



## LAND AT COWPLAIN SCHOOL, HART PLAIN AVENUE, WATERLOOVILLE, PO8 8RY

DEVELOPMENT LAND / LAND / NEW BUILD / RESIDENTIAL FOR SALE  
0.51 ACRES (0.21 HECTARES)





# Summary

## Freehold Residential Opportunity - For Sale by Informal Tender

Available Size	0.51 Acres
Price	Offers in the region of £750,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

- Residential development opportunity
- Planning consent for 6x 3 bedroom houses REF: APP/22/00837
- Rectangular level plot in an affluent area extending to approximately 0.21 hectares (0.51 acres)
- Close proximity to service providers and amenities
- Established residential location



# Location



**Land At Cowplain School Hart  
Plain Avenue, Waterlooville,  
PO8 8RY**

The site is adjacent to Cowplain School and located in the Hampshire town of Waterlooville, approximately 8.4 miles north of Portsmouth, 22 miles west is Southampton and Chichester is approximately 15 miles east.

Neighbouring popular villages and towns are Purbrook, Lovedean, Clanfield, and Denmead. The town is served by two railway stations, Havant and Bedhampton which are approximately 3 miles from Waterlooville town centre.

Waterlooville town centre provides a secondary retail offering centred on the pedestrianised London Road precinct and adjoining secondary shopping centres of The Boulevard/Dukes Walk and Wellington Way. Occupiers within the town consist of a mixture of national and local traders. Waitrose, Superdrug, WH Smith, Costa Coffee, Poundland and Shoe Zone are among the established national occupiers who retain a presence within the town.









# Further Details

## Description

The site is rectangular, level and extends to approximately 0.21 ha (0.51 acres). Previously forming part of the schools grounds, the site consists of tarmacadam tennis and netball courts, which is delineated by a metal chain link fence.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 1 - 3 bedroom detached	1,348	125.23
Unit - Unit 2 - 3 bedroom detached	1,348	125.23
Unit - Unit 3 - 3 bedroom semi-detached	984	91.42
Unit - Unit 4 - 3 bedroom semi-detached	984	91.42
Unit - Unit 5 - 3 bedroom semi-detached	984	91.42
Unit - Unit 6 - 3 bedroom semi-detached	984	91.42
<b>Total</b>	<b>6,632</b>	<b>616.14</b>

## Viewings

Strictly by appointment through the sole agent.

## Terms

Offers invited for the Freehold.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

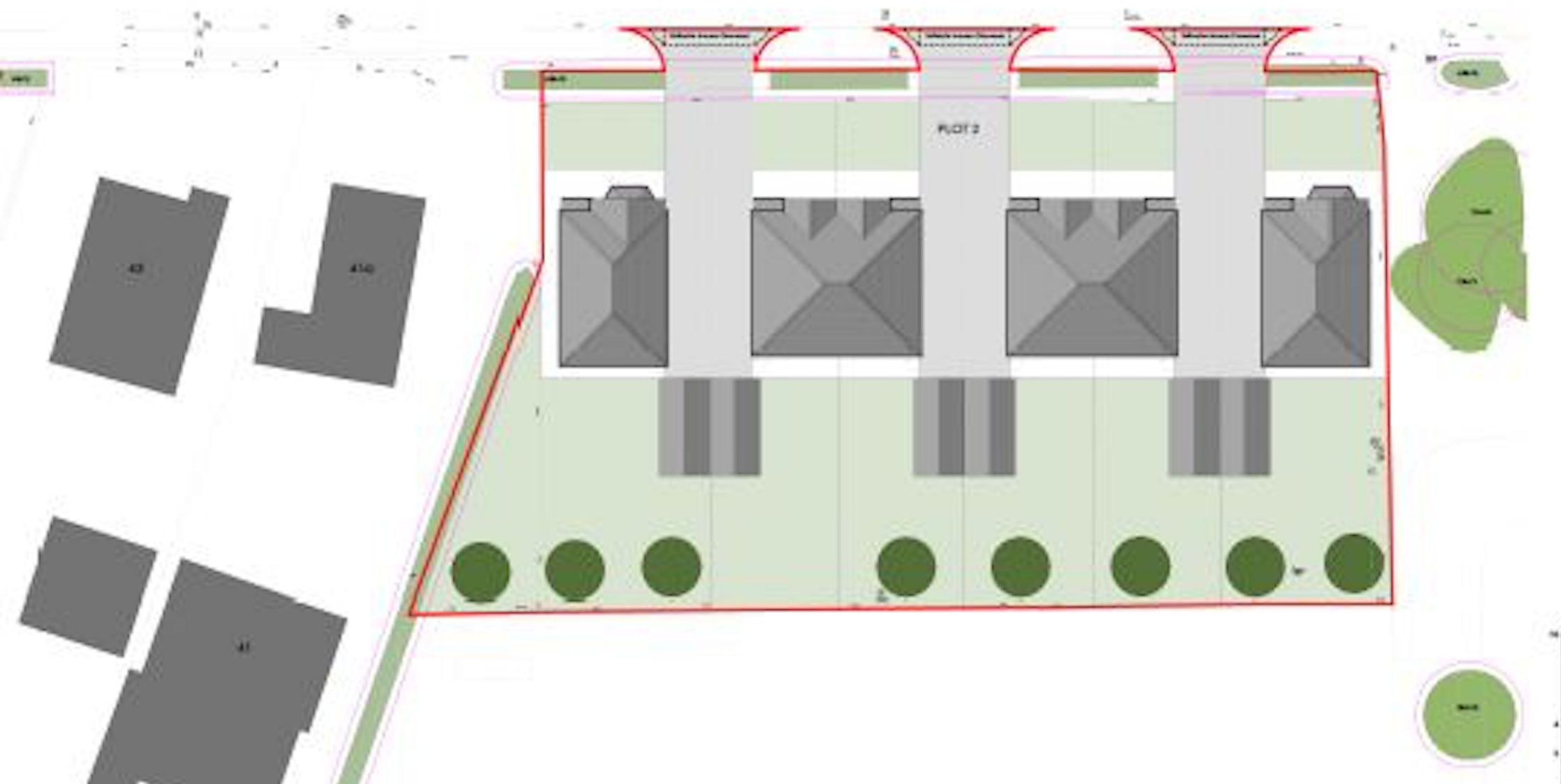
## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



**Matt Cureton**

[mcureton@vailwilliams.com](mailto:mcureton@vailwilliams.com)

07786 735596

0238 082 0900





General notes

All windows and doors to be uPVC.

All external landscaping and external materials to be agreed with LPA.

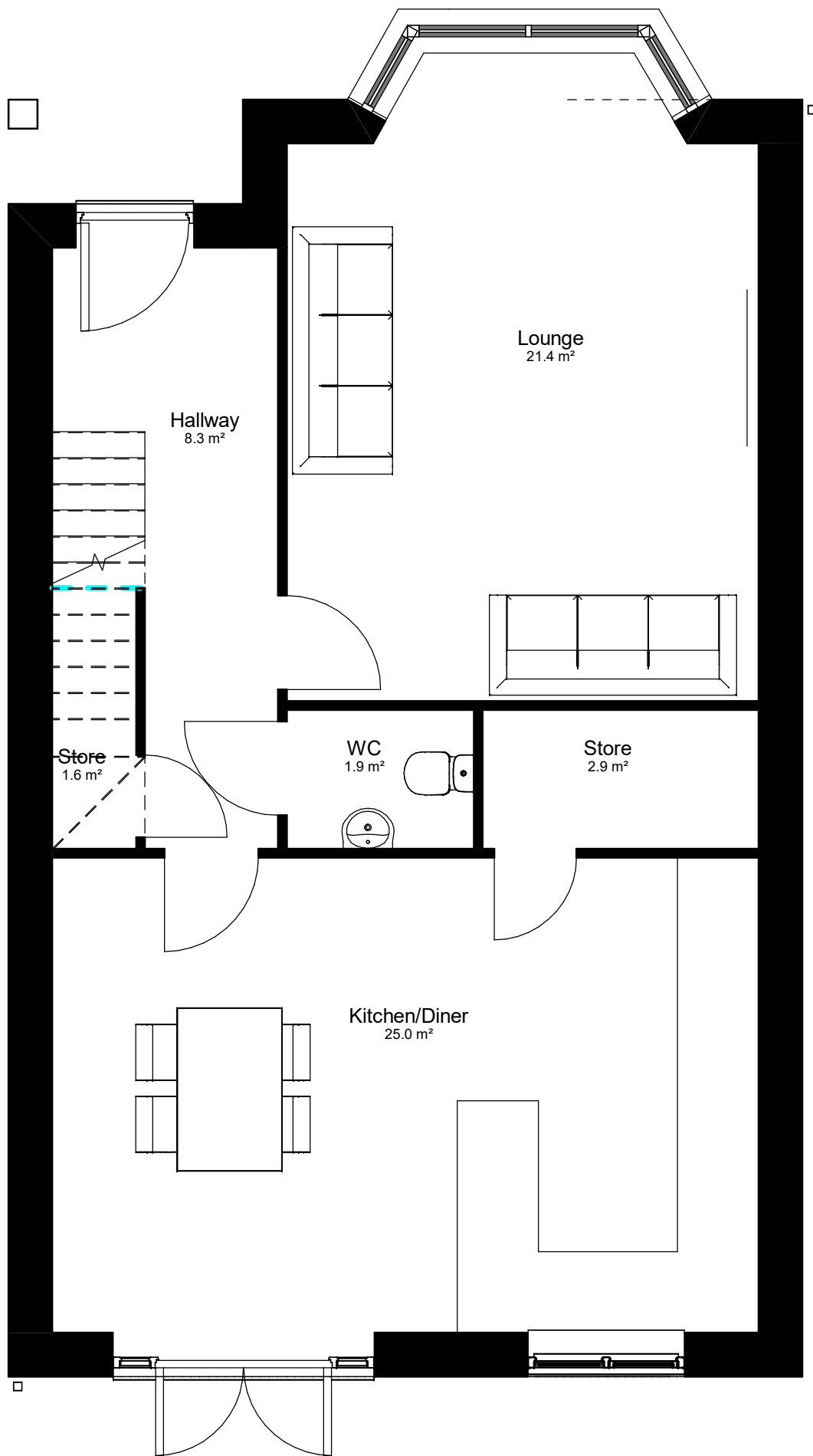
Read in conjunction with Drg. No. 452B-WRD-XX-00  
DR-A-0500 Proposed Site Plan



