

Portsmouth Site at 46A Lealand Road, Hampshire PO6 1LZ

- A Freehold Site extending to Approximately 0.139 Hectares (0.345 Acres)
- Planning Permission for Six Semi-Detached Houses and a Detached Coach House
- Comprising 3 x Two Bedroom Houses and 4 x Three Bedroom Houses
- The Site is currently occupied by a Bungalow

Vacant Possession



To View

By Application to the Site.

Joint Auctioneer

Flude Commercial (Ref: Clive Garner).
Tel: 02392 629000.
Email: c.garner@flude.com

VACANT – Freehold Site with Planning



Tenure

Freehold.

Location

The property is situated on the west side of Lealand Road, to the south of Havant Road. Local shops and amenities are available, with more extensive facilities being accessible in Cosham to the west and in Portsmouth city centre to the south. Road access is provided by the nearby A27, which in turn leads to the M27 Motorway. Cosham Rail Station is approximately 1 mile to the west.

Description

The property comprises a development site extending to approximately 0.139 hectares (0.345 acres). The site is currently occupied by a bungalow.

Proposed Accommodation

House	Accommodation	sq m	(sq ft)
1	Two Bedroom Accommodation	71.9 sq m	(775 sq ft)
2	Two Bedroom Accommodation	71.9 sq m	(775 sq ft)
3	Three Bedroom Accommodation	94.9 sq m	(1,022 sq ft)
4	Three Bedroom Accommodation	94.9 sq m	(1,022 sq ft)
5	Three Bedroom Accommodation	94.9 sq m	(1,022 sq ft)
6	Three Bedroom Accommodation	94.9 sq m	(1,022 sq ft)
Coach House	Two Bedroom Accommodation	66.9 sq m	(721 sq ft)

Planning

Local Planning Authority: Portsmouth City Council.

Tel: 02392 822251.

Website Address: www.portsmouth.gov.uk

The property is to be offered with the benefit of planning permission (Amended Scheme to Ref: 15/01671/FUL) for 'construction of 6 semi-detached houses and a single coach house unit to include vehicle parking and cycle/refuse stores with access from Lealand Road (following demolition of existing dwelling).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allso.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

