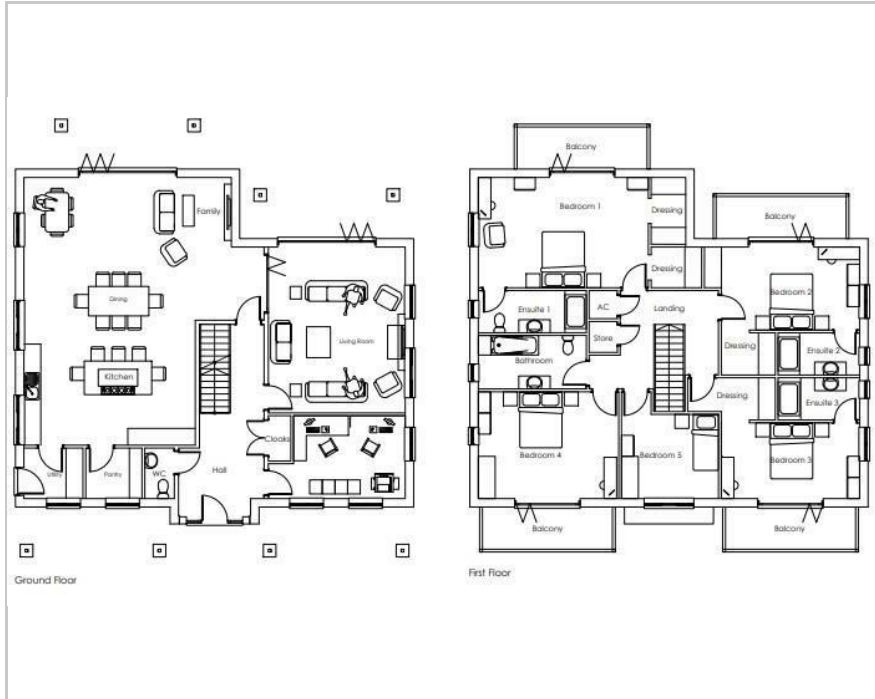




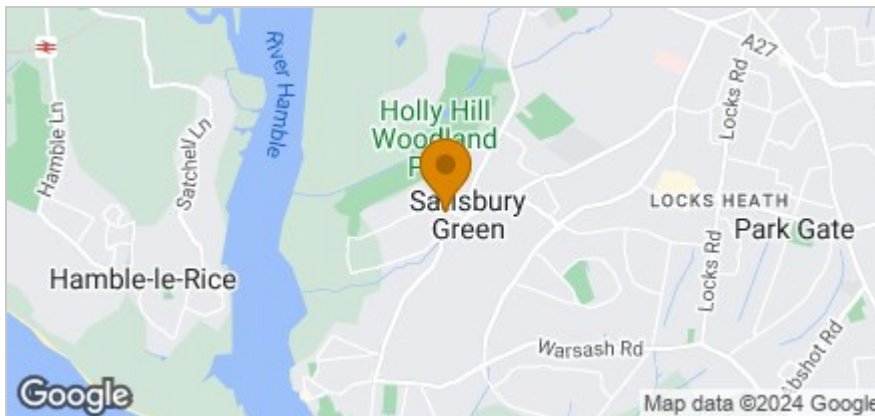
Plot 7 Egmont Brook Avenue, Southampton, SO31 9HN  
Offers In Excess Of £1,500,000



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

32 Bridge Road, Park Gate, Southampton, Hampshire, SO31 7GF  
Tel: 01489 584298 Email: [hello@chimneypotsestateagents.co.uk](mailto:hello@chimneypotsestateagents.co.uk) <https://www.chimneypotsestateagents.co.uk>

A rare opportunity arises to purchase a fully serviced self-build plot with planning permission to build your dream home extending to 4000 SQ FT and benefitting a SDLT saving of £122,250 in an elite development of 8 houses within 500 yards of the river Hamble.

These generous plots are fully serviced including access road, utilities (including foul drainage), and full planning consent for a detached family residence with double garages or the self-builders design STP.

Ideal for commuters as Southampton Parkway is close by offering rail links to London with journey times of approximately 1 hour and 10 minutes. The A/M27 is only a 5-minute drive giving access to both Portsmouth and Southampton within 15 minutes. Families will also love the area, as it's convenient for both state and private schools including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar, and King Edward V1. The local primary school, Hook with Warsash CoF, is also very well regarded.

The site sits adjacent to Holly Hill Woodland Park and a short distance from the river Hamble. The added attraction to this spot is the semi-rural footpaths dotted along the lane, which lead to an abundance of woodland walks and down to the river Hamble. The Warsash area also has a strong sailing reputation and the beautiful vista across the river draws people to this coastal haven. There is a good selection of local shops, restaurants, and pubs just like Hamble village, which can be visited via the "Pink Ferry" service. All these attributes make this the perfect destination address if you're looking for activity and amenities right on your doorstep.

SDLT saving of £122,250.

Please find below the link to the planning website:

<https://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.a.reference=P/21/1301/FP&uprn=10012133304>



## Viewing

Please contact our Chimney Pots Estate Agents Office on 01489 584298 if you wish to arrange a viewing appointment for this property or require further information.