

**EXISTING 2 BEDROOM DETACHED
CHALET BUNGALOW WITH PERMISSION FOR AN ADDITIONAL FIRST
FLOOR FOR 4 BEDROOMS AND 2 BATHROOMS
TOGETHER WITH SEPARATE BUILDING PLOT WITH
FULL PLANNING PERMISSION FOR
2 STOREY DETACHED 3 BEDROOM DWELLING OF OVER 1,190 Sq.Ft.**

**in grounds of a total of 0.317 acres
213 Swanwick Lane, Swanwick, SO31 7GY**



AVAILABLE WITH FULL VACANT POSSESSION

AND READY FOR IMMEDIATE BUILD

**FREEHOLD FOR THE PROPERTY AS A WHOLE OR IN TWO LOTS
OFFERS IN EXCESS OF £600,000**

LOCATION: See attached Location and Site plans over.

Lower Swanwick is a village on the River Hamble, about five miles east of Southampton at the eastern edge of Bursledon Bridge which carries the A27 across the River Hamble. Nearby villages include Bursledon, Hamble-le-Rice, Sarisbury and Swanwick. Southampton, Portsmouth and Fareham are all within 25/30 minutes drive time.

Swanwick Lane is situated in the ever popular location of Swanwick Village with Swanwick Marina less than a 10 minute walk away, perfect for the boating enthusiast and an ideal place to in order to explore the far reaches of the River Hamble. The Old Ship PH is within a short walking distance and the immediate area renowned for its sailing amenities, the picturesque Swanwick Lakes and the beautiful village of Hamble are all within close proximity. The enviable location is also close to the popular local schools, shops and other important amenities. The A27 and M27 are readily accessible and both Swanwick and Bursledon train stations are close by. The National Air Traffic Service (NATS), a major employer in the area, is situated only a short walk away.

The property is situated on the south side of Swanwick Lane with a south-facing rear garden and the existing property together with the separate building plot will comprise a very attractive development opportunity for the right buyer.

THE DEVELOPMENT SITE:

The Existing Property - No. 213 Swanwick Road

ACCOMMODATION

This detached chalet style dwelling is of modest proportions but includes on the Ground Floor, an Entrance Hallway, Cloakroom, Kitchen/Breakfast Room, Utility Room, Lounge/Diner, Bedroom 1 and Bathroom and a Second Bedroom with a Shower Room, Landing and large eaves storage space on the First Floor. The accommodation is well laid out and the dwelling is constructed of standard cavity brick walls under a steeply pitched, concrete tiled roof with large dormer to the rear (south) and the eaves space - in all a Gross Internal Area (GIA) of over about 1,400 sq.ft..

The property is currently approached over a wide entrance drive; once built each dwelling will have its own separate entrance out onto Swanwick Lane and parking areas. There is an existing detached flat-roofed **Garage** to the side and rear with single up and over door but this will be demolished during the redevelopment of the site.

The existing curtilage and grounds to the overall property are extensive - about **0.317 acre** - with a maximum frontage onto Swanwick Lane of about 80ft. and a maximum depth to the bottom of the garden and grounds of about 200ft.

The existing accommodation is laid out as shown on the attached Floor Plans. Further floor plans also show the approved layout and accommodation of the extended existing dwelling as well as the approved new build development plot.

No. 213 has planning approval for a major upwards extension and build at first floor level; once completed the family sized accommodation will include:

Ground Floor: Hallway, Study, Lounge, Kitchen/Dining Room, Utility and Cloakroom and at

First Floor: Landing, Bedroom 1 with Ensuite, Bedrooms 2, 3 and 4 and Family Bathroom - in all about just over 1,700 sq.ft.

OUTSIDE: 4 parking spaces and generous turning area to the front with a long rear garden.

SERVICES:

It is understood that all mains services are connected to the property and should be available and have sufficient capacity to serve both the redeveloped and extended existing dwelling as well as the new building plot. Roof mounted solar PV panels have been approved for both dwellings.

THE BUILDING PLOT:

PLANNING:

Planning consent was obtained from Fareham Borough Council (Planning Ref: P/22/1121/FP) dated 25th August 2023.

This consent approved and permitted ...”**One dwelling and additional floor to existing single storey dwelling at No. 213 Swanwick Lane**”...

