



Holly Hill Reach

Guide price £700,000



SELF BUILD PLOTS WITHIN A HIGHLY SOUGHT AFTER LOCATION  
A DETACHED FIVE BEDROOM HOME  
PLANNING CONSENT FOR A DETACHED TRIPLE GARAGE  
IDYLLIC LOCATION OF WARSASH  
NEARBY A VARIETY OF LOCAL AMENITIES  
FULLY SERVICED WITH CONNECTED UTILITIES

TO ORGANISE A SITE VISIT CONTACT THE OFFICE TODAY ON 01489 584298

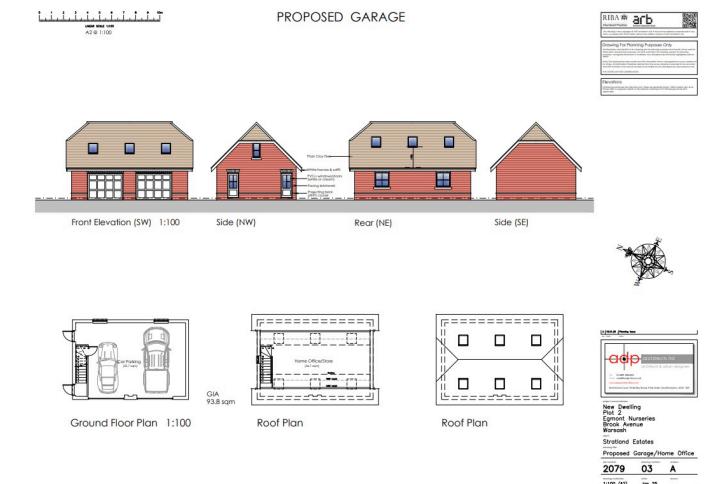
This is a rare opportunity to secure a prime building plot with full planning permission, granted in February 2024, for an exceptional 411 sq m detached home with an additional 93.8 sq m triple garage. Set within a former garden nursery on Brook Avenue, Warsash, this exclusive development comprises just eight plots, five of which are already under construction. The setting provides peaceful, leafy surroundings and is only a short walk from the beautiful River Hamble.

Services are already supplied to the plot boundary, including electricity, gas, water and BT.

