



Asking Price £450,000
Greenaway Lane, Warsash



PLOT 1: Front Elevation



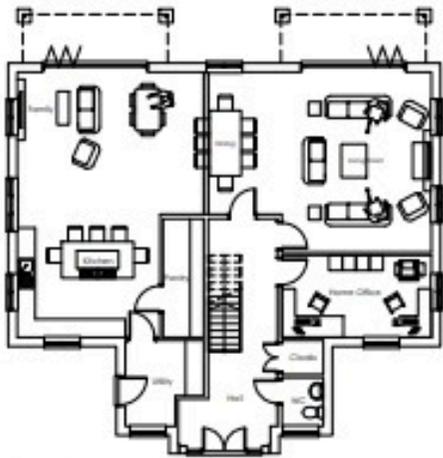
PLOT 1: Side Elevation



PLOT 1: Rear Elevation



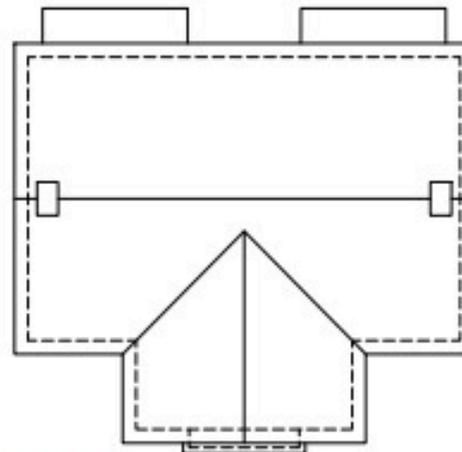
PLOT 1: Side Elevation



PLOT 1: Ground Floor Plan



PLOT 1: First Floor Plan



PLOT 1: Roof Plan

NATIONAL SPACE STANDARDS

Technical requirements:

10 (a)	In order to provide one bedroom, a single bedroom has a floor area of at least 7.0sqm and is at least 2.75m wide
10 (b)	In order to provide two bedrooms, a double (or two bedrooms) has a floor area of at least 11.0sqm
10 (c)	one double (or two bedrooms) is at least 3.75m wide and every other double (or two bedrooms) is at least 2.50m wide

Proposed Bedroom Dimensions & m² (for planning purposes excluding En-suites & Dressing Rooms):

Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
6.795 x 2.726 m (185.8 m ²)	6.795 x 3.000 m (203.8 m ²)	6.195 x 2.700 m (167.3 m ²)	6.030 x 2.825 m (170.2 m ²)	3.475 x 2.600 m (90.4 m ²)

NATIONAL SPACE STANDARDS

Table 1 Minimum gross internal floor areas and storage (sq) - 5 Bedroom House

Number of bedrooms (n)	Number of bed spaces (per person)	2 storey dwellings	Built in storage (built in wardrobes, dress & suitors)
5n	5n	128 m ²	2.8 m ³

Proposed gross internal floor space:

Number of bedrooms (n)	Number of bed spaces (per person)	2 storey dwellings	Built in storage (built in wardrobes, dress & suitors)
5n	10n	1281 m ²	7.61 m ³



PLOT 2: Front Elevation



PLOT 2: Side Elevation



PLOT 2: Rear Elevation



PLOT 2: Side Elevation

5
Bedrooms

4
Bathrooms

2
Receptions

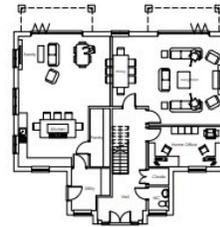


PLOT 1: Front Elevation

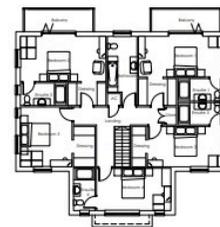
PLOT 1: Side Elevation

PLOT 1: Rear Elevation

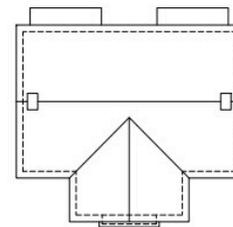
PLOT 1: Side Elevation



PLOT 1: Ground Floor Plan



PLOT 1: First Floor Plan



PLOT 1: Roof Plan

NATIONAL SPACE STANDARDS

Technical requirements:

10 sqm	Minimum for private use bedrooms, a single bedroom less than area of at least 7.5m wide and at least 3.5m deep
10 sqm	In order to provide two bedrooms, a single bedroom must have a floor area of at least 10 sqm
10 sqm	Minimum gross internal area of at least 10 sqm and every other room or room extension to be at least 2.5m wide

Proposed Bedroom Dimensions & m² (for planning purposes including En-suites & Dressing Rooms)

Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
3.70m x 2.73m (10.14 sqm)	3.70m x 2.68m (9.91 sqm)	3.18m x 2.70m (8.59 sqm)	3.00m x 2.68m (8.04 sqm)	3.11m x 2.68m (8.34 sqm)

NATIONAL SPACE STANDARDS

Table 1: Minimum gross internal floor areas and storage (m²) - 4 Bedroom House

Number of Bedrooms	Number of Bathrooms	2 Storey	3 Storey
4	4	128 m ²	138 m ²

Proposed gross internal floor space:

