

01329 221199

eddisons.com

DEVELOPMENT SITE – FOR SALE

Eddisons



Holiday Lets, Meadow Way, Trampers Lane, North Boarhunt PO17 6BZ

£350,000

276 sq m (2,971 sq. ft.)

- For Sale
- Development Opportunity
- Planning Consent Granted
- x2 Holiday Lets

LOCATION

The site is located within North Boarhunt, a village situated approximately 7 and a half miles north west of Portsmouth a major regional port, a hub for commercial activity and forms part of the ever expanding south coast conurbation.

The site is positioned on Trampers Lane, running in a north / south direction with the local area characterized by views out over open county side and woodland. Nearby properties include residential dwellings and Boarhunt Parish Hall.

DESCRIPTION

The site has a gradual slope down towards Trampers Lane. The plot is predominately laid to shingle and grass with mature shrubs and trees. Please refer to page 3 for the boundary (area etched in orange).

ACCOMMODATION

The property has the benefit of planning consent for the following:

Plot No.	Type	Area m2 (GIA)
Plot 5	4 bed holiday unit	143.1
Plot 6	3 bed holiday unit	132.9
Total		276

PRICE

The site is available to purchase freehold with vacant possession at a guide price of £350,000.

VAT

Not applicable.

SERVICES

Mains connections to electricity and water are available in the local vicinity.

No mains drainage is currently available along Trampers Lane.

LEGAL COSTS

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

EPC

Not applicable.

PLANNING

The site has been granted planning consent for 3 dwellings and two holiday lets under planning reference 23/01909/FUL. For further details please consult the local planning authority website at www.winchester.gov.uk

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



Nick Holtby
01329 221199
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Ref: 280324NH / Date: 280324

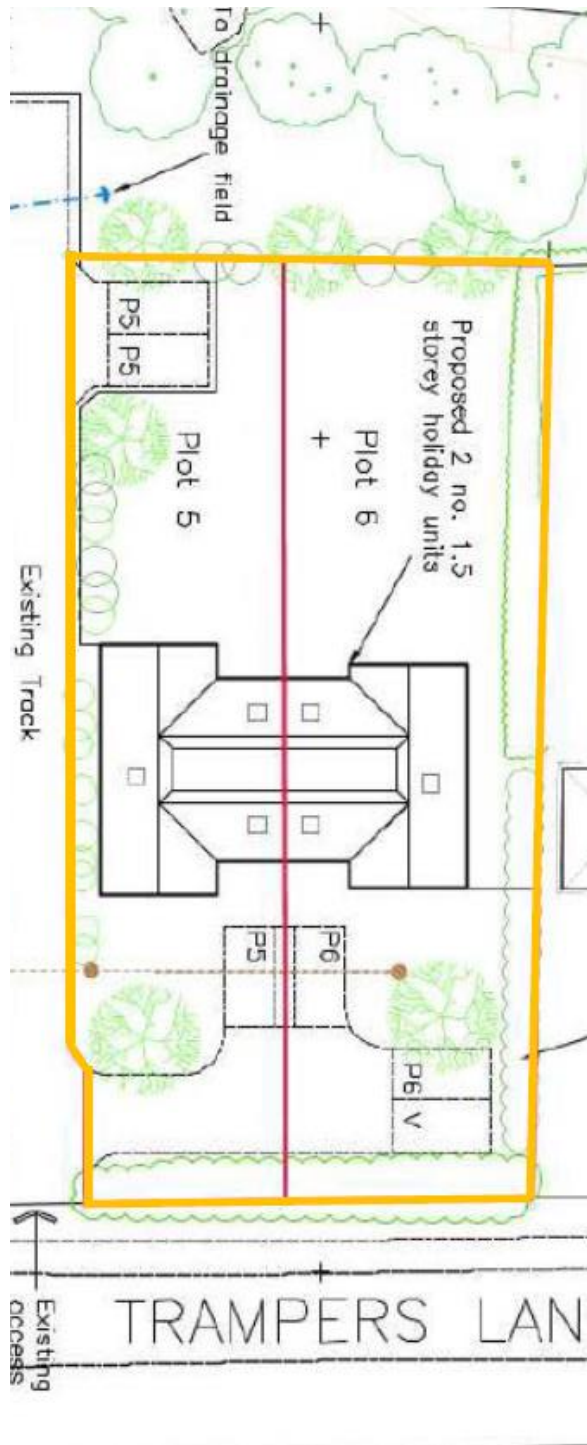


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Approximate area, not to scale. Accuracy not guaranteed.

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