

# For Sale

- REVISED PRICING
- Extant planning permission for a 50 Bed Nursing Home
- Extant planning permission for Holiday Let/Guest House
- Unconditional offers will be considered



  
**023 8063 5333**

Residential and Commercial Development Opportunity  
0.25 - 2.75 acres (0.1 - 1.11 hectares)

Development Land Off Lower Chase Road, Waltham Chase, Southampton,  
Hampshire, SO32 2LH

## Description

The property is a 2.75 acre site. The front 2.50 acre site has extant planning permission for a 50 Bed Nursing Home.

The 0.25 plot includes a pool house with extant planning approval for a detached guest house (Planning reference 19/00744/FUL).

- Available on on a Subject to Planning basis subject to deposit payable.

- Purchaser to provide full vehicular, pedestrian, and media access to rear fields along Line A-B.-No Ransom Strip.

- There is a Covenant in favour of the Land over Ludwells Cottage not to object to any planning application.

- There is a Legal Right in favour of the land to move the existing drive to any position between the main entrance, and the top roundabout.

Utilities are available on-site except foul drainage which is in Lower Chase Road.

## Accommodation

Floor	Area (acres)	Area (hectares)
<b>Total</b>	<b>2.75</b>	<b>1.11</b>

## Energy Performance Certificate

This is a development site and no EPC is required.



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### Terms

Front 2.50 acre site which fronts Lower Chase Road Site -  
£1,750,000.

Approved Guest House on a 0.25 acre plot. Detached Building -  
£495,000.

Unconditional offers will be considered.

### Rates

The property is not currently assessed for business rates or council  
tax.

### VAT

We are advised that VAT will not be payable.



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## Location

The property is located on the north side of Lower Chase Road, Waltham Chase approximately 11 miles north east of Southampton city centre and 12 miles south east of Winchester. Junction 7 M27 is approximately 6.5 miles. Waltham Chase village centre is approximately 0.5 miles.

*For all enquiries:*

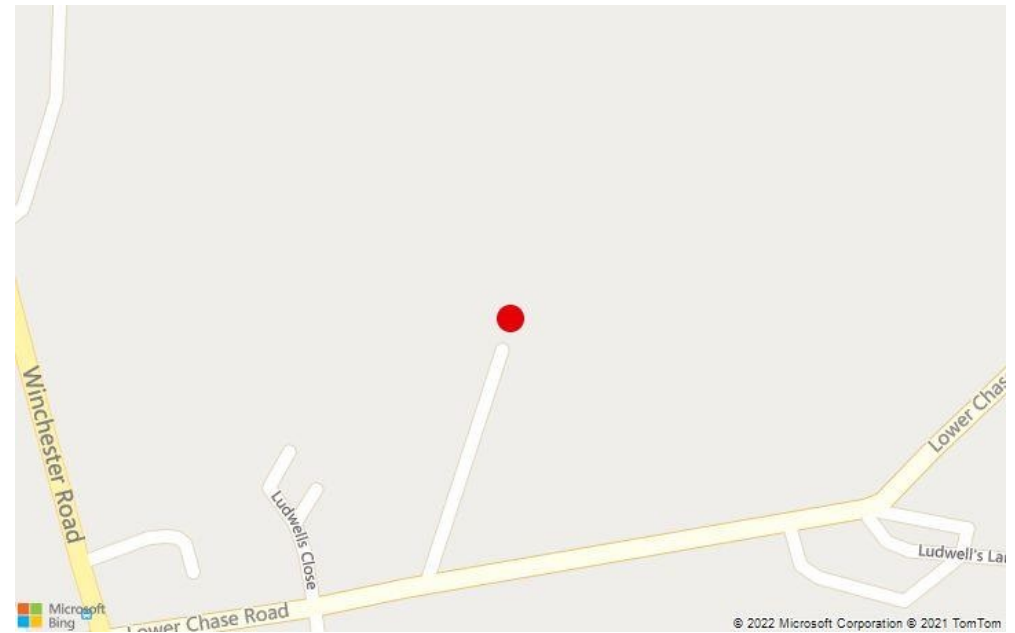
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## Map



## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at [https://www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

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**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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