A copy of the full Planning Decision is enclosed as part of these sale particulars. Relevant extracts of the various drawings and plans referred to in the Planning Approval are also included and are also available direct off the Fareham Borough Council Planning website.

The new **detached** dwelling will provide good sized 3 bedroom family accommodation comprising about 1,225 sq.ft. (GIA).

Ground Floor

Hallway (N)

Study (N, W)

Lounge (N, W)

Utility (E)

Cloakroom (W)

“L” shaped Kitchen/Diner (S)

First Floor

Landing/Stairwell (W) with Airing Cupboard

Bedroom 1 (N)

En-Suite (N)

Bedroom 2 (S)

Bedroom 3 (S)

Family Bathroom (E)

FINANCIAL CONTRIBUTIONS:

The existing owners entered a Section 106 Legal Agreement with Fareham Borough Council dated 25th August 2023, the obligation of which required a payment of £1,000 to Fareham Borough Council as a “Reptile Translocation Contribution” - this sum has already been paid; there was also a requirement to have put in place a nitrate mitigation solution. Nitrate credits have already been purchased and paid for in the sum of £9,600 plus VAT. The Buyer has the benefit of such payments having been paid.

Therefore the main financial contribution required to be paid by the Buyer is the Community Infrastructure Levy (CIL) and payment is due prior to actual development commencing on site. An estimate of the likely CIL payable calculated by Fareham Borough Council is £33,931.95 (to be confirmed). Self build development is excluded from the CIL regulations.

VIEWING:

The property can be inspected at any reasonable time during daylight hours whilst in possession of a copy of these sale particulars by prior appointment. If you wish to inspect the interior of No. 213 Swanwick Lane, then accompanied viewings will be required.

CONTACT:

**Tim Gardner at Ian Judd & Partners LLP,
4 High Street, Bishops Waltham SO32 1AB
Tel: 01489 896422 or Email:
tim@ianjuddandpartners.co.uk**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GDPR/Privacy Policy

If you request particulars or a viewing of this property or would like to make an offer, we will require certain personal information from you in order to facilitate this and provide a professional service to you and our Client. The personal information you provide to us may be shared with our Client, the seller, but it will not be shared with any other third parties without consent. If you would like to review a copy of our Privacy Policy or discuss any data issue, please contact [Tim Gardner](mailto:tim@ianjuddandpartners.co.uk) on telephone number 01489 896422 or email tim@ianjuddandpartners.co.uk

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April 2024



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General Notes
All works to be carried out to the satisfaction of the local authority and should comply with current building regulations, relevant British standards, codes of practice, manufacturer's instructions / recommendations, NICE recommendations and good building practices.

All dimensions are to be checked on site prior to work commencing and any discrepancies notified to the client.

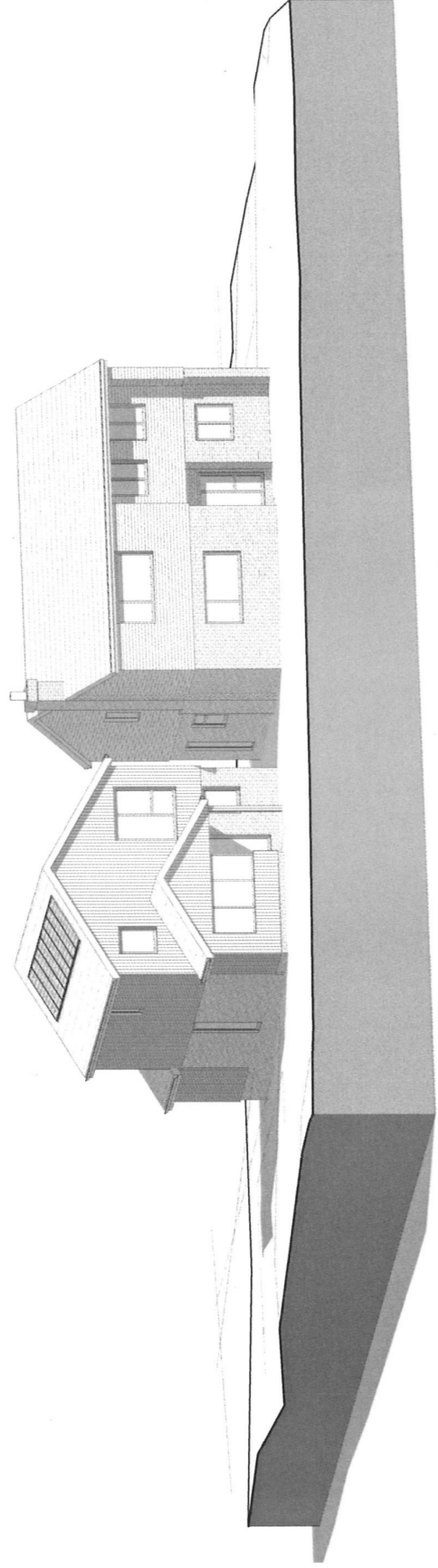
Do not scale the drawings.

