



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Bursledon 1.8 miles, Netley 1.8 miles, Central Southampton 3.6 miles, M27 Jct 8 2.0 miles

## Land at Portsmouth Road, Southampton, SO19 9PW



### Equestrian Property

Stables and 2.90 acres (1.17ha) of paddocks, situated  
on the immediate boundary of Southampton

Offers Invited for the Freehold with Vacant Possession  
Price Guide £140,000

**DIRECTIONS:**

See Location Plan. From the M27 Junction 8, take the A3024 west, at Windhover Roundabout take the 2nd exit on Hamble Lane (A3025). After 0.3 miles turn right at the traffic lights onto Portsmouth Road, continue for 0.9 miles, the land is situated on the left hand side, immediately after the Veolia site entrance.

From Southampton City Centre, head east on A3025 towards Sholing. Continue on the A3025 for 2 miles past Snows car sales on the right hand side, continue a further 150m. The land is situated on the right hand side.

The property's Grid Reference is SU460102 and What3Words: ///bricks.pack.cross

**DESCRIPTION:**

The property extends to 2.90 acres (1.17ha) of permanent pasture. The land comprises two paddocks, situated between Veolia Transfer Station to the east and Ashley Crescent commercial site to the west. The land is located on the boundary between Eastleigh Borough Council and Southampton City Council.

The land has a metal palisade fence to the east and part south and is bordered by the stream to the west. The land is gently undulating, falling to the stream to the west. The grassland has sporadic patches of gorse, with trees and vegetation along the stream. Soilscape defines the soils as freely draining slightly acid loamy soils.

Access is taken directly from Portsmouth Road via a field gate.

The stables comprise 3x stables, hay store and feed store, all of timber construction under a monopitch metal roof. One stable has a concrete floor. The stables have been damaged by a fallen limb and are in poor condition.

There are a number of mature oak trees to the north, which are subject to a Tree Preservation Order (TPO). A copy can be obtained from the Selling Agent.

**VIEWINGS:**

Viewing is possible on foot only without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these Sale Particulars.

The roadside gate will be locked at all times. Please contact the Selling Agent for the gate code. Please ensure the gate is locked at all times and please do not pass the code onto others. The gate code could be changed throughout marketing. We recommend parking in Ashley Close or Stubbs Road and walking to the site.

You should exercise common sense and caution such as wearing appropriate footwear and avoiding trip hazards and steep banks. The land is grazed with horses and accordingly caution should be taken.

**CONTACT:**

Henry Brice at Ian Judd and Partners LLP, Tel: 01489 896422 or Email: henry@ianjuddandpartners.co.uk

**SERVICES:**

The land is served by natural water in the ditch. The ditch flows at all times.

