

01329 221199

eddisons.com

OPEN STORAGE LAND – FOR SALE

Eddisons



Land on the west side of Moreland Road, Gosport PO12 4UU

PRICE - £125,000

Approximately 0.07 acre (0.028 ha)

- Freehold For Sale
- Rare Opportunity
- Potential For Alternative Uses Subject To All Necessary Consents Being Obtained
- Let With Potential For Vacant Possession

LOCATION

The property is located in Gosport a historic town on the south coast between the expanding cities of Portsmouth to the east and Southampton to the north west. Gosport is positioned a short journey from Fareham with Fareham Train Station (with direct line to London Waterloo) and the M27 a short car journey away. The subject property occupies an established position along Moreland Road and is just off Forton Road, an arterial road running through Gosport town.

Nearby occupiers comprise predominately workshop accommodation let to motor trade businesses.

DESCRIPTION

The property comprises an area of open storage land, which is enclosed by part brick masonry, part steel palisade fencing and laid to shingle with a gate and drop kerb access onto Moreland Rd. The site itself is generally level.

The property is currently occupied by a motor trade business who are due to vacate the site imminently.

It is considered that the property could be used for a range of uses subject to all necessary consents and approvals being obtained. There is the potential to obtain vacant possession.

**We are advised that there is / has been Japanese knotweed on site. We understand this has been treated and may need further treatment to be fully eradicated.*

PRICE

£125,000

VAT

Further details available on request.

SERVICE CHARGE

N/A

SERVICES

There is no mains connections to gas, electricity, water or drainage on the site.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

N/A

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison

Nick Holtby
01329 221199
Nicholas.Holtby@eddisons.com

Date: 05 October 2023



For more information, visit [eddisons.com](https://www.eddisons.com)
01329 221199

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons