

LOT 125 - Southampton

Residential Auction - 21st September 2023

allsop



VACANT - Freehold Land with Development Potential

Site of Land and Roadway, Hamilton Road, Sarisbury Green, Southampton, Hampshire, SO31 7LX

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Site of Land and Roadway, Hamilton Road, Sarisbury Green, Southampton, Hampshire,

GUIDE PRICE *

£60,000+

Residential - 21st September 2023

The May Fair Hotel, Stratton Street, London W1J 9LT

Key Features

- Site Area approximately 0.083 Hectares (0.205 Acres)
- **Possible Potential for a Development of Two x 4 Bedroom Detached Houses, subject to consents**
- **A Pre-App enquiry has been submitted to the Local Authority in relation to the above scheme and a response is pending. The Council has however confirmed during previous Pre-App discussions that a residential development of the site is acceptable in principle**
- Swanwick station is less than a mile away and provides regular services to Southampton Central, Portsmouth & Southsea, Brighton and London Victoria stations
- The M27 motorway is within easy reach to the north and provides onward access to both the A3 and M3 motorway
- Numerous areas of public open space are available in the area including several beaches

Vacant

By Order of
NHS Property Services Ltd



Tenure

Freehold



Location

- ✚ The property is situated on the north side of the Hamilton Road, to the east of its junction with Montefiore Drive
- 🛒 A Waitrose supermarket is available within walking distance and the further and more extensive of Southampton city centre are also accessible approximately 7 miles to the north west
- 🚉 Swanwick station is less than a mile away and provides regular services to Southampton Central, Portsmouth & Southsea, Brighton and London Victoria stations
- 🛣️ The M27 motorway is within easy reach to the north and provides onward access to both the A3 and M3 motorway
- 🌳 Holly Hill and Hook with Warsash Local Nature Reserve (South), as well as both Brownwich Beach and Hill Head Beach are within easy reach

Accommodation

- Site Area approximately 0.083 Hectares (0.205 Acres)

VAT

- VAT is not applicable to this Lot

Planning

- Local Authority: Fareham Borough Council
Tel: 01329 236100
Website: <https://www.fareham.gov.uk/planning/intro.aspx>

The property is to be offered with possible potential for a development of two detached houses, subject to obtaining all necessary consents. A Pre-App enquiry has been submitted to the Local Authority such a scheme (see proposed layout and floor plans within the images) and a response is pending. The Council has however confirmed during previous Pre-App discussions that a residential development of the site is acceptable in principle

Prospective buyers are however advised that no warranties are provided as to any development potential on the site. Interested parties are advised to undertake their own investigations in that regard and will be deemed to bid accordingly

Allsop

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Featured 1



Featured 2



Featured 3





Featured 5



Featured 6



Featured 7



Land to South of Fareham

Potential floor plan for each house, submitted as part of the Pre-App enquiry

planning purposes only), use figured dimensions only. If brought to the attention of Studio Four Architects Ltd. If in doubt, ask.

Indicative Design Sketch Elevations as Proposed - North (garden) / West (side) / South Elevation (1:100)

Indicative Design Sketch Floor Plans as Proposed - Second / First / Ground Floor (1:100)

Precedent Image
See also 'Photos of Existing' document for immediate surrounding precedent

