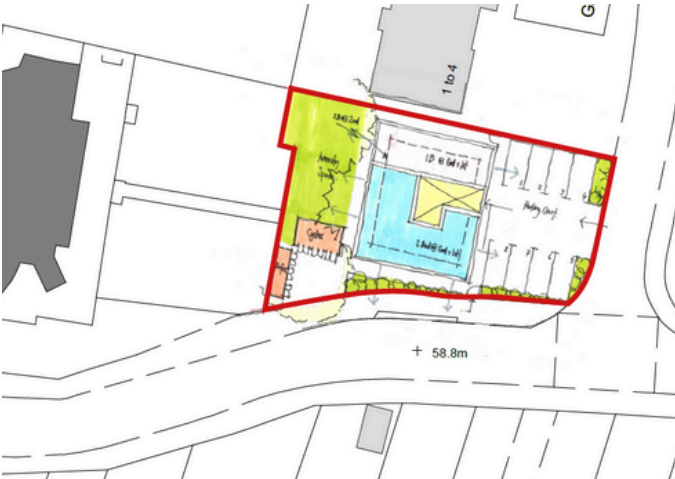
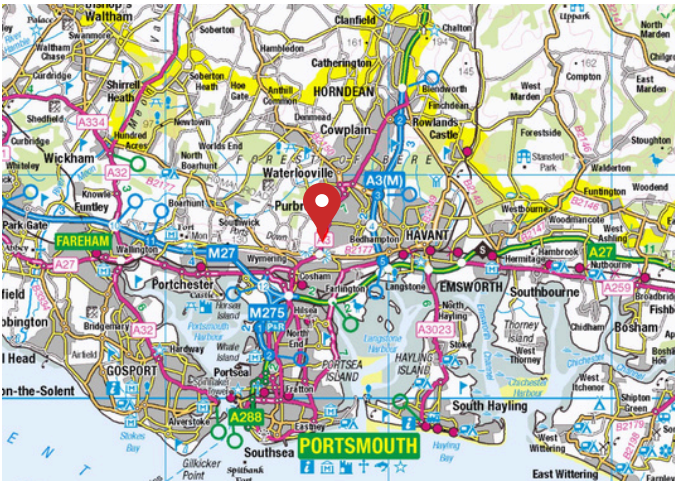
- Site area of 0.158 acres (0.29 ha)
- Excess car park surplus to pub requirements
- Opportunity for various uses (STP)
- Freehold unconditional and conditional offers invited (STP)

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Indicative drawing for 5 units (3 x 2 bed and 2 x 3 bed scheme)



Site boundary for indicative purposes only

**Location**

The Hampshire Rose is located in Widley an area of the Greater Portsmouth conurbation in the South East of England near Waterlooville and Purbrook. It is on the dip slope of the South Downs just north of the ridge called Portsdown Hill. Widley is served by the A3, trunk road which runs from Portsmouth to London. The immediate area is predominantly made up of detached residential housing.

**Description**

The property comprises the Hampshire Rose public house which sits on a 0.716 acre (0.29 ha) site and there is an area of overflow car parking to the rear of the pub site which forms the subject site. We understand that the car park site which measures 0.158 acres (0.064 ha) is rarely used and therefore is primed for redevelopment.

We provide above an indicative scheme for 5 units which we believe is likely to be achievable (STP).

**Planning**

The site does not have any apparent constraints to development. It is located within a residential area with good highway access, and is also located close to a number of amenities and facilities. It is not a listed building nor is it located within an area at risk of flooding.

The addition of new residential accommodation in such a location would contribute, to the Council's overall housing requirement - noting the Council's current inability to demonstrate a 5YHLS.

All parties must satisfy their own enquiries.

## Tenure

Freehold subject to vacant possession.

## Price

Offers are invited on an unconditional and conditional basis.

## Local Authority

Havant Borough Council. [www.havant.gov.uk](http://www.havant.gov.uk)

## Services

All parties to make their own enquiries to the serviceability to the land.

## VAT

VAT may be applicable at the prevailing rate.

## Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

## AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.



## CONTACTS

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