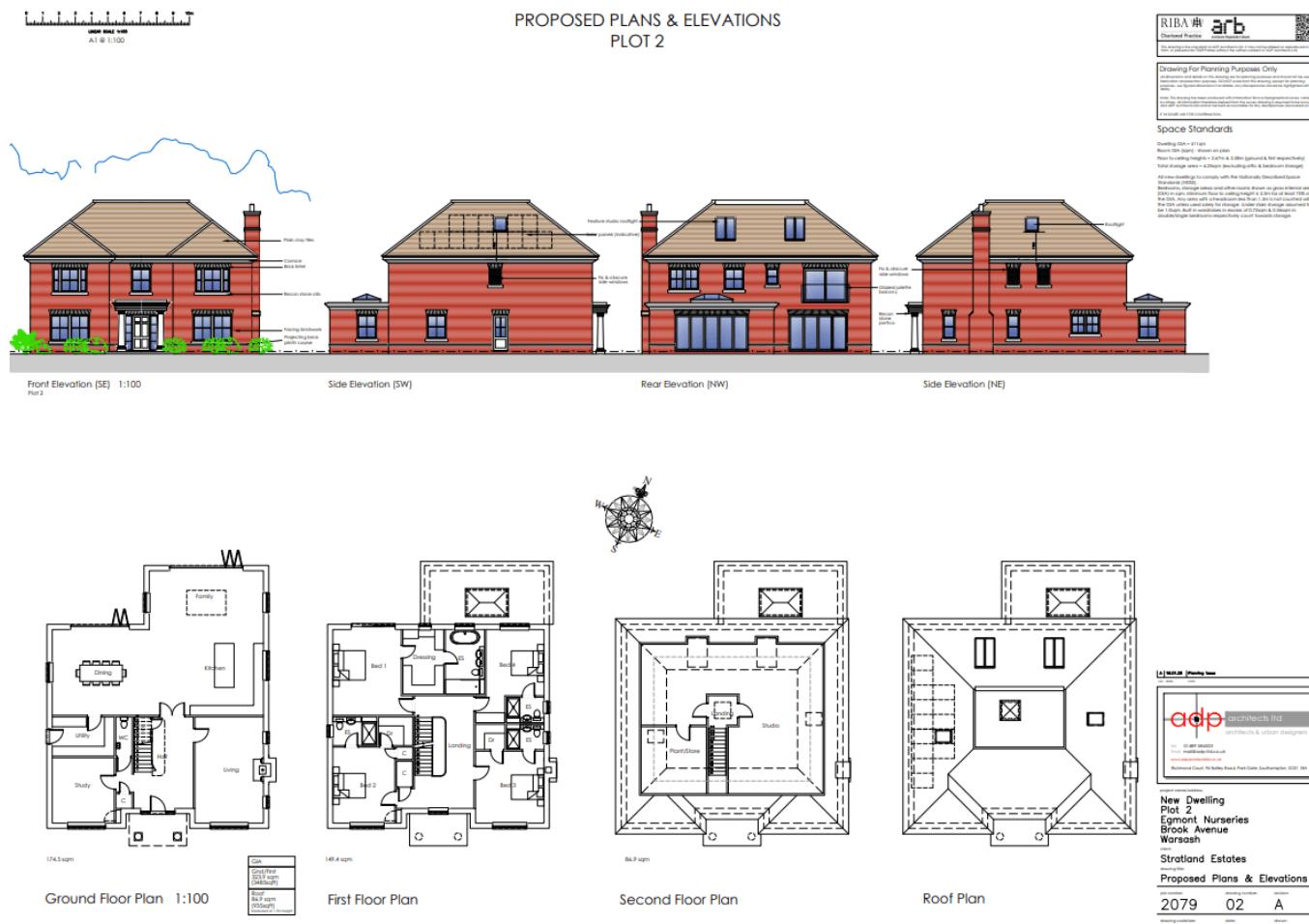
The historic village of Warsash sits close to the River Hamble, offering convenient access to the M27 between Southampton and Portsmouth, as well as easy links to the M3 for London. Southampton Airport and Parkway Railway Station—providing a fast and direct service to London Waterloo—are just a 20-minute drive away.

The area is renowned for its coastal scenery and lifestyle benefits. Both Warsash and the River Hamble offer outstanding yachting and boating facilities, with the Isle of Wight only a short trip across the Solent. Scenic walks include the Solent Way, and nearby pubs such as The Rising Sun, The Silver Fern and The Ferryman provide excellent options for dining and socialising. A local pedestrian ferry also offers convenient access across the river to Hamble.

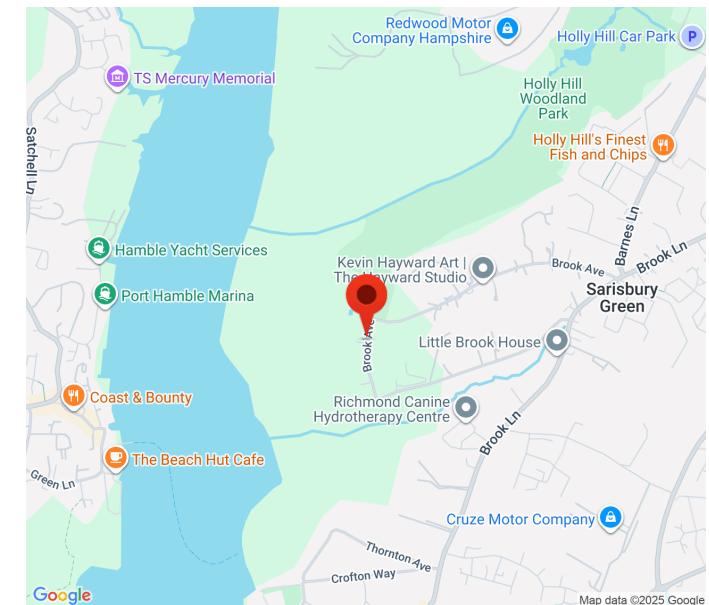
For further details or to arrange a site visit, please contact the office on **01489 584298**.



## Floor Plan



## Area Map



## Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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