All local authority approvals to be given in writing before any work commences on site and all work shall be done at the client's own risk.

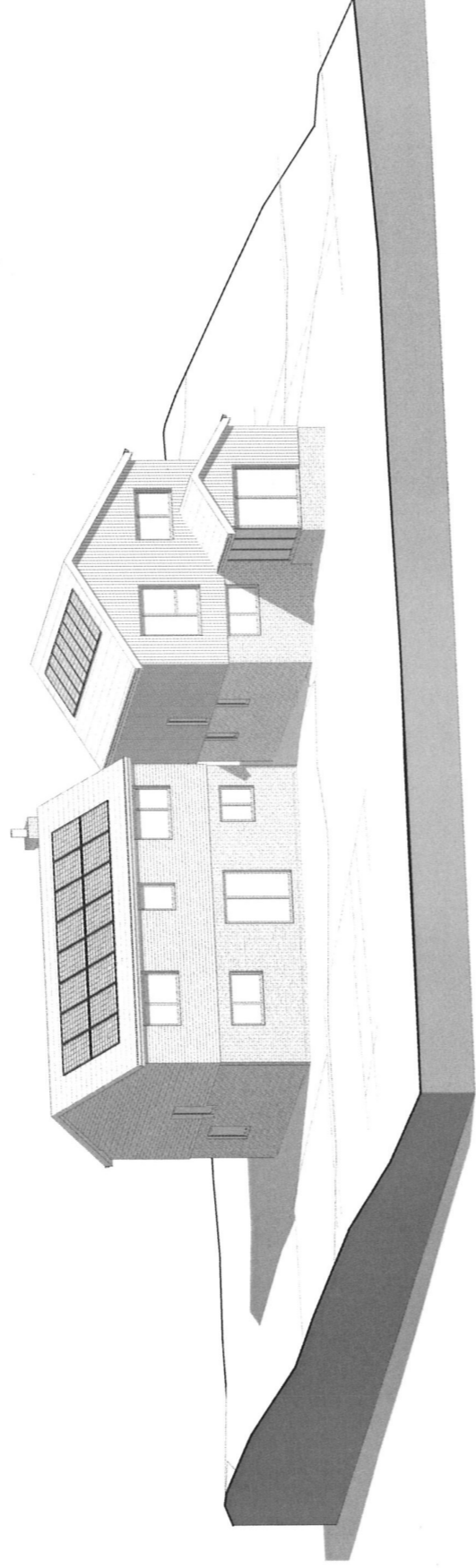
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Any suggested omissions or discrepancies on the drawings should be notified to the client before work commences on site.

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Proposed Front View



Proposed Rear View

Rev	Description	Drawn	Checked	Date
D	Revised to Planning Comments	MH	JP	21/09/22
C	Reduced Floor Plan	MH	JP	01/09/22
B	Stair Panels Added	JP	--	13/07/22
A	First Issue	MH	JP	10/06/22

PLANNING



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Client
Mr J. May

Project
Swarwick Lane
Swarwick
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SO31 7QY

Title
3D View (205)

Drawing Number
1077 - 306

Scale
1/ A2

Revision
D

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Rev	Description	Drawn	Checked	Date
E	Revised Access	MH	JP	30/09/22
D	Revised to Planning Comments	MH	JP	21/09/22
C	Reduced Floor Plan	MH	JP	01/09/22
B	Stair Panels added	JP	--	13/07/22
A	First issue	MH	JP	10/06/22

PLANNING



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Project
213 Swarwick Lane
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Title
Proposed Site Plan

