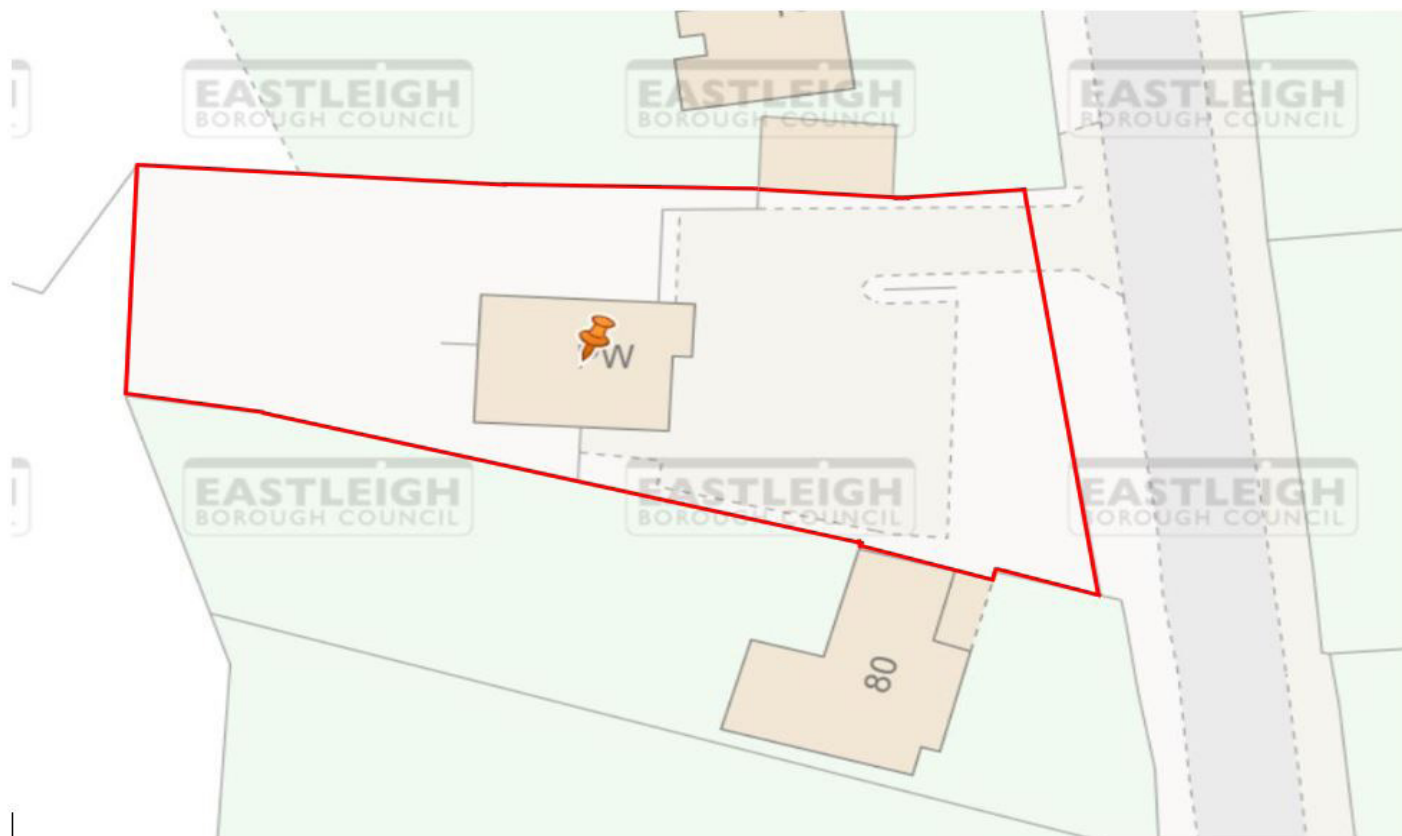


Primmer Olds B.A.S

FOR SALE

Potential Development Site STPP

78 CHALK HILL, WEST END SOUTHAMPTON, HAMPSHIRE, SO18 3AY



KEY FEATURES

- 0.27 acres
- Guide price of £295,000
- Affluent area
- Good transport links
- Ample parking
- Best bids - 1/08/2019

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk



Primmer Olds B.A.S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

78 CHALK HILL, WEST END

DESCRIPTION

The property is situated in the village of West End, a parish in Hampshire in the borough of Eastleigh. The village is small and generally classed as an area in the outer suburbs or rural urban fringe of Eastleigh because of the surrounding woodland and countryside, including Telegraph Woods and Itchen Valley Country Park. Chalk Hill is regarded as an executive area within the village and predominately comprises large detached dwellings. The property provides good access into Southampton City Centre, located 4.4 miles to the South West and Eastleigh Town Centre, located 4.6 miles to the North.

The site is rectangular in shape, sloping to the rear, and comprises circa 0.27 acres. The existing building was built of traditional brick construction under a pitched roof and is set back from the road positioned to the rear of the site.

The property has gated access with a tarmac slopping drive providing ample parking to the front.

ACCOMMODATION

Site Area	Acres
Total	0.27

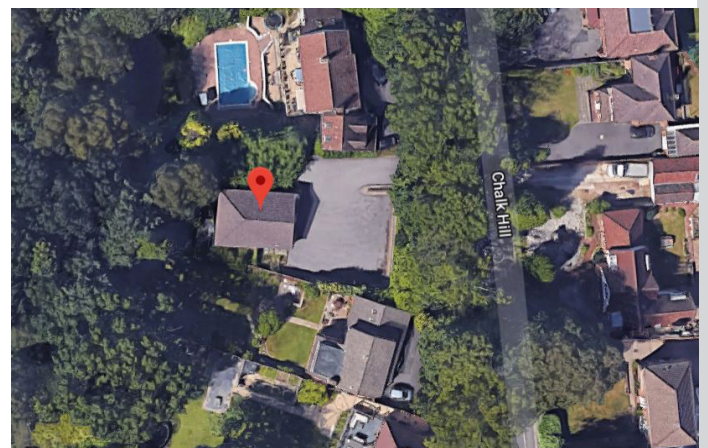
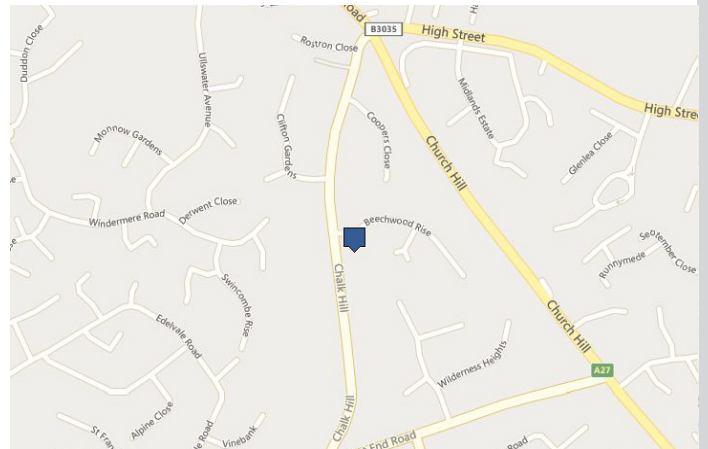
Areas stated are measured on a Net Internal basis and in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

The property has historically been used as a meeting hall and therefore believed to have the benefit of D1 consent.

We believe the property is suitable for residential development subject to obtaining the necessary planning consent.

The vendor has not sought any prior planning advice nor submitted any previous applications in relation to residential development.



TERMS

We are inviting best bids by midday on the 01/08/2019. Offers are invited for the freehold interest on an unconditional or conditional basis with a guide price of £295,000.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.