

1 MANOR FARM ROAD

BITTERNE PARK, SOUTHAMPTON, HAMPSHIRE SO18 1NN

FOR SALE OR TO LET - USE CLASS F1/F2 LOCAL COMMUNITY/LEARNING & NON-RESIDENTIAL PROPERTY





HIGHLIGHTS INCLUDE:

- Semi-detached Use Class F1/F2 community and non-residential property in a prominent roadside position in Bitterne Park
- Arranged over two floors with Gross Internal Area (GIA) 2,573 sqft (239 sqm)
- Benefits from planning permission for *community and learning uses
- Excellent transport links to Southampton City and surrounding suburbs
- Freehold offers invited in the region of £525,000
- Leasehold offers invited in the region of £40,000 per annum

LOCATION

The property is located in the Bitterne Park suburb on the banks of the River Itchen, approximately 2.6 miles north-east of Southampton City Centre and 1.0 mile east of Portswood. The property benefits from a prominent position at the merging point of Manor Farm Road and Cobden Avenue at Bitterne Park Triangle close to Cobden Bridge. Junction 5 (M27) is 2.1 miles to the north and Bitterne train station is 0.6 miles to the south. The area is well connected to the eastern suburbs including Hedge End and Botley. The immediate area comprises a mix of commercial retail parades and densely populated residential.

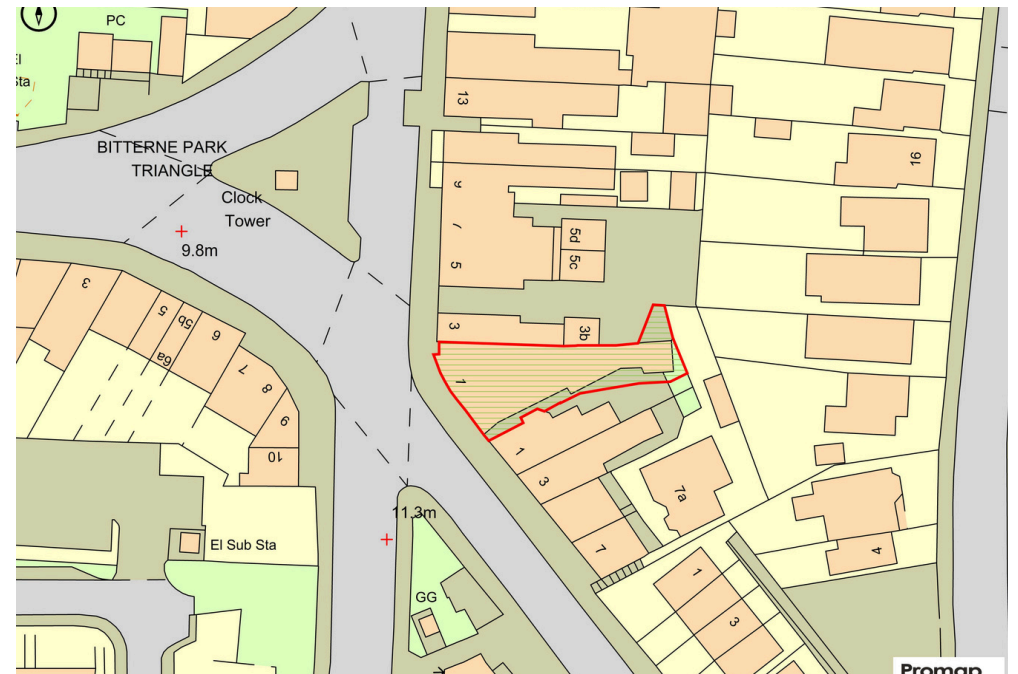
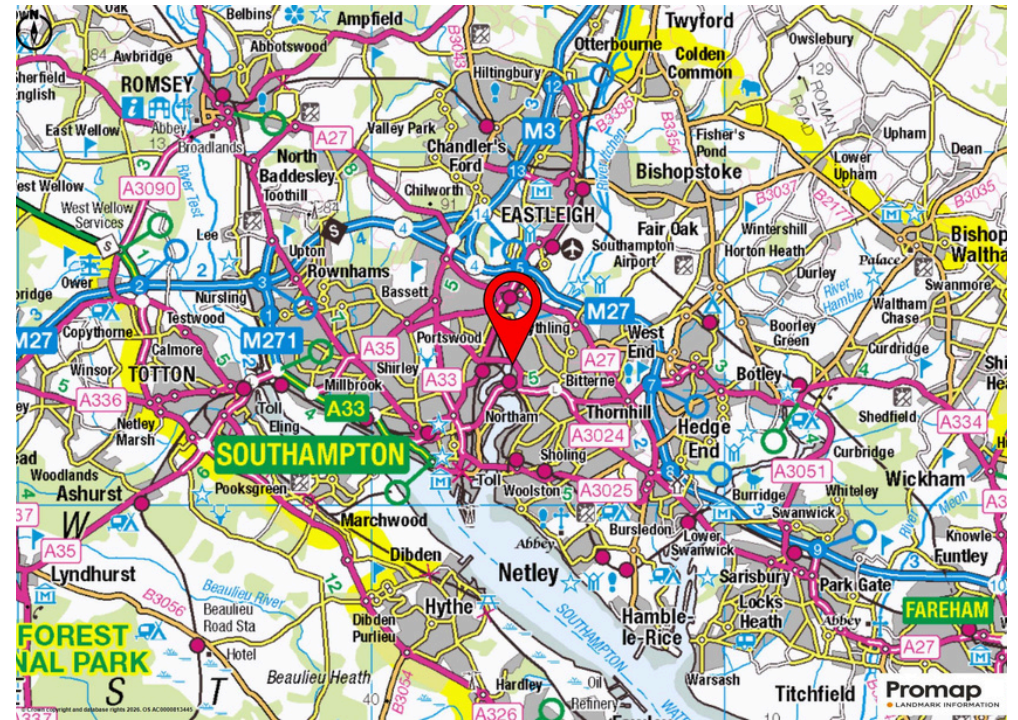
ABOUT SOUTHAMPTON