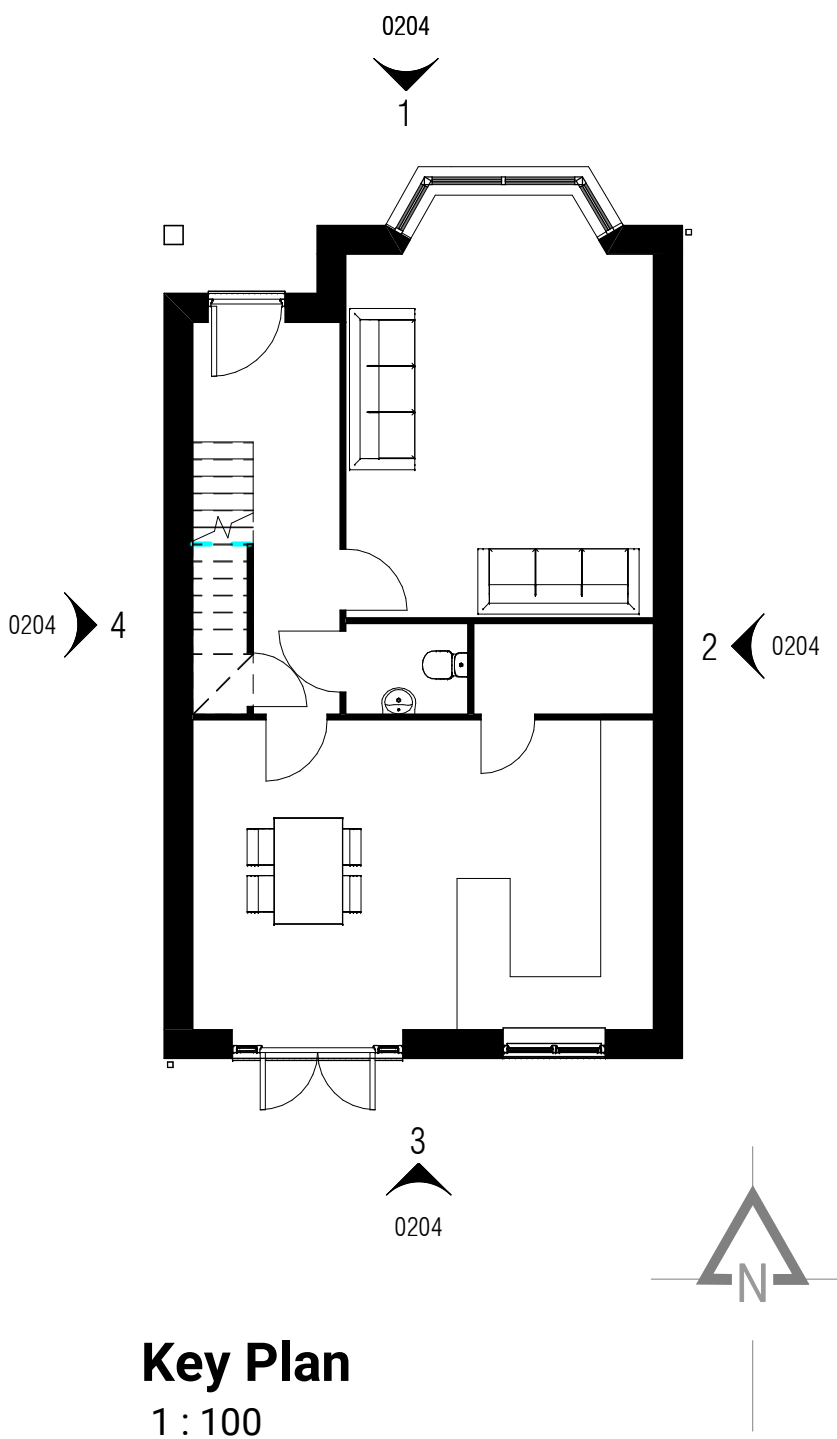
1 Front Elevation  
1 : 50



2 Side Elevation  
1 : 50



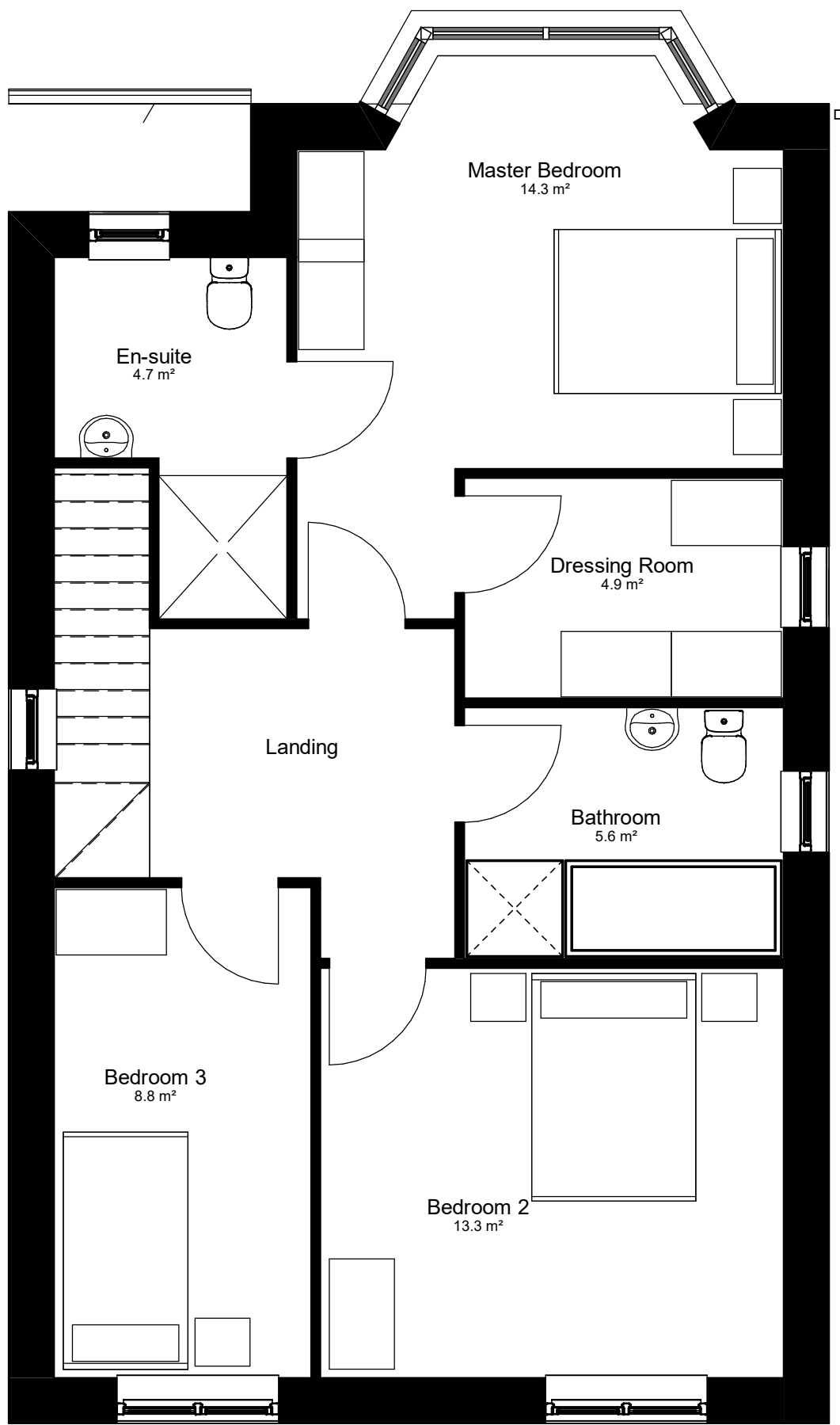
House Type 1 Ground Floor Plan (3 Bed)  
1 : 50



3 Rear Elevation  
1 : 50



4 Side Elevation  
1 : 50



House Type 1 First Floor Plan (3 Bed)  
1 : 50



North Elevation  
1 : 100

P01	First Issue		
P02	Planning Issue	EH	28.06.22
P03	Western dwelling mirrored to avoid overlooking to 41a. Detailing added to gables as per comments.	JM	28.02.23
P04	Internal housing layouts revised in line with Client JM comments. Bedroom amended to Office/Study.	JM	10.03.23
P05	House Type 1 revised to 3 Bedroom dwelling.	JM	14.03.23
REV	AMENDMENTS	DWN	DATE

PLANNING  
vestar\*  
architecture + design

1 SOUTHFIELD GRANGE APPLETON ROEBUCK YORK YO23 7EH  
www.vestar.co.uk hello@vestar.co.uk

CLIENT

FRONTIER

PROJECT  
Land at Cowplain Community School  
Hart Plain Avenue  
Waterlooville  
PO8 8RY

