

RESIDENTIAL DEVELOPMENT OPPORTUNITY – 20 BEAUMONT RD TOTTON SO40 3AL



DESCRIPTION

Currently, there is a detached family home with a garage, driveway parking and an enclosed rear garden. There is also a function hall accessed via a tarmac car park, an enclosed garden is to the rear of the Hall. Both properties are suffering from severe structural movement and we believe that they are beyond repair and not mortgageable.

CIL / NITRATE MITIGATION/SERVICES

- Community Infrastructure Levy (CIL) please refer to NFDC CIL Calculator
- Nitrate mitigation will be required.
- We believe that all services are connected to the property. Please make your own enquiries.

KEY FEATURES

- Approximately 0.29 of an acre plot
- Within settlement boundary

SITE VIEWINGS

Site visits are strictly by appointment. Please contact Charters Land & Development department on 02382 358580 to arrange your appointment.

PLANNING

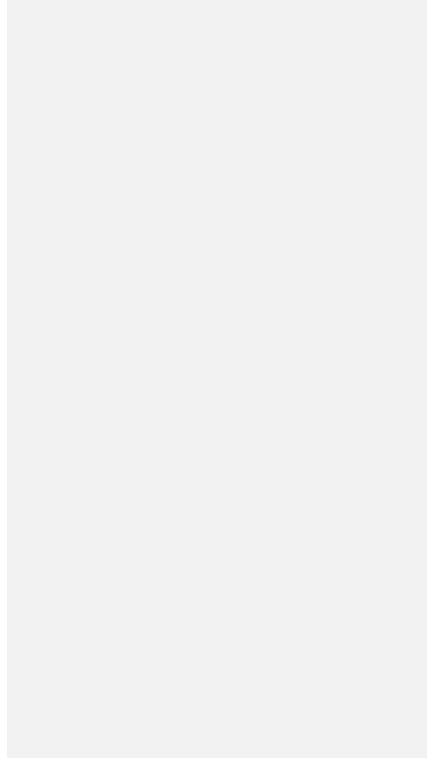
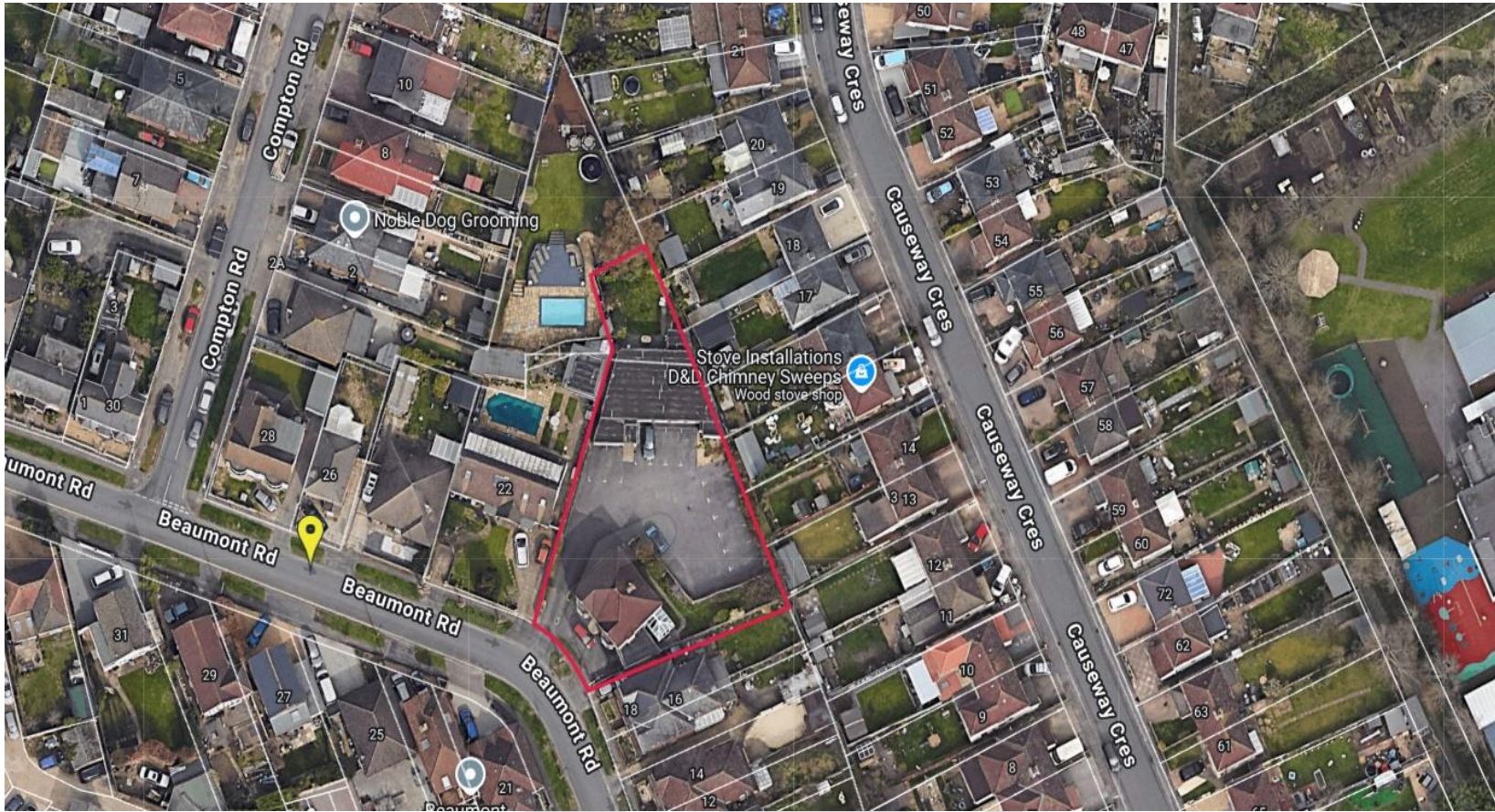
There is no relevant planning history on site. However, the property does sit within the Settlement Boundary meaning development is deemed to be acceptable subject to design & layout.

OFFERS & BID DEADLINE

Offers are invited on an Unconditional or Subject to Planning basis and must be presented in written format with proof of funding, details of any conditions, planning approach, solicitor details and anticipated time scales. Bids are to be received at our office in Chandlers Ford no later than midday on Friday 14th March 2025.

TERMS & CONDITIONS

Charters Land & Development are instructed by their client to secure a suitable purchaser for this site.



LOCAL AUTHORITY
New Forest District Council

**FOR SALE BY INFORMAL
TENDER**
Cash buyers only

TENURE
Freehold



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed.

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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.