

A photograph of a fenced-in area, likely a construction site or a storage yard. In the foreground, there is a metal gate made of corrugated metal and chain-link fencing. Behind the gate is a paved area with white parking lines. To the right, there is a building with a dark roof and a large dark door. To the left, there are stacks of wooden planks and debris. In the background, there are trees and a cloudy sky.

LAND AT MOAT CLUB, SALISBURY ROAD, COSHAM

STRIDE & SON

Established 1890

LAND AT MOAT CLUB, SALISBURY ROAD, COSHAM, PO6 2PN

FOR SALE BY INFORMAL TENDER—GUIDE PRICE: £475,000 FREEHOLD

A SITE WITH IMPLEMENTED PLANNING CONSENT FOR 5 RESIDENTIAL DWELLINGS, EACH WITH GARDEN AND ALLOCATED PARKING, JUST 7 MINUTES WALK FROM COSHAM TRAIN STATION.



KEY POINTS:

- A site with implemented planning consent for five residential dwellings
- 2 detached houses (both approx. 1,090 sq. ft.)
- 3 terraced houses (all approx. 984 sq. ft.)
- Nitrate mitigation and CIL contribution both paid
- Access to the A27 via the Portsbridge roundabout approx. 1 mile distant
- Current position of site/works completed

N.B. Buyers should make their own enquiries as to the planning status of the land.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

DESCRIPTION:

A fantastic opportunity to develop five houses in the popular Portsmouth suburb of Cosham. The existing planning has been implemented by the current owners of the site. Full details of the planning history can be seen on the Portsmouth City Council website using planning reference number **19/01013/FUL**.

The implemented consent allows for the development of five new residential dwellings. Briefly these comprise 3 terraced houses (all approximately 984sqft) located towards the rear of the site. The remaining houses are detached (both approximately 1,090sqft), these are located closer to Salisbury Road. A site plan can be seen below.

The proposed detached houses comprise:

Ground floor- Entrance porch, hall with under stairs WC, kitchen and living/dining room.

First floor- Master bedroom with en-suite, three bedrooms and a family bathroom. Outside- front and rear gardens. Allocated parking. The proposed terraced houses comprise:

Ground floor- Entrance porch, hall with under stairs WC, kitchen and living/dining room.

First floor- Master bedroom with ensuite shower room, two bedrooms and a family bathroom. Outside- front and rear gardens. Allocated parking.

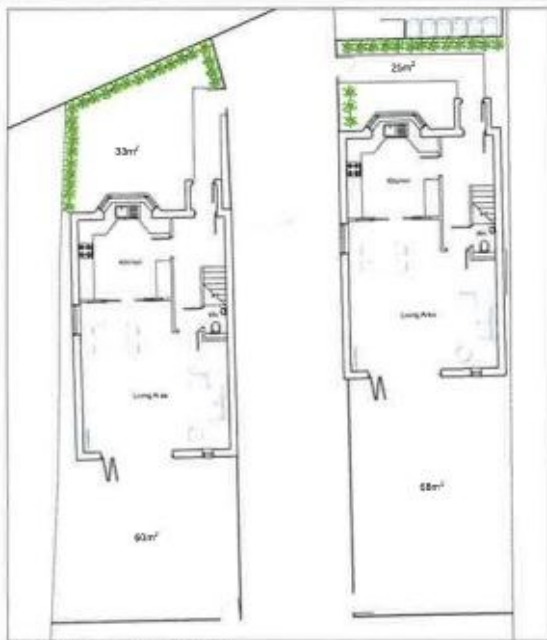
LOCATION:

Cosham, in Hampshire, used to be a small village but now is now a northern suburb of Portsmouth close to Portsmouth Harbour giving residents an opportunity to enjoy all things nautical. The High Street in Cosham is well stocked with high street names and local individual retail outlets and this choice can be widened by going into the City of Portsmouth.

There are six public houses in Cosham and many more in the outlying districts. There is a good choice of theatres in the area with the Nuffield Theatre and the Mayflower located in Southampton and the King's Theatre and the New Theatre in Portsmouth.

