

# For Sale

- Previously Approved Planning for 45 Residential Units
- Section 106 Agreed
- Offers Invited
- Clear Site



artists impression [from west]

Freehold Residential Development Opportunity

Residential Development Site, Victor Street, Southampton, SO15 5LH

## Description

The property, now vacant was formerly a social club which has been demolished. In July 2020 Southampton City Council granted planning permission for 34 x 1 bed, 6 x 2 bed and 5 x 3 bed flats on the site under planning application no. 21/00994/REM.

We believe that the Community Infrastructure Liability is currently likely to be in the region of £210,000 and the S106 contributions in the region of £50,000.

Further details of the planning application which has now expired and Section 106 Agreement are available on request.

## Energy Performance Certificate

The property is a development site. No EPC is required.

## Terms

The site is available for £1,250,000 unconditionally.

## Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £19,750. We recommend that prospective purchasers verify this with the Valuation Office. The residential element of the property falls within Council Tax Band A and should be verified with Southampton City Council.

## VAT

We are advised that VAT will not be payable.



north west elevation



north east elevation



south west elevation

## Location

The property is located off Shirley High Street, opposite the Sainsburys car park. Shirley is a busy secondary retail location in Southampton and Shirley High Street is the main retail thoroughfare. There are excellent public transport links through Shirley High Street into central Southampton and to the west. Southampton city centre is within 1.5 miles and Southampton central railway station is within 1 mile. Southampton General Hospital is also approximately 1 mile away.

*For all enquiries:*

**Lauren Udall** MRICS

Email: [lu@keygrove.com](mailto:lu@keygrove.com)  
Direct Dial: **023 8083 5964**  
Office: **023 8063 5333**  
Mobile: **07388 949740**

## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 12-Feb-2024