DRAWING TITLE  
House Type 1 Plans & Elevations

SCALE @ A0  
As indicated

DATE  
14.06.21

DRAWN  
EH

CHECKED  
JD

DRAWING NUMBER  
4528-VST-XX-ZZ-DR-A-0204

REVISION  
P05

SUITABILITY  
S3





1 Front Elevation  
1 : 50



2 Side Elevation  
1 : 50



3 Rear Elevation  
1 : 50



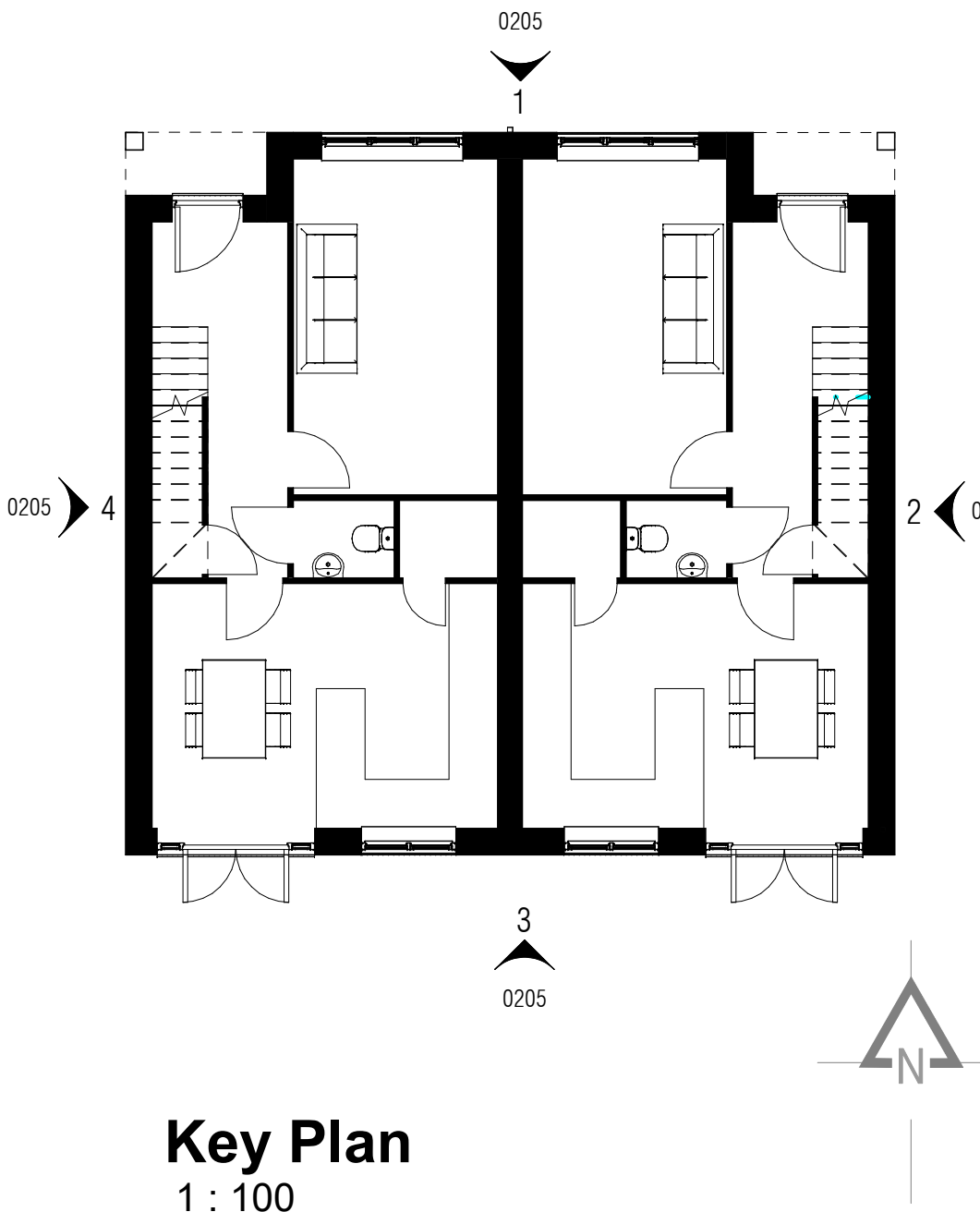
4 Side Elevation  
1 : 50



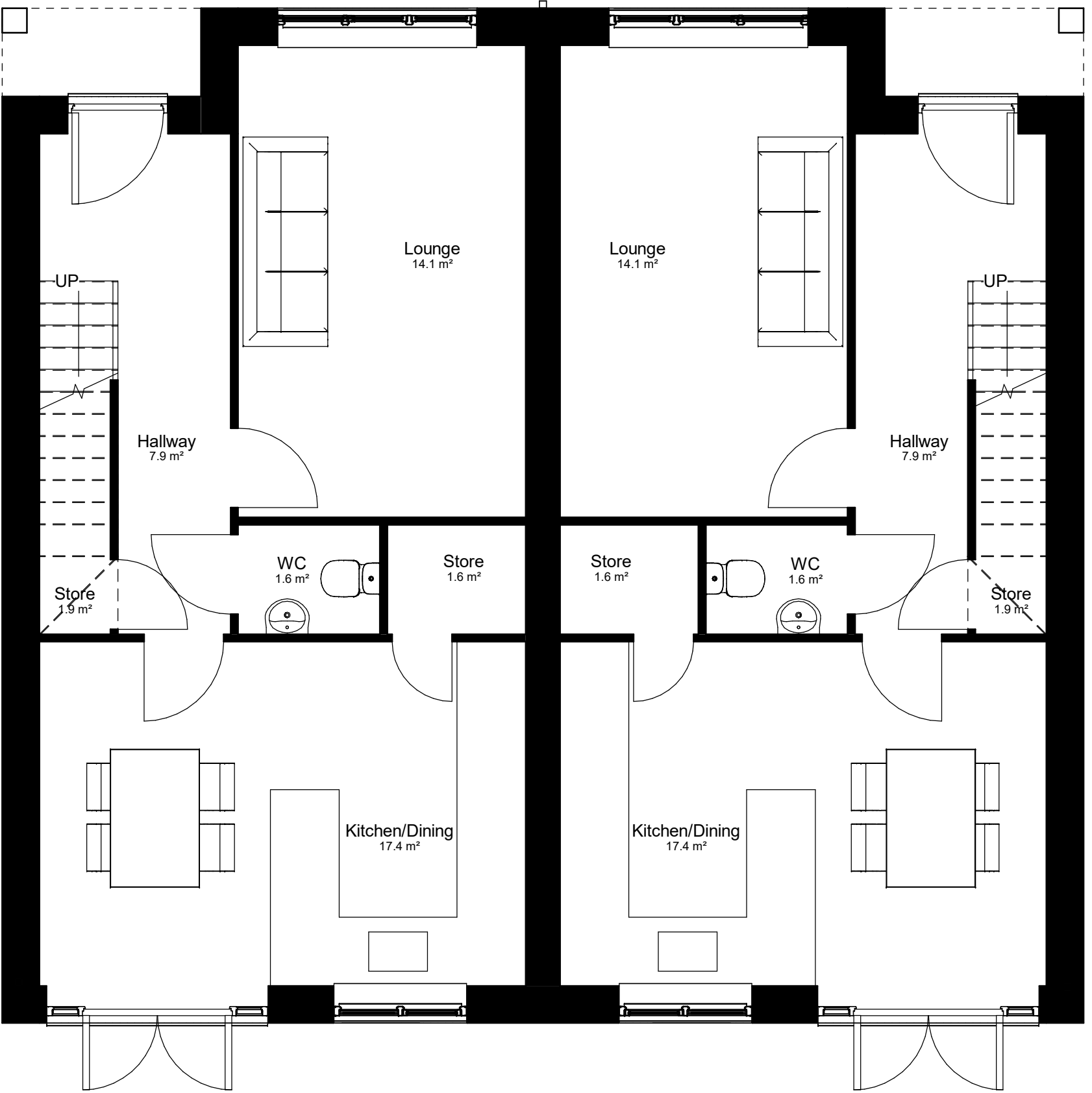
North Elevation  
1 : 100



House Type 2 First Floor Plan (3 Bed)  
1 : 50



Key Plan  
1 : 100



House Type 2 Ground Floor Plan (3 Bed)  
1 : 50

P01	First Issue			
P02	Planning Issue	EH	28.06.22	
P03	Western dwelling mirrored to avoid overlooking to 4th, electrified to gables as per comments	JM	28.02.23	
REV	AMENDMENTS	DWN	DATE	

PLANNING  
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4528-WRD-XX-ZZ-DR-A-0205

P03

S3