



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

Building plot 36b Holly Hill Lane, Sarisbury Green , SO31 7AD



An opportunity to acquire a substantial building plot of approximately an acre with current planning approved for a 330sqm/3550sqft architecturally designed contemporary residence  
Guide Price £650,000

### The Plot & Plans

- Envious gated Holly Hill Lane location a short walk to the River Hamble, Marina & Woodland Park
- A secluded and mature landscaped setting with a laurel lined sweeping entrance
- Current detailed planning approved for a 330sqm/3550sqft contemporary statement residence designed to blend with the natural surroundings
- Magnificent views towards established specimen trees, rhododendrons & rolling lawns
- Lifestyle location entertaining areas indoor swimming pool, courtyard, semi covered terrace, steam room
- Planning information via Fareham Borough Council, Planning reference **P/23/1063/FP**
- Full planning information available on Fareham borough Councils website







Holly Hill Lane is considered one of the areas prime residential areas. Its setting, running alongside the Woodland Park, provides a stunning leafy backdrop and there is access to an abundance of interesting trails through a wooded menagerie of secret paths to the lakes, waterfalls and sunken gardens of this rambling old estate. The Lane also runs down to the eminent River Hamble famed for its quality sailing and network of cottage industries and community which support this South Coast scene. This particular stretch is unspoilt, a fascinating vista overlooking the red brick of Old Bursledon. The river is dotted with elegant yachts and cruisers that glint and tring on the moorings, migrating seabirds forage amongst the wrecks and reeds and various footpaths wind along this fascinating riverbank to the rural patchwork of the Meon valley and out to Southampton water, this spot is truly an idyllic and tranquil place to enjoy. There is a Marina short stroll away, a hive of activity; chandleries, boat builders, cottage industries, and bistros; its a great meeting and eating place, coffee stop to enjoy, relax and enjoy the everchanging River vista.

#### Travel & Amenities

Holly Hill Lane is a short drive to main commuter routes, junction 8 or 9 of the M27

Mainline station: Swanwick (1 mile), Southampton Parkway (8 miles)

Local convenience shops at The Green, Sarisbury. Further shopping and amenities including Waitrose, a Wine Merchants at Locks Heath centre, Tesco superstore at Bursledon

#### Lifestyle

Holly Hill Leisure Complex: [www.everyoneactive.com/centre/holly-hill-leisure-centre/](http://www.everyoneactive.com/centre/holly-hill-leisure-centre/)

The location is ideal for watersports; sailing, paddleboarding, motor cruising, yachting

[www.harbourguides.com/bluepages/view/universal--cableck-marina-103](http://www.harbourguides.com/bluepages/view/universal--cableck-marina-103)

Plenty of pubs and Inns locally including Coldeast Mansions <https://coldeastmansion.co.uk/>





- a Swimming pool
- b Pool plant
- c Pool changing/WC
- d Entrance Hall
- e Garage and Store
- f Niche for ASHP bins and air conditioning unit
- g BBQ
- h WC
- i Plant room
- j Utility
- k Courtyard Garden
- l Kitchen
- m dining
- n Reception
- o Master Suite
- p Bedroom
- q Office
- r Bathroom
- s Store / Linen
- t Bedroom
- u Plant room
- v En suite
- w TV room
- x Rear access
- y Terrace
- z Game Room

EV Electric car charging point

Connection to existing Sewer

Total Gross Internal Area (GIA) - 285 sqm  
Floor to Ceiling Height - 2.650m

Mixed Shrub as prescribed per the Biodiversity Net Gain Plan. Species to include: Blackthorn, Hazel, Sea Buckthorn, Bramble, Gorse, Hawthorn and Rhododendron



1:200  
Ground Floor Plan Proposed



Scale @ A3: 1:200

0 2 4 6 8 10

Project: Land at Holly Hill Lane

Address: Salisbury Green, Fareham, SO31 7AD

Drawing: Ground Floor Plan Proposed

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05	Rev	10/07/2024
04	Rev B	20/06/2023
03	Rev B	07/06/2023
02	Rev A	17/01/2023
01	Rev	06/05/2023

**O BARCHITECTURE**

The Dispensary, 5-6 The Square, Winchester, SO3 9ES

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