

Primmer Olds B.A.S

# FOR SALE

Freehold Development Opportunity with Outline Planning Permission Granted

TWO SITES, WHITES ROAD, SOUTHAMPTON, HAMPSHIRE, SO19 7NP

## KEY FEATURES

- Total Site Area – 0.679 - 1.036 acres
  - Close Proximity to Bitterne Town Centre
- Easy Access to Southampton City Centre
  - Outline Planning Permission For 15 Dwellings - 19/00838/OUT
    - Strong Transport Links
    - Available as individual lots



Primmer Olds B.A.S  
61 Cromwell Road, Southampton,  
Hampshire SO15 2JE

Enquiries: Call us on 023 8022 2292



Call us on 02380 222 292

[www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



# WHITES ROAD

## LOCATION

The development site is situated less than 0.4 miles from Bitterne's main shopping precinct, lying on the east side of the River Itchen, benefitting from local amenities such as popular places to eat and drink, high street clothing shops and a supermarket. Access to the site fronts onto Whites Road, which provides quick routes to Southampton City Centre and the M27 Motorway.

## DESCRIPTION

The proposed development site consists of three sections owned by different parties, where two key buildings are currently standing. Should the current outline planning permission be implemented, the Methodist Church building and the Bitterne Parish Hall would both need to be demolished to erect the proposed houses.

The area's of all three sections of land for the site are as follows:

Ownership & Title No.	Sq M	Acres
Site A	2,711	0.679
Site B	4,194	1.036

The outline planning permission granted seeks to redevelop the site to provide 15 houses, comprising 4no. four-bedroom semi-detached houses, 6no. three-bedroom semi-detached houses and 5no. two-bedroom semi-detached houses (three terraced and two semi-detached).

## ACCOMMODATION

House Type	Quantity	Parking	Sq.ft	Sq.m
2 Bedroom Terrace	3	2	833	82
2 Bedroom Semi-Detached	2	2	833	82
3 Bedroom Semi-Detached	6	2	1,055	98
4 Bedroom Semi-Detached	4	2	1,259	117
<b>TOTAL</b>	<b>15</b>		<b>15,780</b>	<b>1,466</b>

## TERMS

The sites are available as two separate lots, freehold subject to full vacant possession, Price On Application.

## BEST BIDS

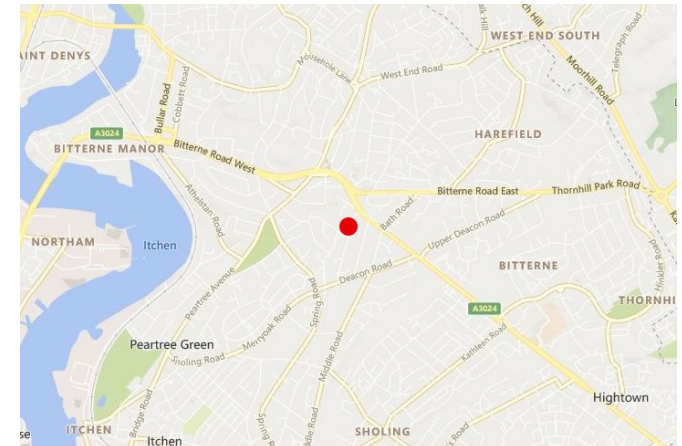
Dates TBC.

## PLANNING

The outline planning permission granted seeks to redevelop the site to provide 15 houses, comprising 4no. four-bedroom semi-detached houses, 6no. three-bedroom semi-detached houses and 5no. two-bedroom semi-detached houses (three terraced and two semi-detached).

## 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 02380 222 292

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



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## EPC

Asset Rating - Not required

## RATES

Rateable Value TBC

The 2021/2022 standard multiplier is 0.499(49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

Link to data room: <https://bit.ly/38dDL3h>



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# WHITES ROAD

## SITE PLAN



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Primmer Olds B·A·S  
— Chartered Surveyors —