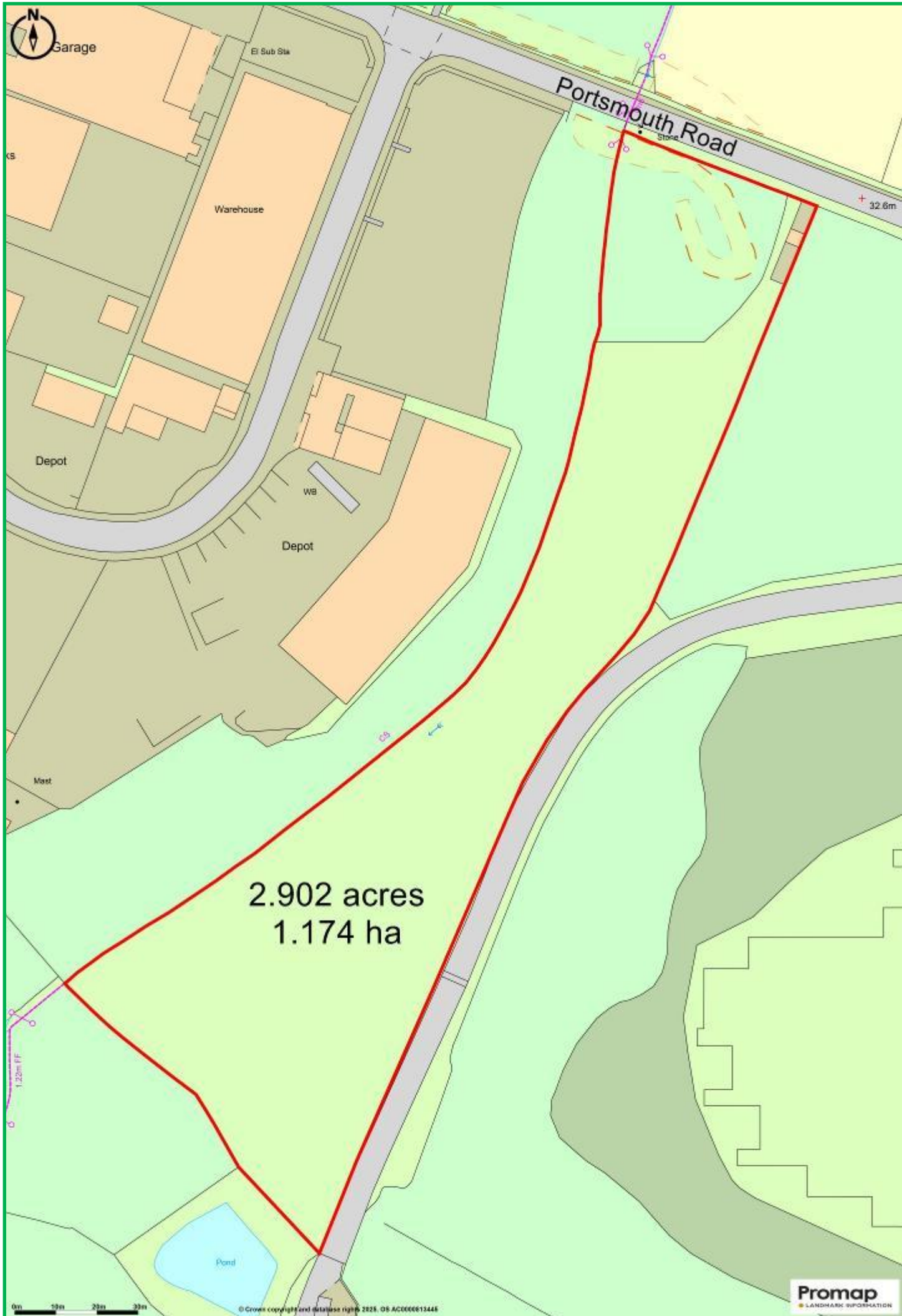
**TENURE AND POSSESSION:**

Freehold Interest For Sale by Private Treaty with Vacant Possession on completion. The land is registered with the HM Land Registry under Title No. HP116414.

**OVERAGE:**

Transfer of the Property will contain provisions to the effect that if the Buyer or their successors in title obtain planning consent for residential development on any part of the Property at any time during the period of 25 years from completion of the sale, then the Buyer or their successors in title will pay to the Seller 25% of the resulting increase in gross value of the Property.





Garage

El Sub Sta

Portsmouth Road

+ 32.6m

Warehouse

Depot

Depot

wb

Mast

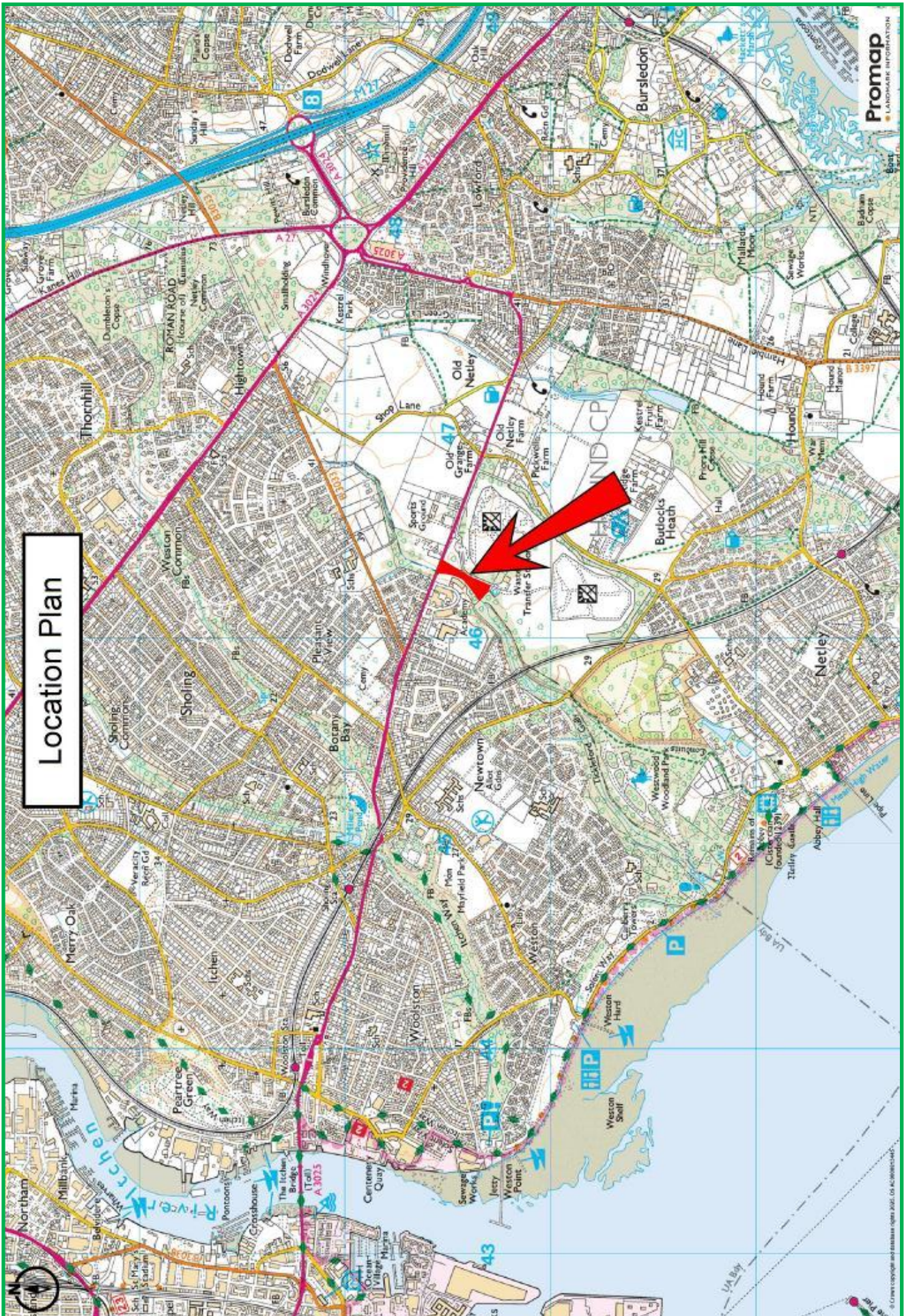
2.902 acres  
1.174 ha

Pond

0m 10m 20m 30m

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Promap  
LANDMARK INFORMATION



Location Plan

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May 2025