

**FOR SALE**

Development Opportunity

**Fishers Court, 186 Main  
Road, Fishers Pond,  
Eastleigh, Hampshire,  
SO50 7HG**

**Key Features**

- Substantial Detached Victorian Property Set in 3.07 acres
- Alternative Use Potential (STTP)
- Consent Granted for 6 Residential Units
- Scope for further development / Extension
- Total Building Approx 892 Sqm
- Freehold / Vacant Possession



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

## Location

The property is located in Fisher's Pond, on the edge of Colden Common within the Borough of Eastleigh, Hampshire. The site is situated on the west side of Main Road, opposite the Fishers Pond public house, close to the junction of the B354 and the B2177. The site is approximately 6 miles from Winchester and 5 miles from Eastleigh. The location is semi-rural in nature and the building is set within attractive grounds, providing a combination of parking areas, lawned areas, woods and former tennis court.

## Description

The building is a substantial former Victorian dwelling house, which has been used for a variety of uses over the years, including a school and offices. The accommodation is arranged over basement, ground and two upper levels and offers significant potential for refurbishment or alternative use and possible additional development, subject to planning.



What3words: **hobby.remedy.energy**

## Tenure

Freehold tenure title No. HP496178

## Terms

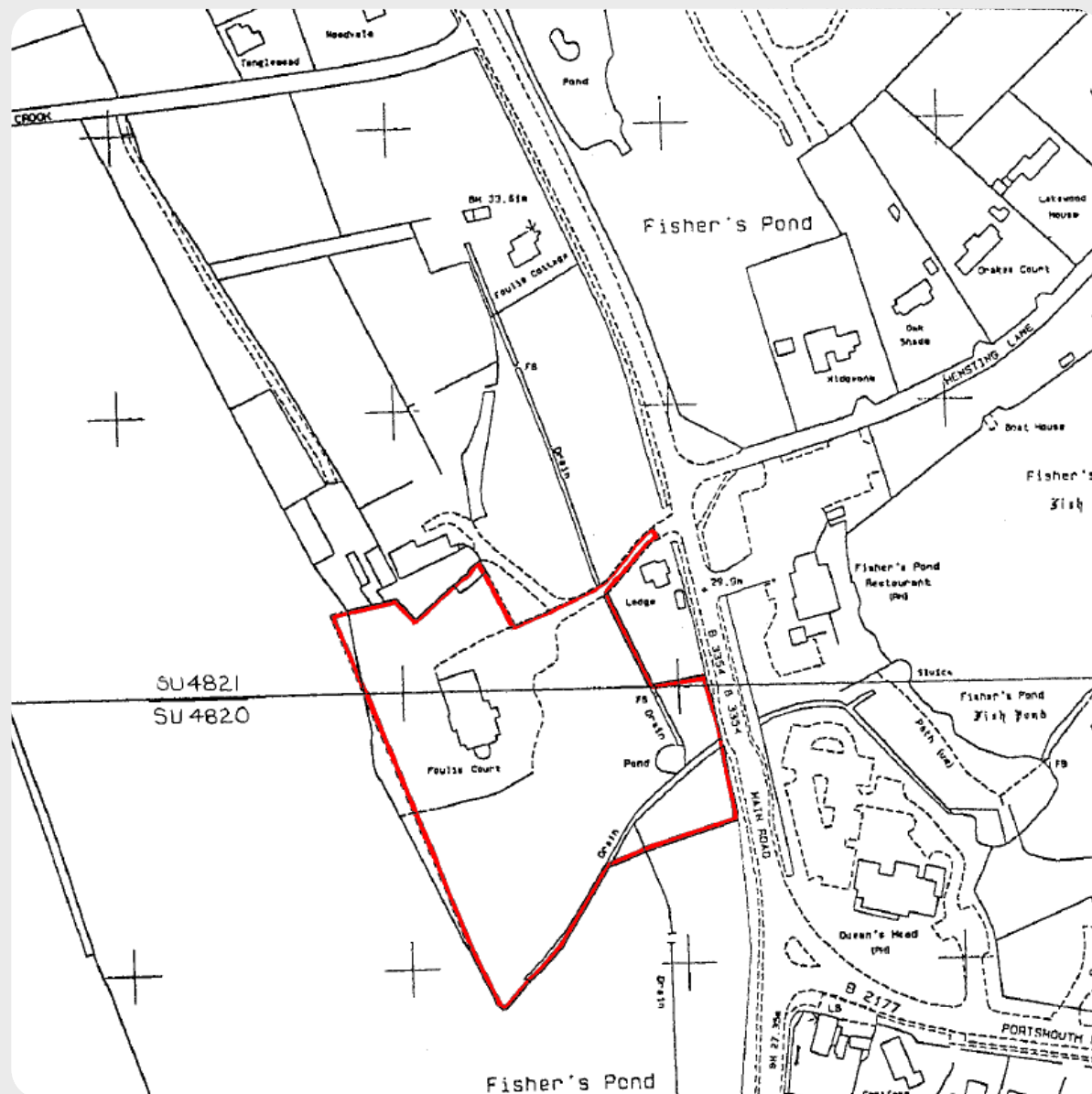
Offers sought on an unconditional basis with vacant possession in the region of £1,000,000