Southampton, located on Hampshire's south coast, is a vibrant hub of commercial activity and business, blending a rich maritime heritage with modern economic initiatives. Southampton is home to two major universities; the University of Southampton and Solent University. Collectively, they enroll approximately 40,000 students.

The Mid-year population estimate (MYE) produced by the Office for National Statistics based on data from the latest Census lists Southampton's 2024 population as 259,424.

LINKS

[GOOGLE STREET VIEW](#)



DESCRIPTION

A semi-detached former bank premises arranged over two floors above street level. The property is of mainly brick construction with timber frame extensions at first floor all under multiple flat roofs. The property benefits from entry points located to the front main street and two opposing side passageways. At ground floor is an open plan "hall" which leads to a secondary room to the rear with a bar counter, accessible WC and cloakroom. The first floor is accessible via an internal staircase and provides two sets of WCs, office and storage. In addition there is a private enclosed terrace extending to approximately 484 sqft (45 sqm).

The following are approximate Gross Internal Areas.

Floor	Sq Ft	Sq M
Ground	1,959	182
First	614	57
Total	2,573	239



TERMS

Freehold. Our client is seeking to dispose of the property guiding £525,000 or alternatively may consider leasing. Rental offers are invited in the region of £40,000 per annum with terms to be agreed. The application of VAT is to be confirmed.

RATEABLE VALUE

The property is not entered on the 2026 Rating List. Interested parties should check with the Valuation Office Agency on all ratings matters, including whether any relief is available.



PLANNING & LICENSING

We understand the property benefits from planning permission for change of use from restaurant to a community/cultural centre (class D1/D2) and that this should permit use under Class F.2 (local community) and Class F.1 (learning and non-residential institutions), under The Town and Country Planning (Use Classes) Order 1987 (as amended). *We recommend interested parties satisfy themselves on permitted use against any proposed use. The property is not listed nor in a conservation area. We understand the property benefits from a premises licence permitting the sale of alcohol and other activities including entertainment.

EPC

EPC rating C-74.

