



CHARTERED SURVEYORS & LAND AGENTS

Miles by Road: Bursledon 1 mile, Southampton City Centre 4.5 miles, M27 Jct 8 1.2 miles

Land at Green Lane, Bursledon,
Southampton, Hampshire, SO31 8JQ



1.803 Acres (0.73 ha) Paddock with Development Potential

Freehold Interest with Vacant Possession

Offers Invited, Price Guide: £90,000

DIRECTIONS:

From M27, Junction 8, head west on A3024. At Windhover Roundabout take 3rd exit on to Hamble Lane. After 0.5 mile turn right on to A3025 Portsmouth Road. After 500m turn right on to Green Lane. The land is situated on the left hand side after 200m.

What3words: ///bowls.roof.gifted.

Grid Reference: SU47521042.

DESCRIPTION:

The land comprises a single field parcel, adjoining Green Lane to the east. The land is level in topography, with mature tree-lined hedgerows to the east and west, adjoining residential properties to the south and a newly erected post and wire boundary to the north.

The soils are freely draining slightly acid loamy soils.

TENURE:

Freehold with Vacant Possession on Completion.

TITLE:

The Property is registered with the Land Registry, Title No: HP230742. A copy of the Title Document and plan is available from the Selling Agent.

SERVICES:

No services connected

VIEWING:

Viewing is possible without an appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these Particulars. No vehicular access will be given for the purpose of viewing.

PLANNING:

The land lies within Eastleigh Borough Council's Local Authority.

Eastleigh Borough's Local Plan 2016-2036 designates the land as Countryside (Policy S5) and a Settlement Gap (Policy S6).

DEVELOPMENT OVERAGE:

The Vendor intends to place an Overage provision within the Sale Contract reserving 25% of the gross uplift in the value of the property following any Planning Approval other than for agricultural or equestrian uses. The Overage provision will run for 25 years from the completion of the sale.

METHOD OF SALE:

The land is offered for sale by Private Treaty with Vacant Possession. The Vendors may invite Best Offers at any time. Prospective Purchasers should register their interest with the Selling Agent to whom offers shall be submitted.

CONTACT:

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