Drawing Number
1077 - 102

Scale
1:200 / A2

Revision
E

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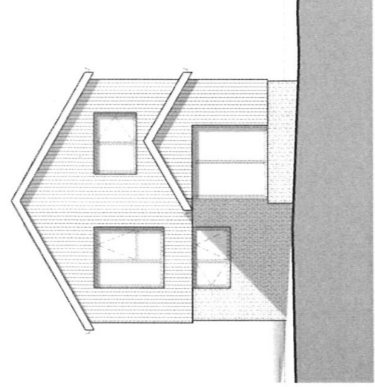
General Note:
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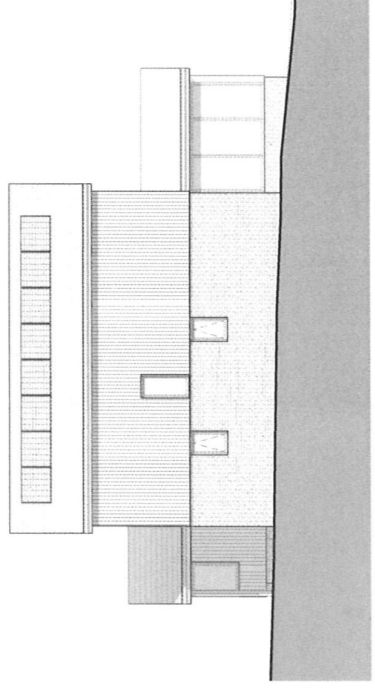
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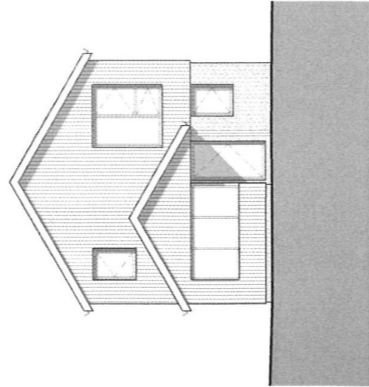
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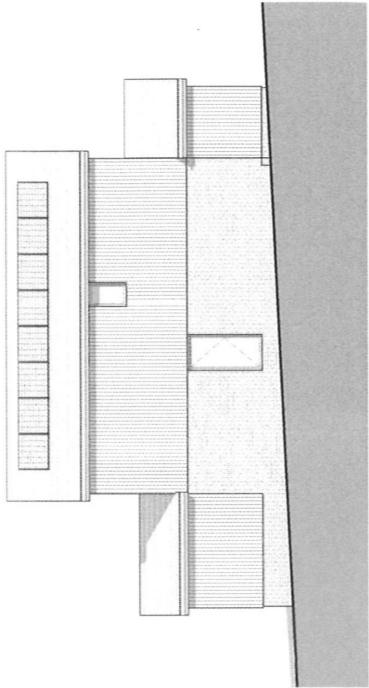
North Elevation
1 : 100



East Elevation
1 : 100



South Elevation
1 : 100



West Elevation
1 : 100



Rev	Description	Drawn	Checked	Date
D	Revised to Planning Comments	MH JP	JL 09/22	
C	Reduced Floor Plan	MH JP	01/09/22	
B	Solar Panels Added	JP	13/07/22	
A	First Issue	MH JP	10/06/22	

PLANNING



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Proposed Elevations (205)	
Drawing Number	Revision
1077 - 305	D
Scale 1 : 100 / A2	