FIXTURES & FITTINGS

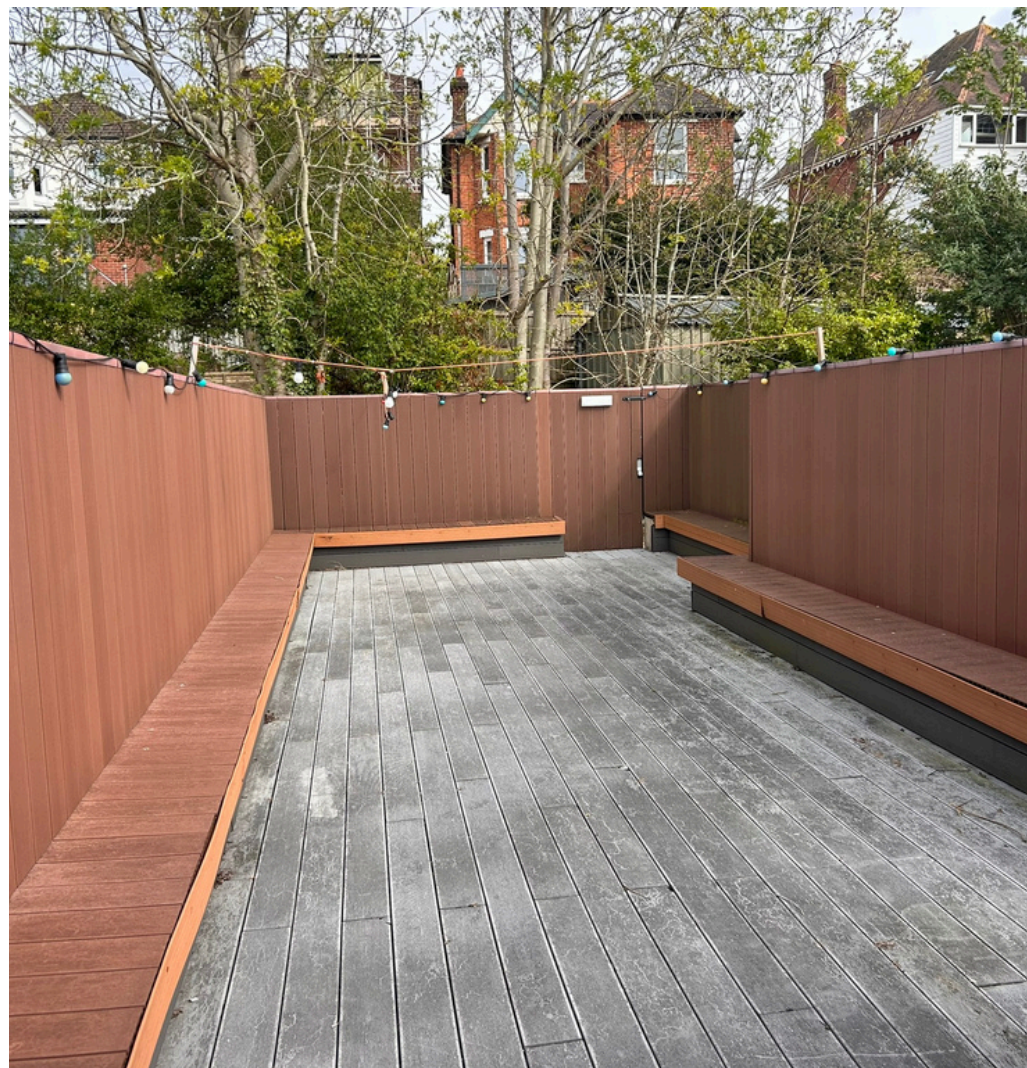
Fixtures and fittings which are in the absolute ownership of the vendor and in situ on completion are included within the sale. Any leased items and any items owned by third parties may be excluded.

SERVICES

We understand mains three phase electricity and water are connected. Gas is not currently connected. The property benefits from an air conditioning system.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



VIEWINGS

If possible, please visit the property externally before requesting a formal viewing. Viewings can be organised strictly by appointment via the sole agents, Savills.

CONTACT

Chris Bickle

07807 999504

cbickle@savills.com

Tim Welch

07812 433457

tim.welch@savills.com

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