



236-244 Fratton Road | Portsmouth, PO1 5HH

TOWN & COUNTRY  
SOUTHERN

- Freehold For Sale
- Development Opportunity
- 9 Existing Apartments
- Potential for 2 Airspaces Apartments
- Possible 5 Further Units
- All Subject to Planning
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An opportunity to purchase a freehold site with potential to create additional dwellings (subject to planning) Currently 9 existing apartments with varying lengths of leases. There are drawings for two further apartments on the existing structure with a new development of five further proposed for the land at the rear, bringing the site to potentially 16 units in total.

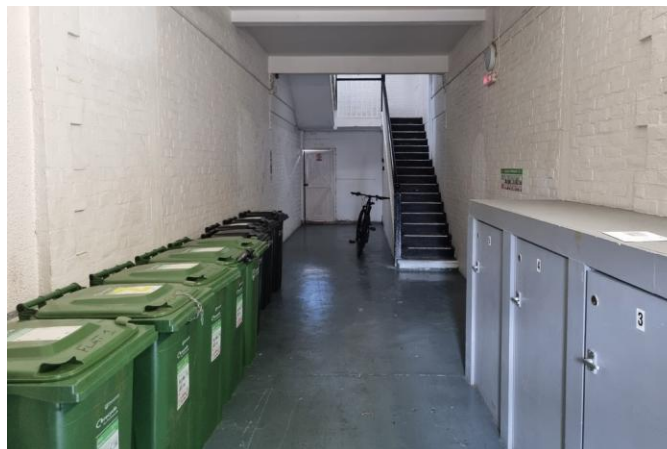
Information for the additional 2 flats can be found on Portsmouth City Councils planning portal under application number 26/00436/FUL

The pre-application process has commenced for the development of the land at the rear and as such offers subject to planning will be considered.

Site visits can be arranged by appointment.

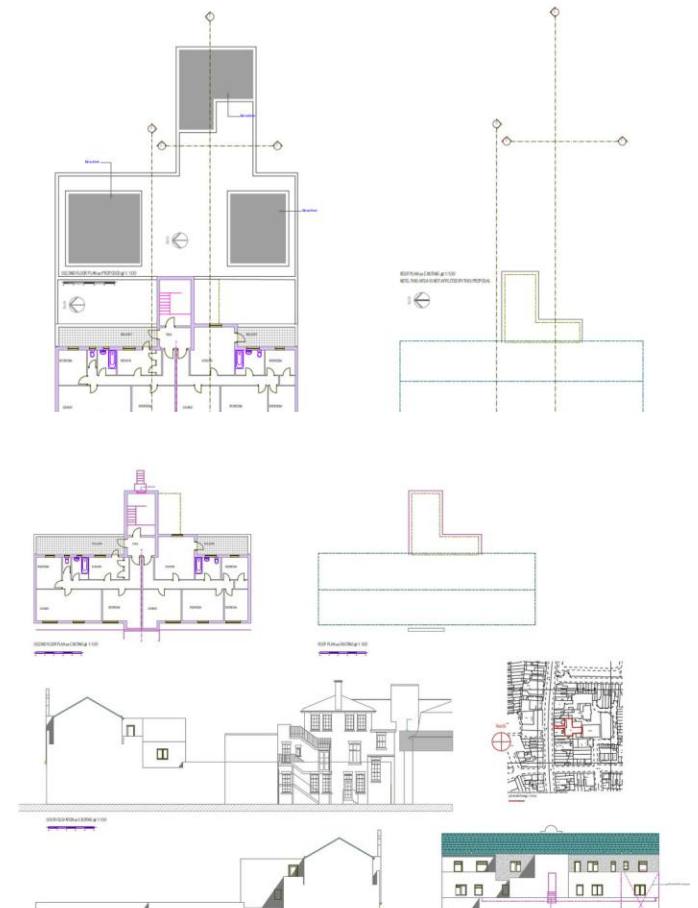
#### AGENTS NOTES

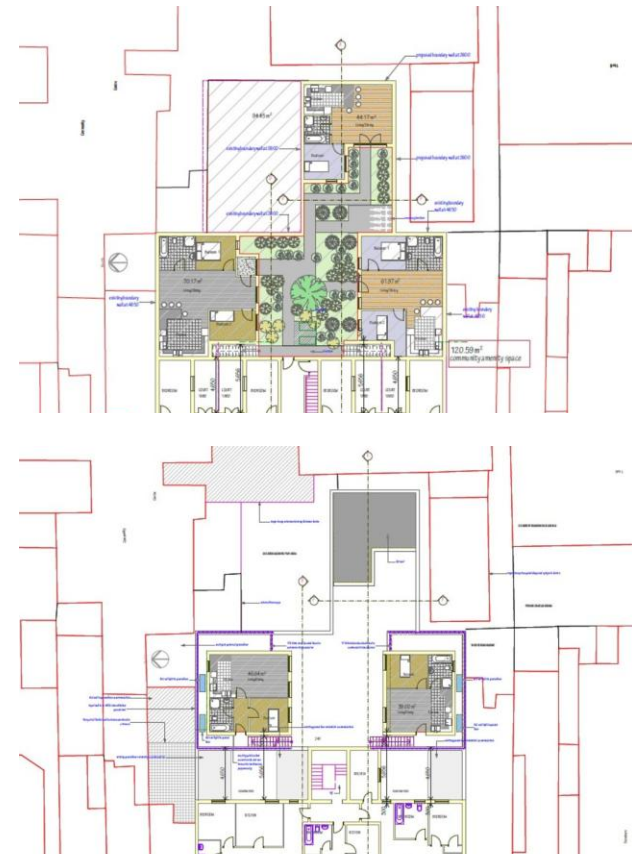
Council Tax Bands mostly A with one apartment being B -  
 Portsmouth City Council  
 Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))



Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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