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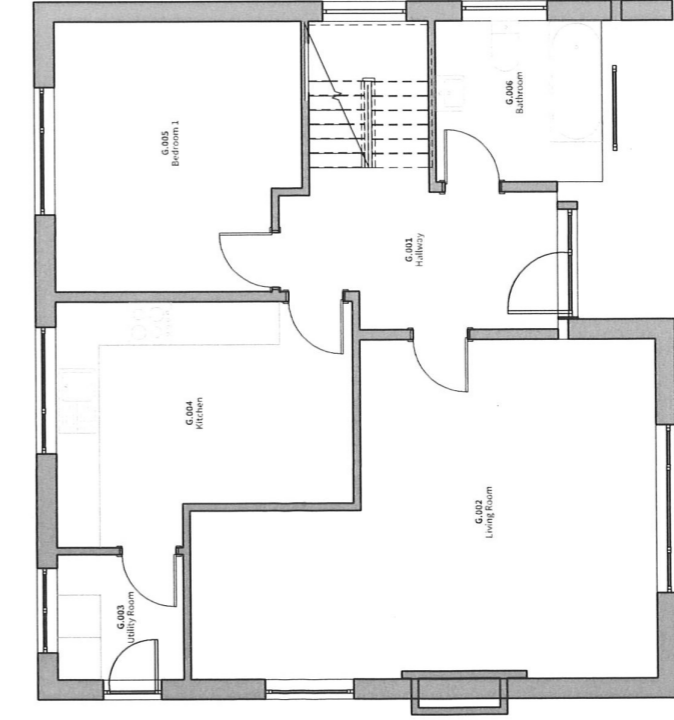
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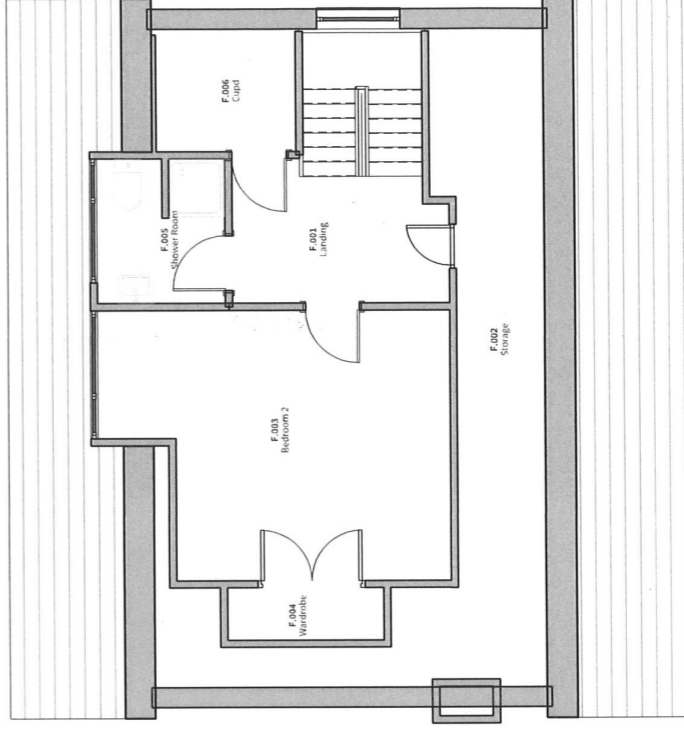
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Ground Floor
1 : 50



First Floor
1 : 50

Rev	Description	Drawn	Checked	Date
A	First Issue	MH JP	JL 09/22	

PLANNING



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Proposed Elevations (205)	
Drawing Number	Revision
1077 - 200	A
Scale 1 : 50 / A2	



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General Notes
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Rev	Description	Drawn	Checked	Date
C	Revised for Planning Comments	MM	JP	11/09/22
B	Reduced Floor Plan	MM	JP	01/09/22
A	First Issue	MM	JP	10/06/22

PLANNING



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Client
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Project
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Title
Proposed Floor Plans (205)

