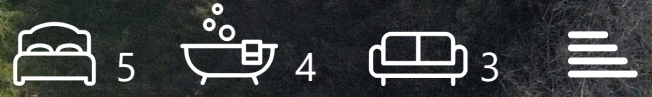
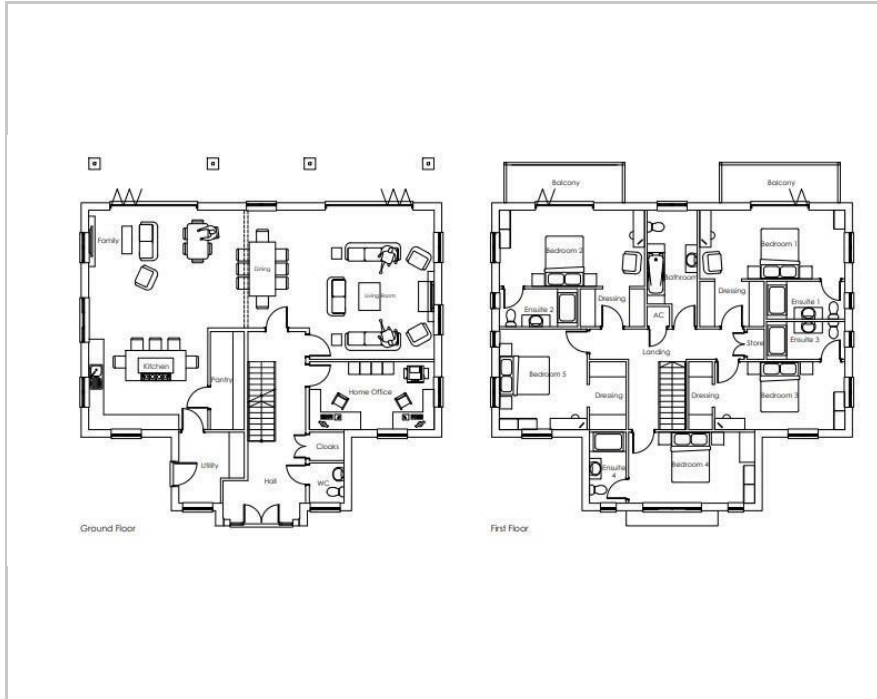


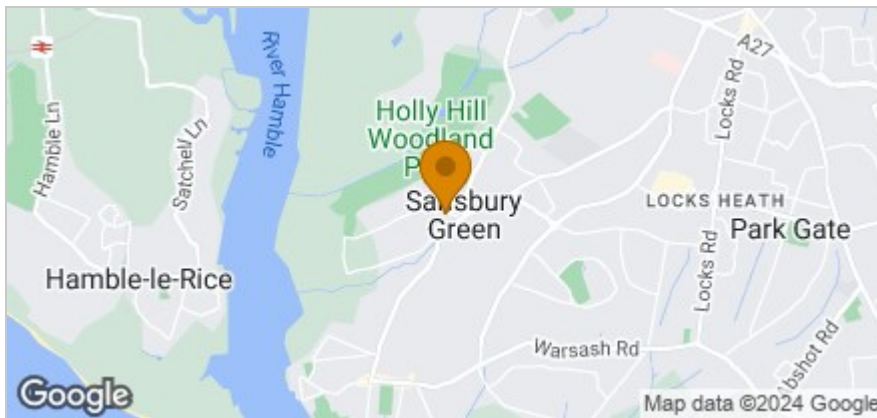
Plot 3 Egmont Brook Avenue, Southampton, SO31 9HN  
Guide Price £750,000



## 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@chimney potsestateagents.co.uk](mailto:hello@chimney potsestateagents.co.uk) <https://www.chimney potsestateagents.co.uk>

Chimney pots are delighted to present this rare opportunity to purchase a fully serviced self-build plot with planning permission to build your dream home extending to 4000 SQ FT and a SDLT saving of £68,000. 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.

### Property Details:

The plot is fully serviced, including access road and utilities. The plot comes with planning permission for a detached family residence.

### Property Size and Location:

The plot allows for building a dream home extending to 4000 square feet. The location is described as an elite development of 8 houses. The development is within 500 yards of the River Hamble. The site is adjacent to Holly Hill Woodland Park.

### Accessibility and Commuting:

The property is conveniently situated for commuters, with Southampton Parkway nearby, offering rail links to London with a journey time of around 1 hour and 10 minutes. The A/M27 is a 5-minute drive away, providing access to Portsmouth and Southampton within 15 minutes.

### Education:

The area is suitable for families, with access to both state and private schools, including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar, King Edward V1, and the local primary school Hook with Warsash CoE.

### Recreation and Environment:

The property is close to the river Hamble and Holly Hill Woodland Park. There are woodland walks and footpaths in the vicinity, offering recreational opportunities. The Warsash area has a strong sailing reputation, and the river Hamble offers scenic beauty.



## 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.