

Price £1,500,000

Great Southsea Street, Southsea PO5
3BY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Planning permission granted for 4 x four-bedroom townhouses
- Comprising 2 conversion units and 2 new-build homes
- Prime residential-led redevelopment opportunity
- Former established restaurant premises in a prominent location
- Attractive family housing product in a high-demand market
- Excellent connectivity to Portsmouth city centre, Southsea seafront and transport links
- Potential Gross Development Value (GDV) in excess of £3.1 million
- Opportunity for strong developer margin and value enhancement
- Rare consented scheme in an increasingly constrained planning environment

An outstanding opportunity to acquire a fully consented residential development site in a prime Portsmouth location, formerly occupied by the well-known Carter & Co restaurant.

Planning permission has been granted for the development of 4 substantial four-bedroom townhouses, comprising a blend of 2 high-quality conversions and 2 newly constructed dwellings. The scheme offers an attractive mix of character retention and modern new-build accommodation, designed to appeal strongly to the family housing market within Portsmouth and Southsea.

The approved development provides purchasers with the ability to move immediately toward

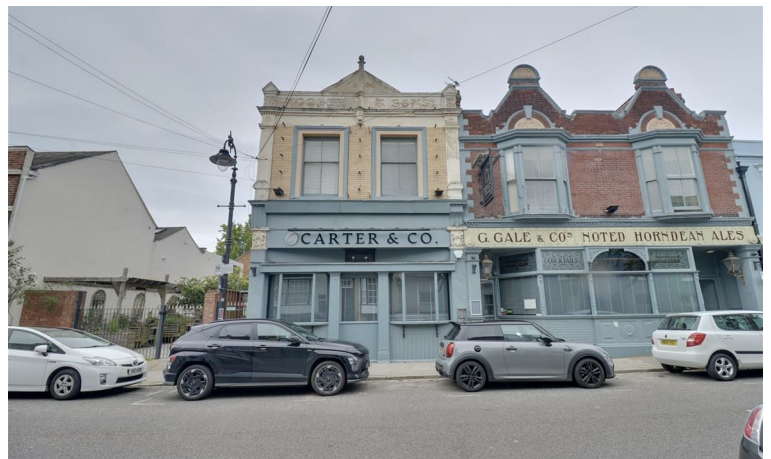
implementation, significantly reducing planning risk and accelerating delivery timescales.

The scheme is expected to deliver spacious, high-specification family homes, benefiting from strong owner-occupier and premium rental demand across the local market. Portsmouth continues to experience sustained residential growth driven by ongoing regeneration, limited housing supply and increasing demand for quality accommodation close to the waterfront and city amenities.

Consented development opportunities of this scale and nature remain exceptionally limited within the city, particularly those capable of delivering both immediate implementation potential and strong end values.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk





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View taken from within rear courtyards.
(dashed lines denotes buildings/walls to boundary behind)

Dashed line denotes
outline of flats behind

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outline of flats behind

Fixed shut, obscure
glazed lower panes

Fixed shut, obscure
glazed lower panes

N° 28

N° 30

N° 32

N° 34

N° 36

Extg. historic wall exposed by removal of lean-to roof to be assessed on site.
Re-skin with new facing brickwork to match extg. likely suggested.