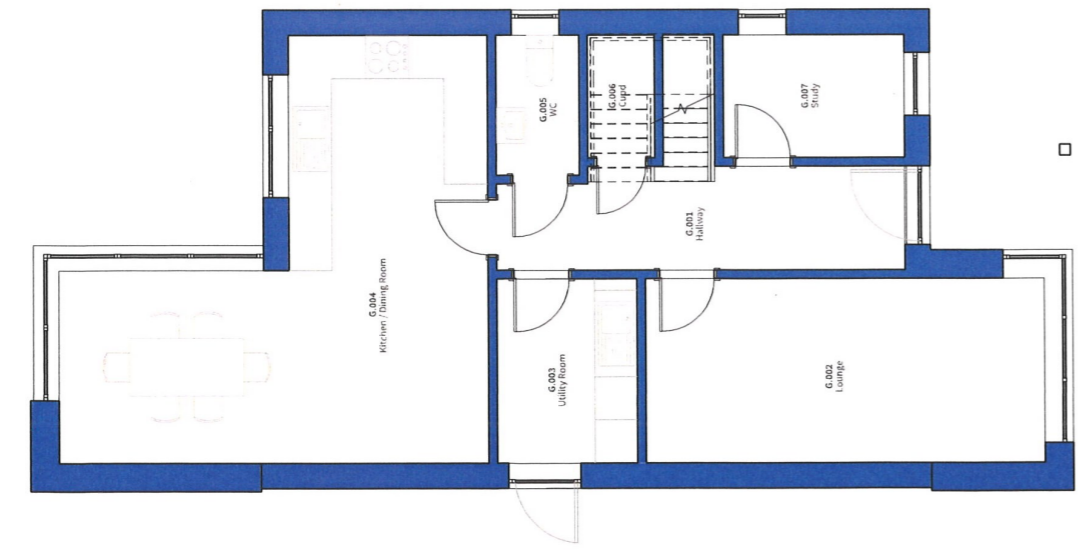
Drawing Number
1077 - 304

Revision
C

Scale
1:50 / A2



Ground Floor
1 : 50



First Floor
1 : 50

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General Notes
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Rev	Description	Drawn	Checked	Date
B	First Issue	MM	JP	10/06/22
A	First Issue	MM	JP	10/06/22

PLANNING



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Client
Mr J. May

Project
213 Swanwick Lane
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Southampton
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Title
Proposed Floor Plans

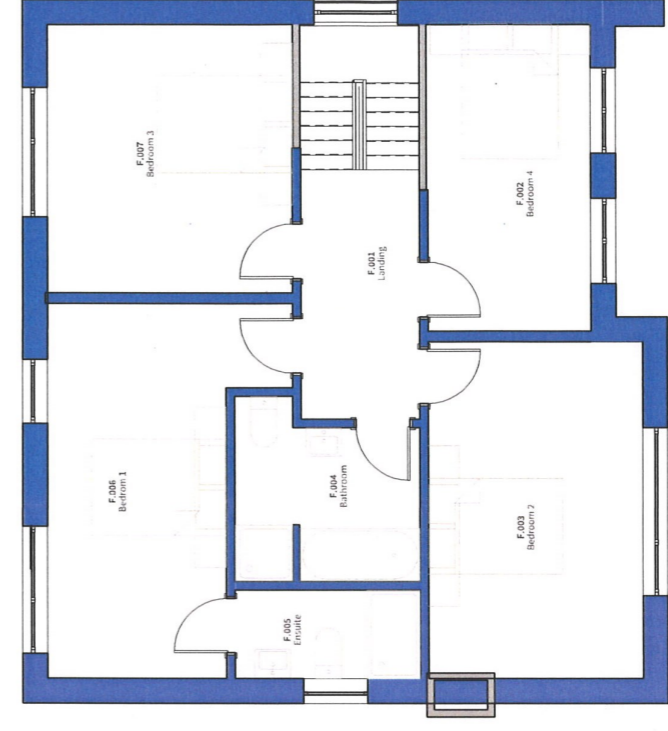
Drawing Number
1077 - 300

Revision
B

Scale
1:50 / A2



Ground Floor
1 : 50



First Floor
1 : 50

FAREHAM

BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2015

Planning Decision Notice

Planning Application Reference: P/22/1121/FP

Decision Date: 25th August 2023

Fareham Borough Council, as the Local Planning Authority, hereby **PERMIT** the **One dwelling and additional floor to existing single storey dwelling at 213 SWANWICK LANE, SWANWICK, SOUTHAMPTON, SO31 7GY as proposed by application P/22/1121/FP** subject to the following conditions:

1. The development shall begin before 25th August 2026.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
 - a) Location Plan 1077-100 Rev B
 - b) Existing Site Plan 1077-101 Rev B
 - c) Proposed Site Plan 1077-102 Rev E
 - d) Existing Floor Plan 1077-200 Rev A
 - e) Proposed Floor Plans (Proposed dwelling) 1077-304 Rev C
 - f) Proposed Floor Plans (Existing dwelling) 1077-300 Rev B
 - g) Existing Elevations 1077-201 Rev A
 - h) Proposed Elevations (Proposed Dwelling) 1077-305 Rev D
 - i) Proposed Elevations (Existing Dwelling) 1077-301 Rev A
 - j) Existing 3D Views 1077-302 Rev A
 - k) Proposed 3D View 1077-306 Rev D
 - l) Roof Plan (Proposed Dwelling) 1077-307 Rev D
 - m) Proposed Street Scene 1077-308 Rev CREASON: To avoid any doubt over what has been permitted.