PRELIMINARY

by checked

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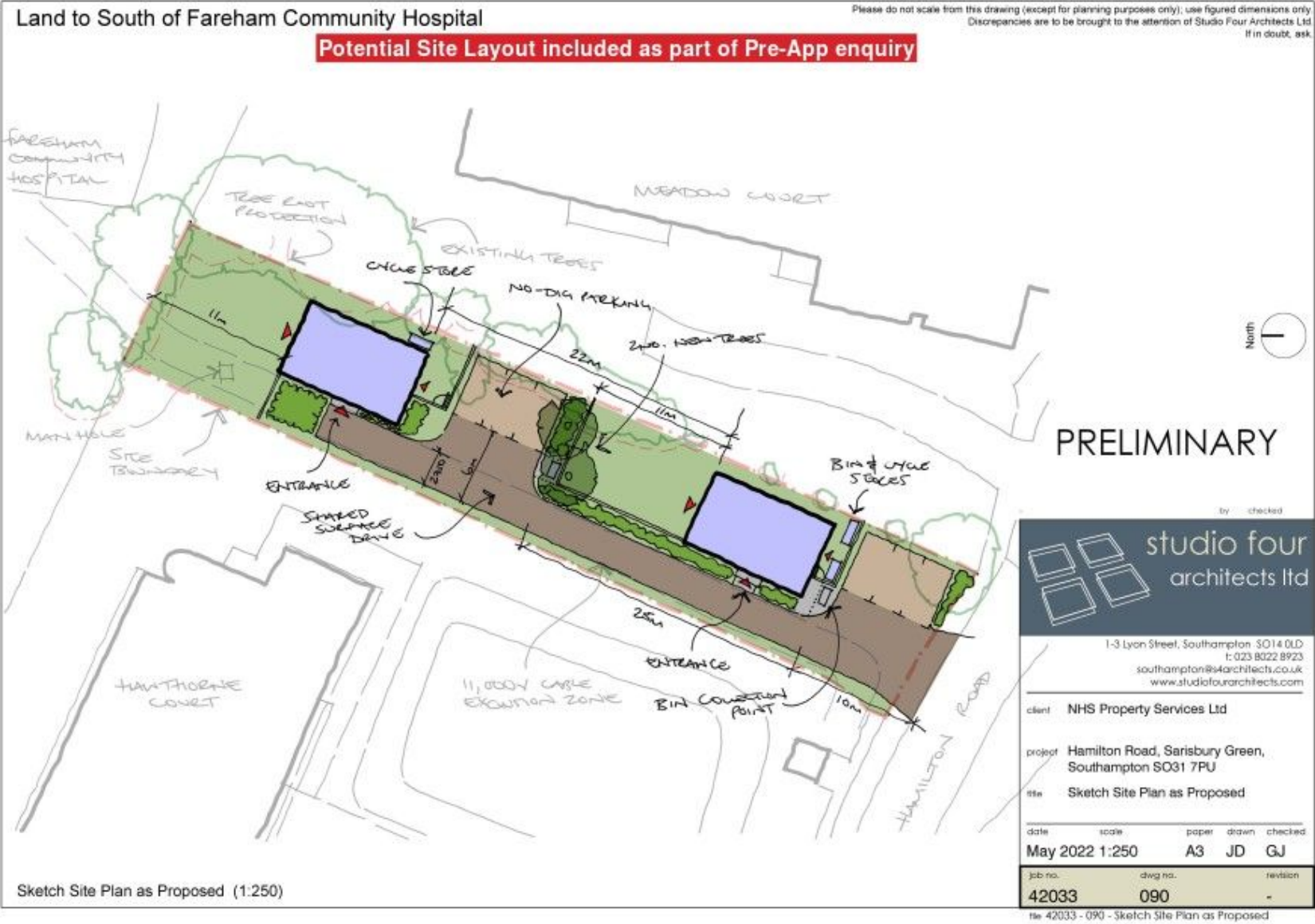
project Hamilton Road, Sarisbury Green, Southampton SO31 7PU

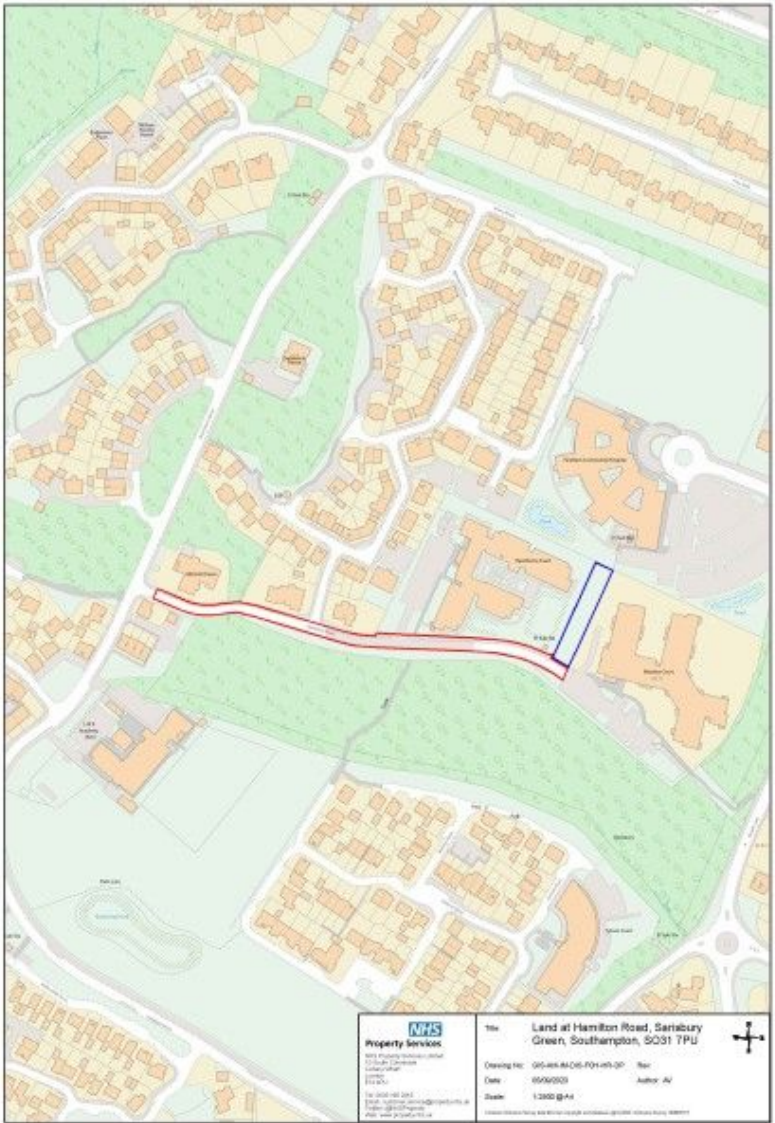
title Indicative Design Sketch Plans and Elevations as Proposed

date	scale	paper	drawn	checked
May 2022	1:100	A3	JD	GJ

job no.	dwg no.	revision
42033	091	-

file 42033 - 091 - Sketch Plans and Elevations as Proposed









Disclaimer

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Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,500** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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