Number of Bedrooms	Number of Bathrooms	2 Storey	3 Storey
4	4	128 m ²	138 m ²

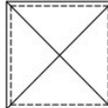
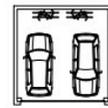


PLOT 2: Front Elevation

PLOT 2: Side Elevation

PLOT 2: Rear Elevation

PLOT 2: Side Elevation



Materials & Details:

Part Number	Material	Finish	Notes						
1	4 Storey Residential Building	Brick	Brick	Brick	Brick	Brick	Brick	Brick	Brick



- A self build plot with outline planning permission for a detached family home
- Fully serviced with sewer, utilities (infrastructure only) road, and communal areas provided
- With five bedrooms and accommodation extending to 1580 sq ft
- Generous plot with a Southerly aspect
- Nestled away in a country lane

An exceptional opportunity has arisen to secure a self build plot on Greenaway Lane—an idyllic private no through road set within the heart of Warsash Village, Hampshire. This rare offering allows purchasers to create a bespoke dream home in a peaceful countryside setting. Outline planning permission has been granted for a 1580 sq ft, five bedroom residence on a fully serviced plot, complete with mains gas, water, electricity, mains sewerage, and road access. The scheme also includes a double detached garage.

The surrounding area is rich in natural beauty and lifestyle amenities. Warsash and the nearby Hamble River are renowned for their outstanding yachting and boating facilities, with the Isle of Wight easily reached for day trips. Scenic routes such as the Solent Way provide picturesque walking opportunities, while local pubs—including The Rising Sun, The Silver Fern, and The Hook —offer inviting spaces to relax with friends and family. A pedestrian ferry also links directly to Hamble, adding to the charm and convenience of the location.

Connectivity is another key advantage. The M27 provides swift access between Southampton and Portsmouth, with the M3 offering a direct route to London. Southampton Airport and Parkway Railway Station are approximately 20 minutes away, both providing fast, direct services to London Waterloo.

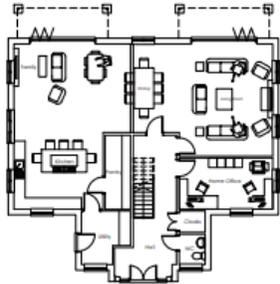


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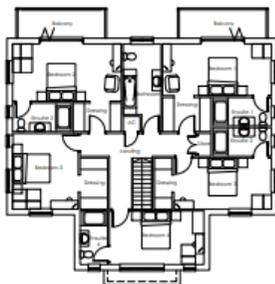
PLOT 1: Side Elevation

PLOT 1: Rear Elevation

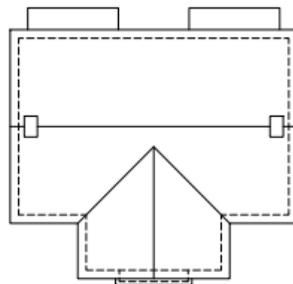
PLOT 1: Side Elevation



PLOT 1: Ground Floor Plan



PLOT 1: First Floor Plan



PLOT 1: Roof Plan

NATIONAL SPACE STANDARDS

Technical requirements:

10 sqm	In order to provide one bedroom, a single bedroom has a floor area of at least 7.0sqm and is at least 2.0m wide
10 sqm	In order to provide two bedrooms, a double (or twin bedroom) has a floor area of at least 11.0sqm
10 sqm	One double (or twin bedroom), is at least 2.75m wide and every other double (or twin bedroom) is at least 2.0m wide

Proposed Bedroom Dimensions & m² (for planning purposes excluding En-suites & Dressing Rooms):

Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
4.790 x 2.750m (131.6 sqm)	5.791 x 3.000m (173.7 sqm)	5.716 x 2.700m (154.4 sqm)	5.000 x 2.800m (140.0 sqm)	5.975 x 3.000m (179.3 sqm)

NATIONAL SPACE STANDARDS

Table 1 Minimum gross internal floor areas and storage (m²) - 5 Bedroom House

Number of bedrooms (N)	Number of bed spaces (per room)	2-beds dormitory	Bed in storage
5a	5a	128 m ²	3.0 m ²

Proposed gross internal floor space:

Number of bedrooms (N)	Number of bed spaces (per room)	2-beds dormitory	Bed in storage (Bed in wardrobe or under stairs)
5a	5a	432 m ²	7.44 m ²

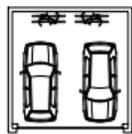


PLOT 2: Front Elevation

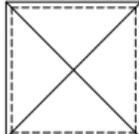
PLOT 2: Side Elevation

PLOT 2: Rear Elevation

PLOT 2: Side Elevation



PLOT 2: Ground Floor Plan



PLOT 2: Roof Plan

Materials Schedule:

| Part Number | Material | Quantity | Notes |
|-------------|---------------------------------|----------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 1 | 6. Round 8.5mm Reinforcing Bars | 1000kg | See Contract |



Tel : 01489 584 298

Email : hello@chimneypotsestateagents.co.uk

Address : 32 Bridge Rd, Park Gate, Southampton SO31 7CF