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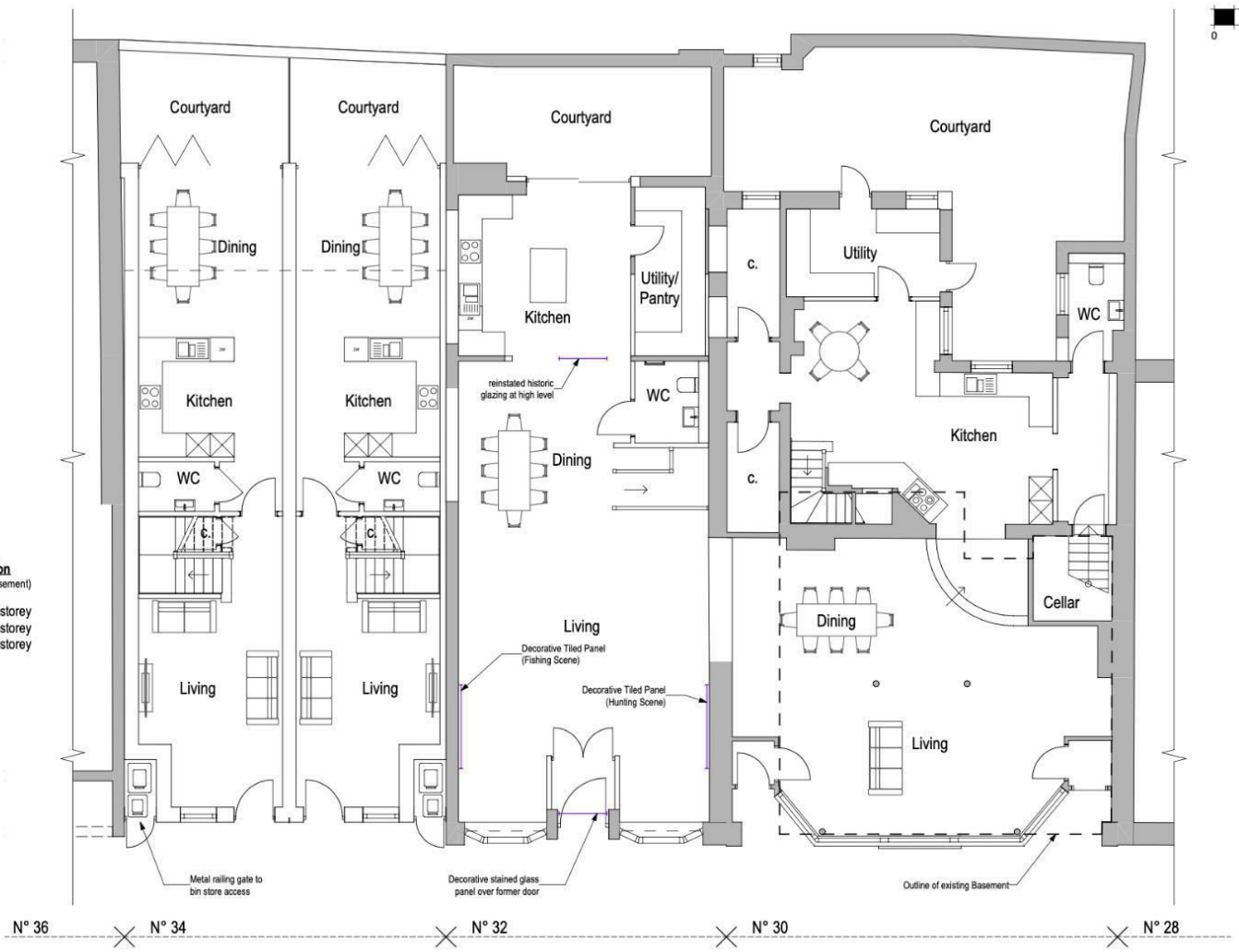
Rear Elevation

1:100

GIA Habitable Accommodation
(left to right & GF upwards, not inc. Basement)

34 x 2 = 147m² / 1582ft² - 3 storey
32 = 201m² / 2164ft² - 2 storey
30 = 153m² / 2504ft² - 2 storey

