

01329 221199

eddisons.com

DEVELOPMENT SITE – FOR SALE

Eddisons



Meadow Way, Trampers Lane, North Boarhunt PO17 6BZ

£1,250,000

684 sq m (7,363 sq. ft.)

- For Sale
- Development Opportunity
- Planning Consent Granted
- x3 Detached Houses

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 (etched in blue).

ACCOMMODATION

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

Plot No.	Type	Area m2 (GIA)
Plot 1	4 bed detached house	223.0
Plot 3	3 bed detached house	223.0
Plot 4	3 bed detached house	238.0
Total		684

*It has been estimated that an additional 155m2 could be incorporated into the roof space of Plots 1, 3 and 4 under permitted development.

PRICE

The site is available to purchase freehold with vacant possession at a guide price of £1,250,000.

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



For more information, visit eddisons.com
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Important Information

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Approximate area, not to scale. Accuracy not guaranteed.

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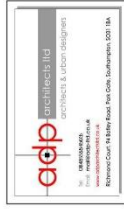
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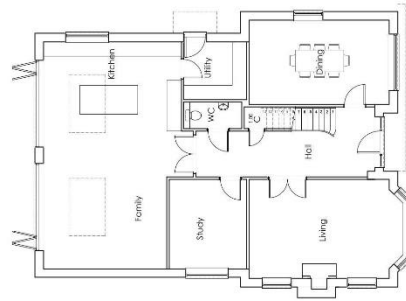


**PROPOSED PLANS
PLOT 4
FOR GUIDANCE ONLY
(roof accommodation under PD rights)**



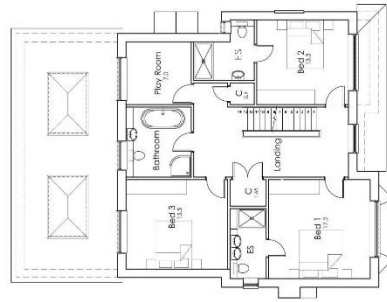
10/11/2024 - Not for construction - 0104

Not to scale. Accuracy not guaranteed.



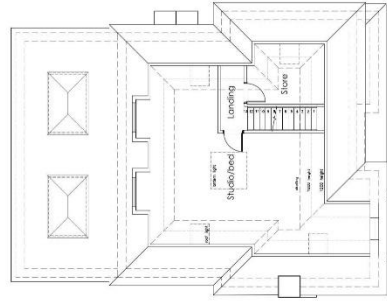
GFA
14.5 sqm

Ground Floor Plan 1:100



GFA
67.0 sqm

First Floor Plan



GFA
5.0 sqm

Attic Plan Option

Proposed Dwellings at Stubbingtons Yard at North Boarhunt at Fareham at W Saunders at 1773-114ax

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