3. No development hereby permitted shall proceed beyond damp proof course level until details (including samples where requested by the Local Planning Authority) of all proposed external facing (and hardsurfacing) materials have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.
REASON: To secure the satisfactory appearance of the development.
4. None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment has been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.
If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.
REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.
5. Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions shall be constructed within the curtilage of the dwelling house hereby approved unless first agreed in writing with the Local Planning Authority following the submission of a planning application.
REASON: To protect the character and appearance of the locality.
6. The development shall proceed in accordance with the measures detailed in the approved REPTILE MITIGATION STRATEGY by ECOSA (May 2023).
REASON: To ensure the protection of the existing reptile population.
7. A 2-year post translocation reptile monitoring programme shall be undertaken at the offsite receptor site, with the monitoring results submitted to the LPA no later than 6 months on completion of the monitoring surveys.
REASON: To ensure the long-term survival of the translocated reptiles.



8. A single integrated bat roosting feature such as a bat tube and a single integrated bird feature shall be incorporated into the new dwelling.
REASON: To ensure an overall enhancement in the biodiversity of the site.

9. The Development shall proceed in accordance with the measures detailed in Section 6.0 'PRECAUTIONARY METHOD STATEMENT FOR GCN' of the Phase II Survey Results report by Ecosupport (October 2022).
REASON: To ensure the protection of great crested newts.

10. No works shall take place (including demolition, site clearance and ground preparations) until a Biodiversity Gain Plan, setting out the measures that will provide net gains for biodiversity of at least 10% has first been submitted to and approved by the Local Planning Authority in writing. The submitted plan shall:

a) Quantify the pre and post development biodiversity value of the site using the DEFRA biodiversity metric / the Small Sites Biodiversity Metric, unless the local planning authority first agrees in writing that another metric may be used, with an explanation of the condition scores set out in the DEFRA guidance. Plans of the site must be provided together with Excel spreadsheet copies of the completed relevant metrics to demonstrate how the metric conclusions were reached;

b) Identify how a gain of at least 10% Biodiversity Net Gain can be achieved through a series of measures. The proposed habitat must be provided on-site in the first instance. If on-site provision cannot be achieved this must be evidenced before off-site measures are proposed. Off-site measures should be in reasonable proximity to the development;

c) Demonstrate that the proposed habitat is on a 'like for like' basis and avoids the 'trading down' of habitat type i.e, replacing rare habitat with much more common habitat;

d) Demonstrate that proposals have followed the 'mitigation hierarchy': avoiding habitat loss where possible; minimising the extent of negative impacts that can't be avoided; restoring degraded ecosystems where negative impacts can't be avoided or minimised; and as a last resort compensating for any residual negative impacts;

e) Demonstrate that proposals maximise the connectivity of the proposed habitat with habitat in the wider area to avoid fragmented or isolated habitat;



f) Confirm how the proposed measures to secure 10% Biodiversity Net Gain will be managed, maintained, monitored and funded for a minimum of 30-years.

The development shall be carried out in accordance with the approved details and the Biodiversity Net Gain measures shall be provided prior to the first occupation of the development hereby permitted. Thereafter the approved Biodiversity Net Gain measures shall be managed, maintained, monitored and funded in accordance with the approved details.

REASON: To secure at least 10% net gains in biodiversity.

11. No development hereby permitted shall commence until details of the means of foul water drainage from the site have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details unless otherwise agreed with the local planning authority in writing.

REASON: To ensure satisfactory disposal of foul water. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid adverse impacts of inadequate drainage.

12. No dwelling, hereby approved, shall be first occupied until the approved parking and turning areas (where appropriate) for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.

REASON: In the interests of highway safety.

13. No development shall take place beyond damp proof course (dpc) level until details of how and where the Electric Vehicle (EV) charging point for the proposed dwelling will be provided has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details with the charging point(s) provided prior to first occupation of the dwelling to which it serves.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

14. None of the development hereby approved shall be occupied until details of the proposed bin storage areas [including bin collection points if necessary] have been submitted to and approved by the Local Planning Authority and the approved areas fully



implemented. The details shall include the siting, design and the materials to be used in construction. The areas shall be subsequently retained for bin storage or collection at all times.

