



OTTERBOURNE ROAD, COMPTON, SO21
£POA

SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY IN COMPTON

Daniel Merritt | 01962866777 | dmerritt@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

An exciting opportunity to acquire a prime plot of land with detailed planning permission for the erection of pair of semi-detached dwellings, together with associated access, car parking and landscaping. Winchester City Council Planning <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?keyVal=RHQRIIBPJEU00&activeTab=summary>

Each property will be 143 sq metres net internal area and have the following features:

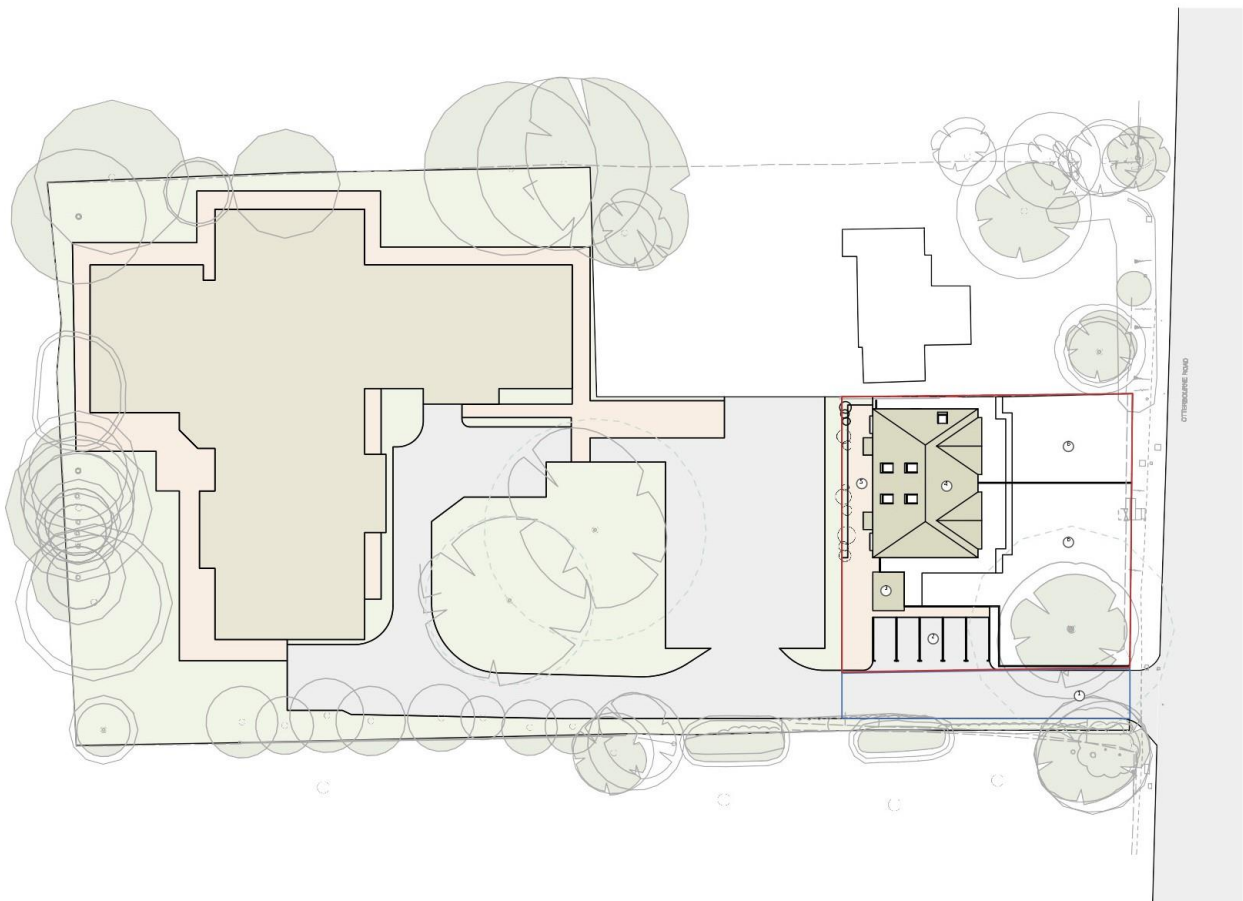
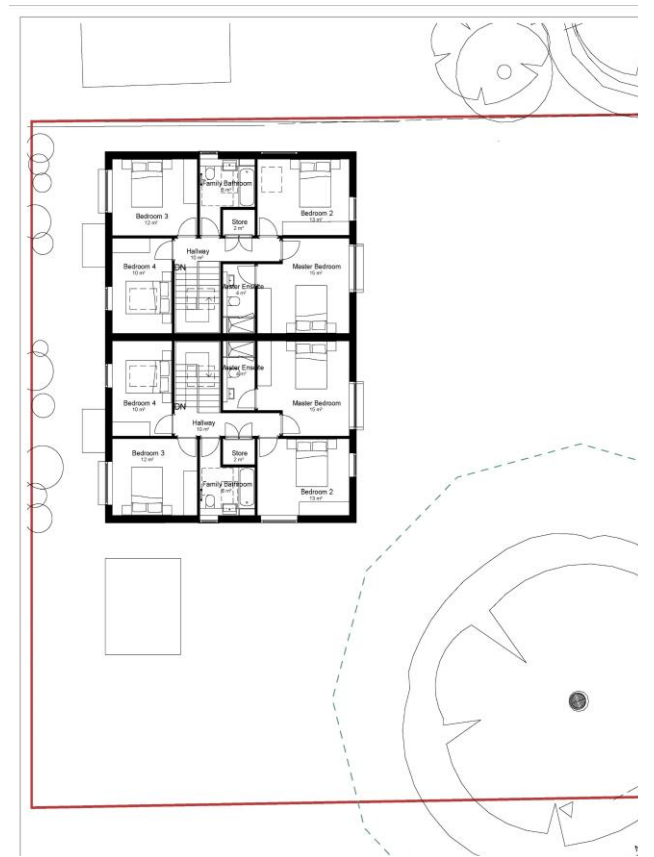
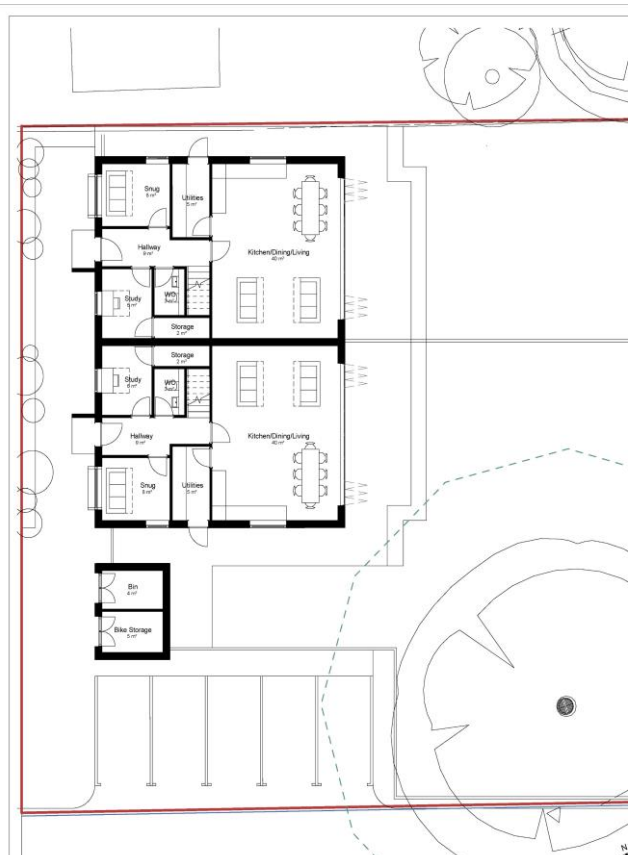
Ground Floor: Entrance hallway, study, snug, open-plan kitchen/living/dining room, utility room, cloakroom.

First Floor: Principal bedroom with en-suite shower room, three further bedrooms, family bathroom.

Outside: Rear garden, two car parking spaces plus one shared visitor space.

Under the terms of the planning permission, a Community and Infrastructure Levy (CIL) is payable. We are advised by our clients that this will be £36,579.68. The seller has acquired the nitrate and phosphate mitigation credits required for the planning permission at a cost of £43,508, which are assignable to the purchaser at no cost.

For more information regarding Gross Development Value (GDV) for the site and general information about the local area and amenities, please contact Daniel Merritt on 01962 866 777.





1 East Elevation



2 West Elevation

Daniel Merritt | 01962866777 | dmerritt@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.