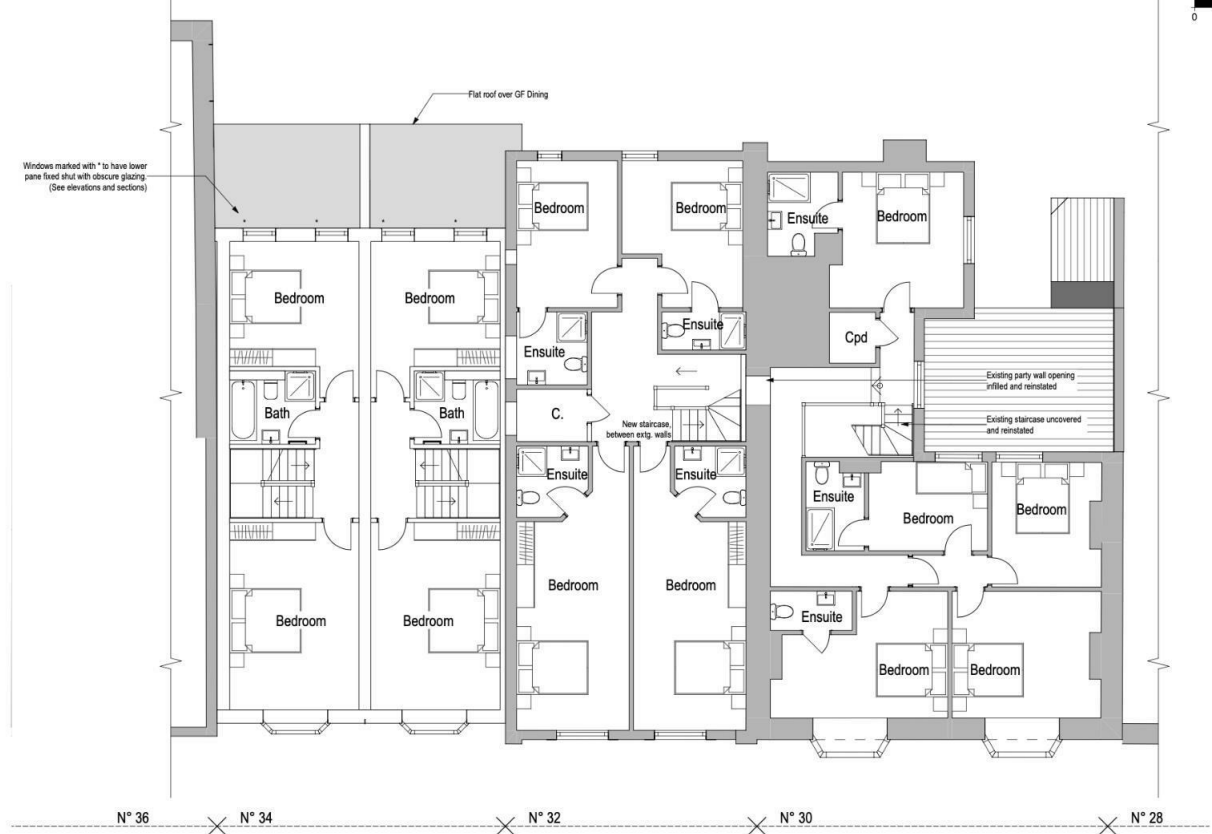
removals = 49m² / 525ft²



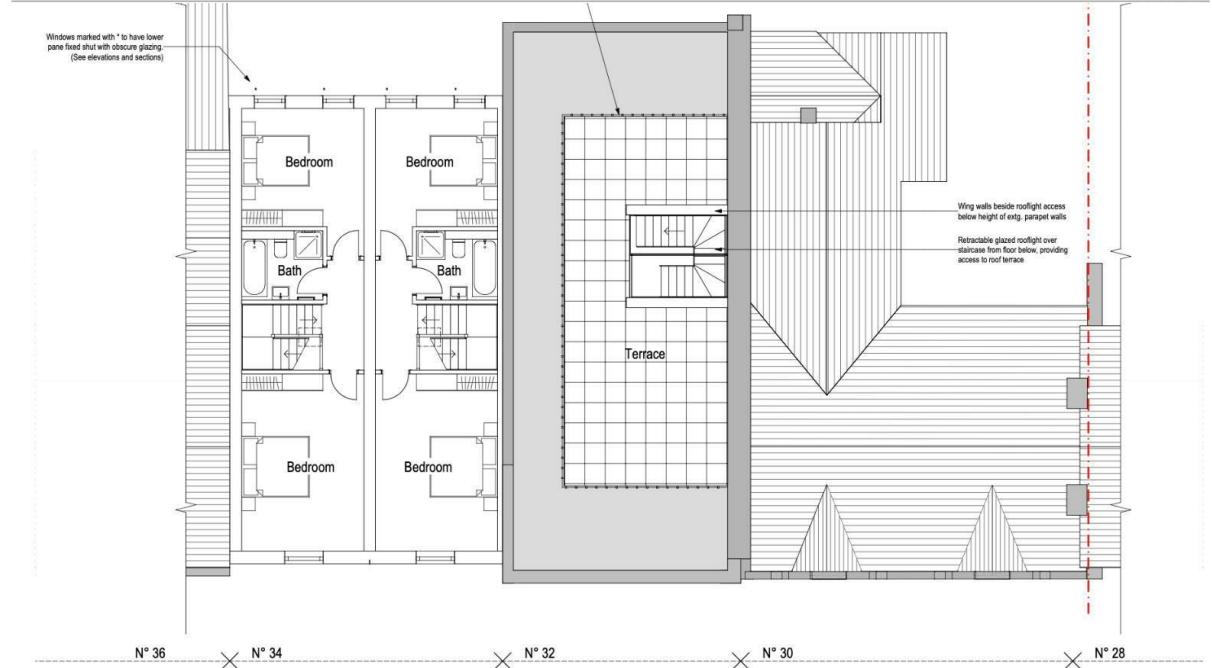
Ground Floor

4-4/00

