



**FAIRWAYS HOUSE, MOUNT PLEASANT ROAD,
SOUTHAMPTON, SO14 0QB**

DEVELOPMENT LAND / RESIDENTIAL FOR SALE
1.06 ACRES (0.43 HECTARES)



Summary

Waterside apartment-led development for sale in Southampton

Available Size	1.06 Acres
Price	Offers from £4,000,000
Service Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- Capacity for up to 150 residential units
- Located in an established residential area
- Waterside views
- Ocean Village, an established commercial hub, is nearby
- Great public transport links to Southampton city centre
- Pre app document available upon request
- Unconditional and subject to planning offers invited



Location



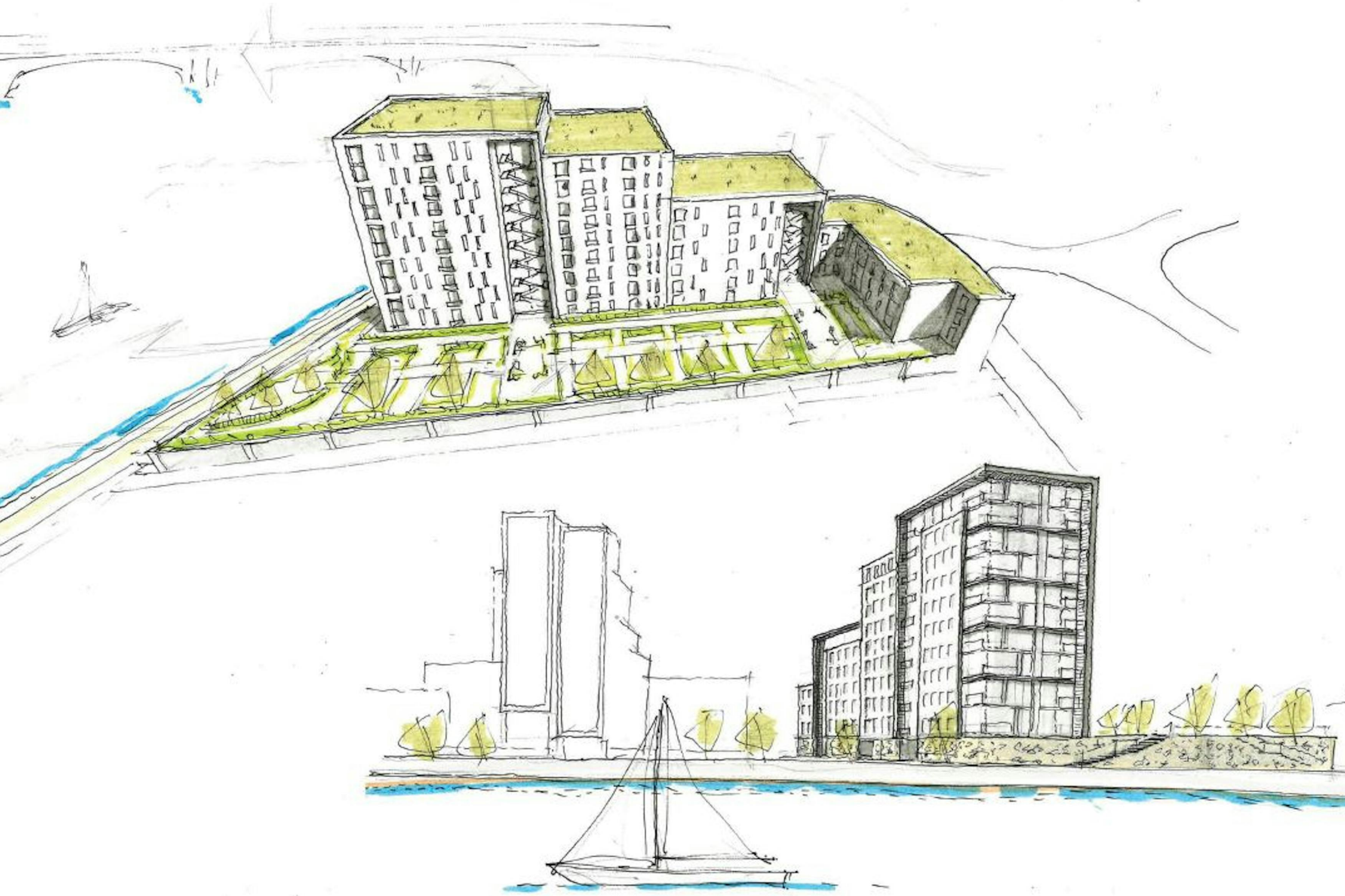
**Fairways House Mount
Pleasant Road, Southampton,
SO14 0QB**

Southampton is the largest city in the southern county of Hampshire, with a population of 248,922 (2021 Census), situated at the confluence of the River Test and the River Itchen. Significant employers within the city include the University of Southampton and Southampton Solent University, the Ordnance Survey and the National Health Service. Southampton lies approximately 16 miles west of Portsmouth, 12 miles south of Winchester and 68 miles south-west of Central London.

Southampton has good road communication, with the M27, which passes to the north of the city and serving the wider Solent conurbation.

The site is located 1.6 miles east of the city centre, immediately south of the River Itchen and at the northern end of Radcliffe Road.





Further Details

Description

The site is roughly rectangular in shape and extends to 1.06 acres (0.42 hectares), which comprises a two-story industrial unit converted into serviced office space. Current site coverage from the building is c.40%.

The immediate adjacent uses include employment and residential. Meridian Waterside, immediately east of the site, comprises a mixture of townhouses and nine-story apartment blocks.

Boyle & Summers have undertaken a massing study and submitted a pre app. Documents are available upon request.

Viewings

By prior appointment with the letting agents

Terms

Offers invited for the Freehold

Legal Costs

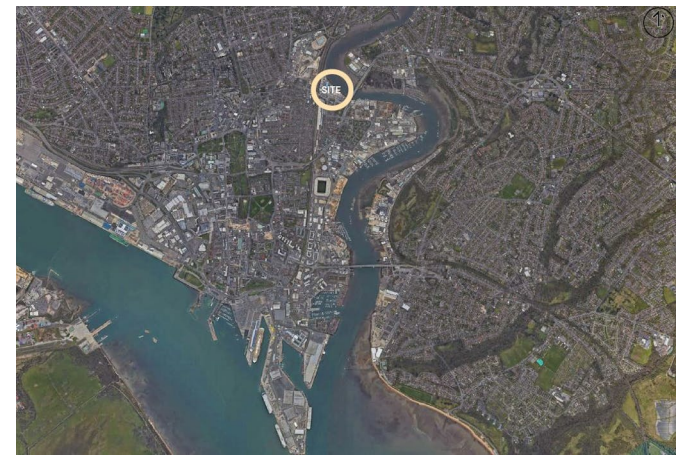
Each party to be responsible for their own legal costs incurred in this transaction

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

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.





Enquiries & Viewings



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