There are three primary schools in Cosham with more educational establishments within a 2- mile radius including secondary schools and nearby Havant College. The nearest universities can be found at Portsmouth and Southampton

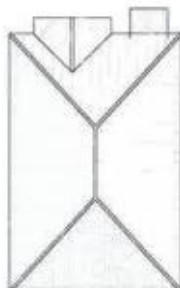




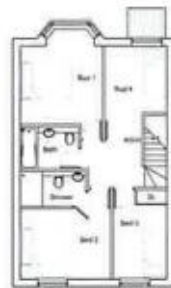
Ground Floor (Rear House) - 1:100



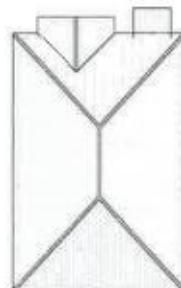
First Floor - 1:100



Roof Plan - 1:100



First Floor - 1:100



Roof Plan - 1:100



0m 10m 20m 30m 40m 50m

K.A.D. Licensed Q.S. No. 100047462

Location Plan - 1:2500

Material Schedule -

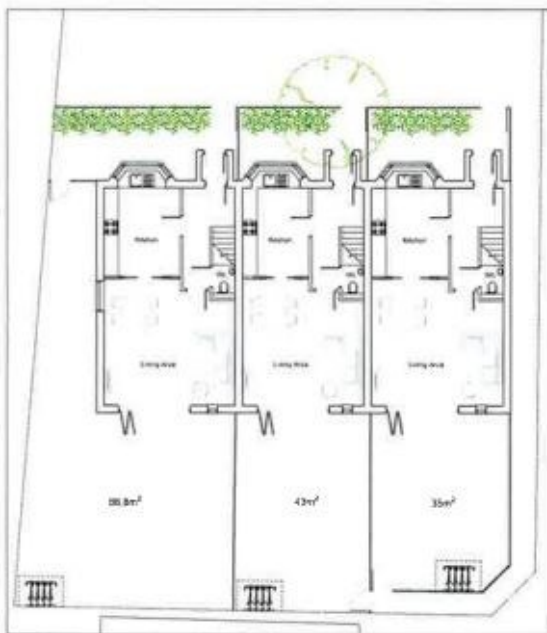
- 1 Brick - Red brick to match neighboring properties
- 2 & 6 Cladding - Match UPVC rainwater goods
- 3 Windows - White UPVC windows to match neighboring properties
- 4 Porch - Fully enclosed porch with pitched roof
- 7 Roof - To match existing neighboring properties



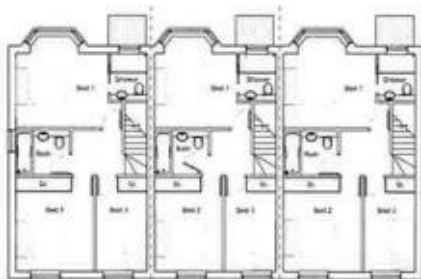
Street Front Elevation - 1:100



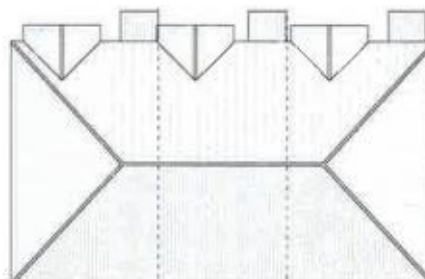
Rear Elevation - 1:100



Ground Floor (Rear Houses) - 1:100



First Floor (Rear Houses) - 1:100



Roof Plan (Rear Houses) - 1:100



Typical Side Elevation - 1:100



Front Elevation - 1:100



Rear Elevation - 1:100

PROPOSED PLANS &
ELEVATIONS
NOT TO SCALE
FOR IDENTIFICATION
PURPOSES ONLY

STRIDE & SON

CHARTERED SURVEYORS ESTATE AGENTS
AUCTIONEERS AND VALUERS
ESTABLISHED 1890

Land at Moat Club, Salisbury Road,
Cosham, Portsmouth PO6 2PN



The land app



Not to scale—for identification purposes only

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SERVICES: T.B.C.

LOCAL AUTHORITY: Portsmouth City Council, Civic Offices, Guildhall Walk, Portsmouth, PO1 2AL

Tel: 02392 822251

DIRECTIONS:

From Cosham train station proceed west and turn right onto The High Street. After a short distance turn right into Knowsley Road. Follow the road for approximately 1/3 of a mile and turn right into Salisbury Road and the site will be found a short distance along on the left hand side of the road.

NB: All plans, areas and measurements are for identification purposes only. Prospective purchasers should satisfy themselves of the exact areas and measurement of the site.

Registered in England Company Number:6724455

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