## VAT

We understand VAT is not applicable to the purchase price, however advise all parties to make their own enquiries.

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## Site Plan



For guidance purposes only. Not to scale and not to be relied upon.

## Planning

- Consent for change of use of basement to x2 residential flats. Reference 24/02824/FUL
- Consent for change of use of ground floor to x 2 residential flats. Reference 24/01577/PNRCOU
- Existing residential use for first floor
- Existing residential use for second floor
- Scope for re-development for detached houses subject to planning permission
- Scope for other uses subject to planning permission
- Scope for further enhancement of existing permissions and extensions subject to planning permission

## Accommodation

Floor Areas	Sq Ft	Sq M
Basement	2,195	204
Ground Floor (Excluding Plant Area)	3,401	316
First Floor	2,787	259
Second Floor	1,216	113
Total Gross Internal Area	9,599	892

Site Area	Acres	Hectares
Total Site Area	3.07	1.24

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



## EPC

Asset Rating                      Awaiting

## Rateable Value

Rating                                      £37,250  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

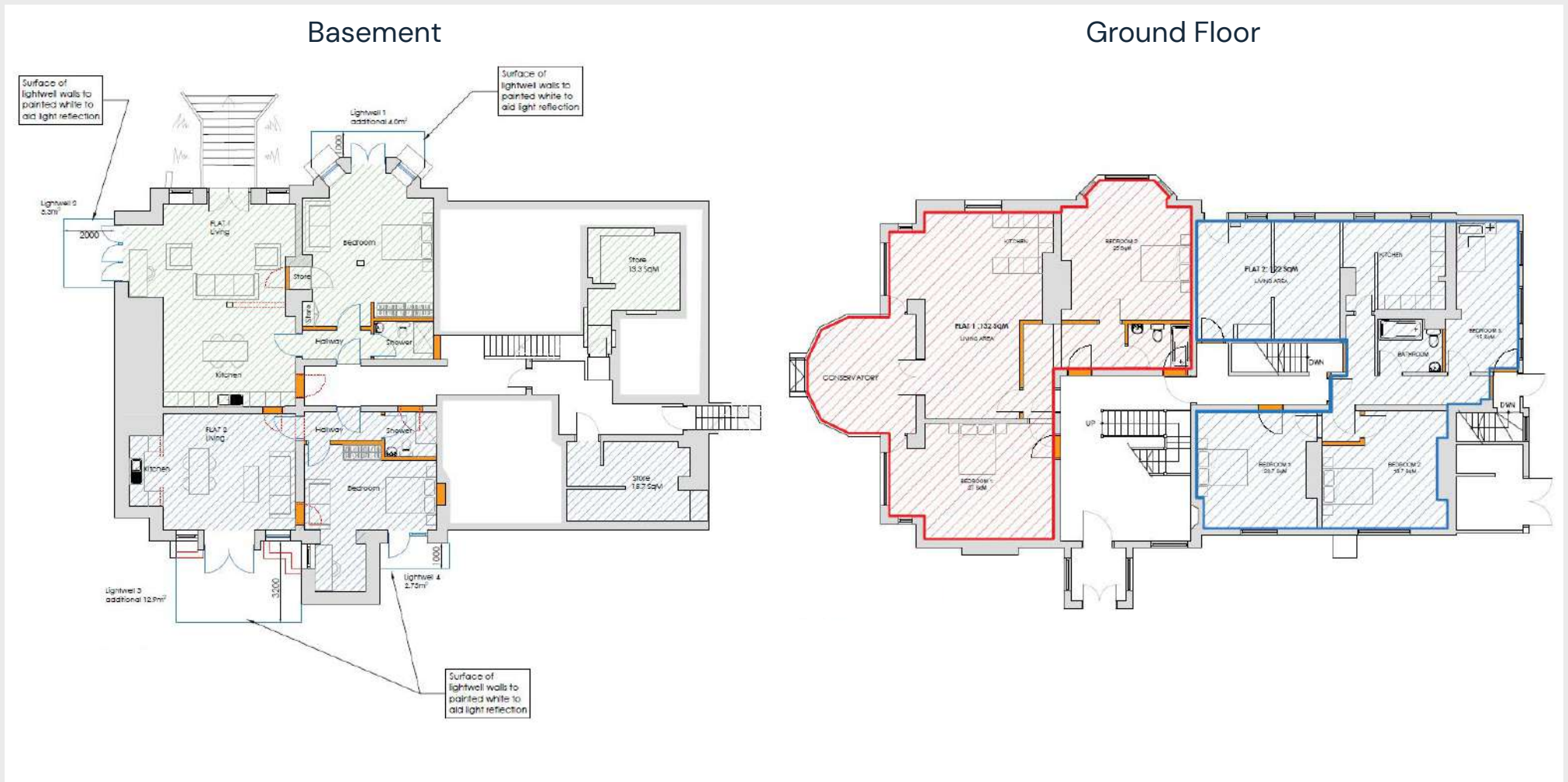
## Council Tax

Rating                                      Awaiting  
Source [www.tax.service.gov.uk/check-council-tax-band/search](http://www.tax.service.gov.uk/check-council-tax-band/search)

## Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

## Proposed Floor Plans



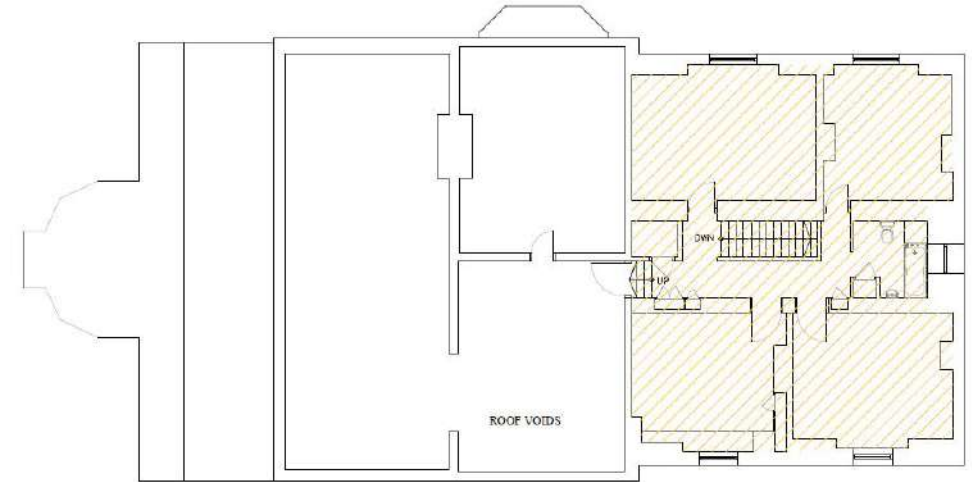
For identification purposes only. Not to scale and not to be relied upon.

## Existing Floor Plans

First Floor



Second Floor



For identification purposes only. Not to scale and not to be relied upon.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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