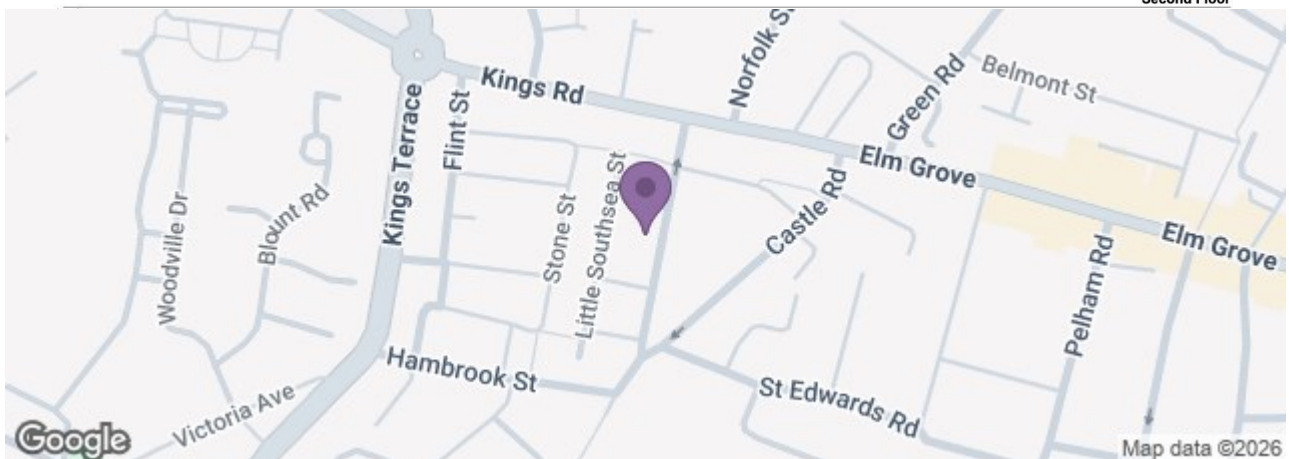




First Floor



Second Floor



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