REASON: To ensure that the character and appearance of the development and the locality are not harmed.

15. No development shall proceed beyond damp proof course level until details of secure cycle storage have been submitted to and approved by the Local Planning Authority in writing. The secure cycle stores shall be provided before any dwelling is first occupied and shall thereafter be retained and kept available for use at all times.

REASON: To encourage cycling as an alternative mode of transport.

16. No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Construction Management Plan shall address the following matters:

a) How provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;

b) the measures the developer will be implementing to ensure that operatives'/contractors'/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;

c) the measures for cleaning the wheels and underside of all vehicles leaving the site;

d) a scheme for the suppression of any dust arising during construction or clearance works;

e) the measures for cleaning Swanwick Lane to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and

f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the approved CMP and areas identified in the approved CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles



are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

17. No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality

18. The landscaping scheme, submitted under Condition 17 shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

19. None of the residential units hereby permitted shall be occupied until details of water efficiency measures to be installed in each dwelling have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed a maximum of 110 litres per person per day. The development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving water quality and resources.

20. The development hereby permitted shall not commence unless the Council has received the Notice of Purchase in accordance with the legal agreement between FBC, SDNPA and Andrew Sellick of Gawthorpe Estate dated 1 April 2021 in respect of the Credits Linked Land identified in the Nitrates Mitigation Proposals Pack.



REASON: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.

21. No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.



Notes to Accompany Planning Decision Notice

Planning Application Ref: P/22/1121/FP

Decision Date: 25th August 2023

General Notes for Your Information:

- The approved documents can be obtained by viewing the submitted application online at www.fareham.gov.uk/planning
- The Council worked positively and proactively with the applicant and their agent to address any issues which came up during the course of the application being considered. A report has been published on the Council's website to explain how a decision was made on this proposal.
- The development hereby permitted is subject to The Community Infrastructure Levy (CIL). The payment is due before development commences and the parties liable to pay the charge will receive a Liability Notice shortly to explain the amount due and the process thereafter. Further details about CIL can be found on the Council's website on the following link:
www.fareham.gov.uk/planning/local_plan/cil.aspx
- Please contact the officer who handled this application Katherine Alger on 01329 824666 or at kalger@fareham.gov.uk if:
 - You would like clarification about this notice
 - You would like to make changes to your permission
 - You are unhappy with this decision or the way it has been reached

Right of appeal:

- The person who made this application has the right to appeal to the Secretary of State against the imposition of any of the conditions this permission is subject to.
- The Secretary of State may decide he will not consider an appeal if it seems to him that, due to statutory requirements, the local planning authority could not have granted permission without the conditions being imposed.
- Appeals must be made within 6 months of the date of this decision notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.



- Appeals are handled by the Planning Inspectorate on behalf of the Secretary of State. Appeals must be made using a form which you can get from:
 - Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN;
 - Or submit online at The Planning Inspectorate website at www.gov.uk/planning-inspectorate
- There is no third party right of appeal for neighbours or objectors.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices:

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

What to do next:

- Please take note of the conditions this permission is subject to. If these conditions are not met, for example if works are not carried out in accordance with the approved documents, the Council has the ability to take enforcement action where necessary.
- This permission relates to town planning. It does not grant other forms of consent which you may need, for example:

Building Regulations consent

- Building Regulations legislation sets out technical standards required for the design and construction of buildings.
- For advice please contact The Building Control Partnership:
 - Telephone 01329 824 823
 - Email bcpartnership@fareham.gov.uk
 - Website www.buildingcontrolpartnershipants.gov.uk

Consent for works in the vicinity of a public sewer



- A minimum distance of three metres (for apparatus up to three metres deep) must be maintained between any building and the public sewer. In some cases however, Southern Water will allow buildings to encroach on the public system.
- For further information please contact Southern Water:
 - Telephone 0845 278 0845
 - Website www.southernwater.co.uk

Works affecting neighbours

- Where proposals involve work on party walls or excavations near neighbouring properties, there may be measures required under the Party Wall Act 1996. Fareham Borough Council is not responsible for enforcing the Party Wall Act.
- For further information please see the following guidance:
 - Website www.gov.uk/party-wall-etc-act-1996-guidance.

