

DEVELOPMENT OPPORTUNITY

CHURCH VIEW

28-29 St Mary Street, Southampton, SO14 1AT



Key Highlights

- Freehold Development Opportunity
- Site extends to circa 0.3 acres (0.12 hectares) and comprises an approximately 4,481 sq. ft (416 sqm) office building and circa 14 space surface level car park
- The Property is located in the St Mary's area of Southampton
- Subject to planning and unconditional offers invited
- **Guide Price: £450,000**
- Bid Deadline: noon Wednesday 28 January 2026

SAVILLS SOUTHAMPTON
1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

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Red Line for indicative purposes only

LOCATION

The Property is located in the St Marys area of Southampton, abutting the city centre. It is circa 0.5 miles east of West Quay and the plentiful amenities offered on the main high street.

The Property offers good communication links, being located off St Mary Street, which runs north to the A3024 which travels east to the M27 by Bursledon and north to the A33 and M3. Southampton Central railway station is located approximately 1 mile (1.6 km) to the east, which provides regular services to London Waterloo with an average journey time of 80 minutes

DESCRIPTION

The Property comprises a circa 4,481 sq. ft (416 sqm) single storey vacant office building. The Property has 14 tarmac parking spaces. The Property was vacated in March 2020.

FLOOR AREA	SQ FT	SQ M
TOTAL	4,481	416

THE OPPORTUNITY

Residential development opportunity, subject to planning.

Southampton City Council have undertaken high level, informal scoping work and consider residential development would be appropriate.

SERVICES

Interested parties are required to complete their own due diligence.

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PLANNING

The Property does not benefit from any planning applications pending or granted for change of use.

Planning Policy

- City Centre Action Plan (March 2015)
- Local Plan

Community Infrastructure Levy (CIL)

Southampton City Council adopted a CIL Charging schedule in September 2013. The new additional residential floor space is charged at £70 psm unindexed (£122.19 indexed for 2025).

Local Authority

Southampton City Council
Civic Centre, Civic Centre Road,
Southampton SO14 7LY

Tel: 02380 833 006
www.southampton.gov.uk

TENURE

The Site is registered at Land Registry under Freehold Title No. HP754243.

Copies of the Land Registry title documents can be viewed in the Data Room, access available upon request.

The Property is to be sold subject to, and/or with the benefit of, any rights of way, leases, easements or restrictions, which may exist, whether or not mentioned in the particulars.

ACCESS

The Property has vehicular access via Cooks Street. It also benefits from pedestrian access from St Marys Street.

BUSINESS RATES

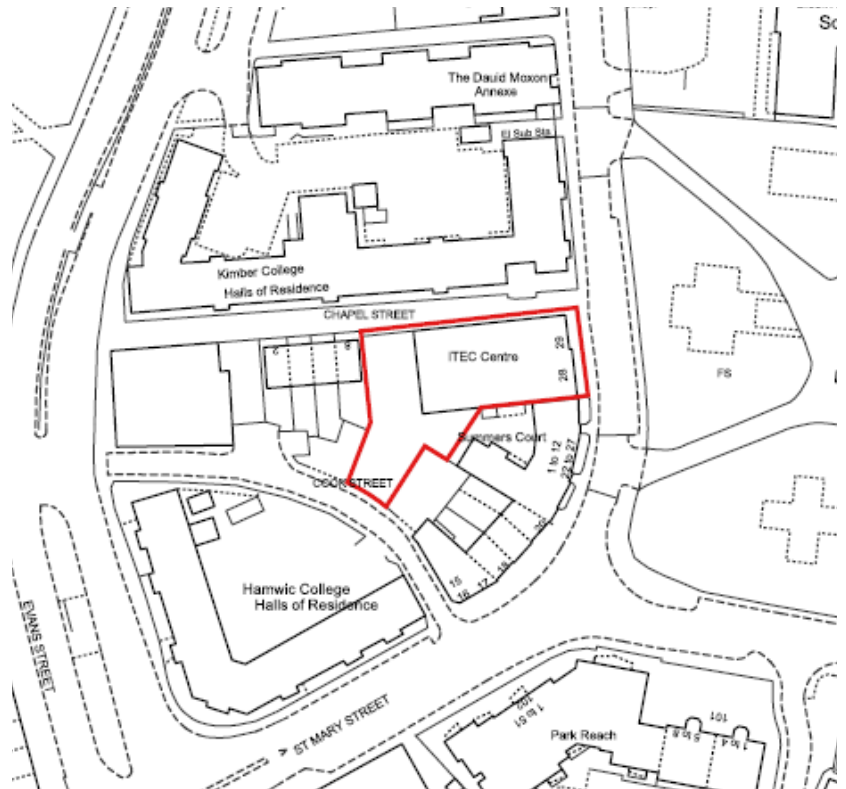
Business rates are being paid on the Office building at £56,000 per annum.

EPC

An EPC has been commissioned for the Property and will be available in the data room shortly.

ASBESTOS

There is an Asbestos Survey located within the data room.

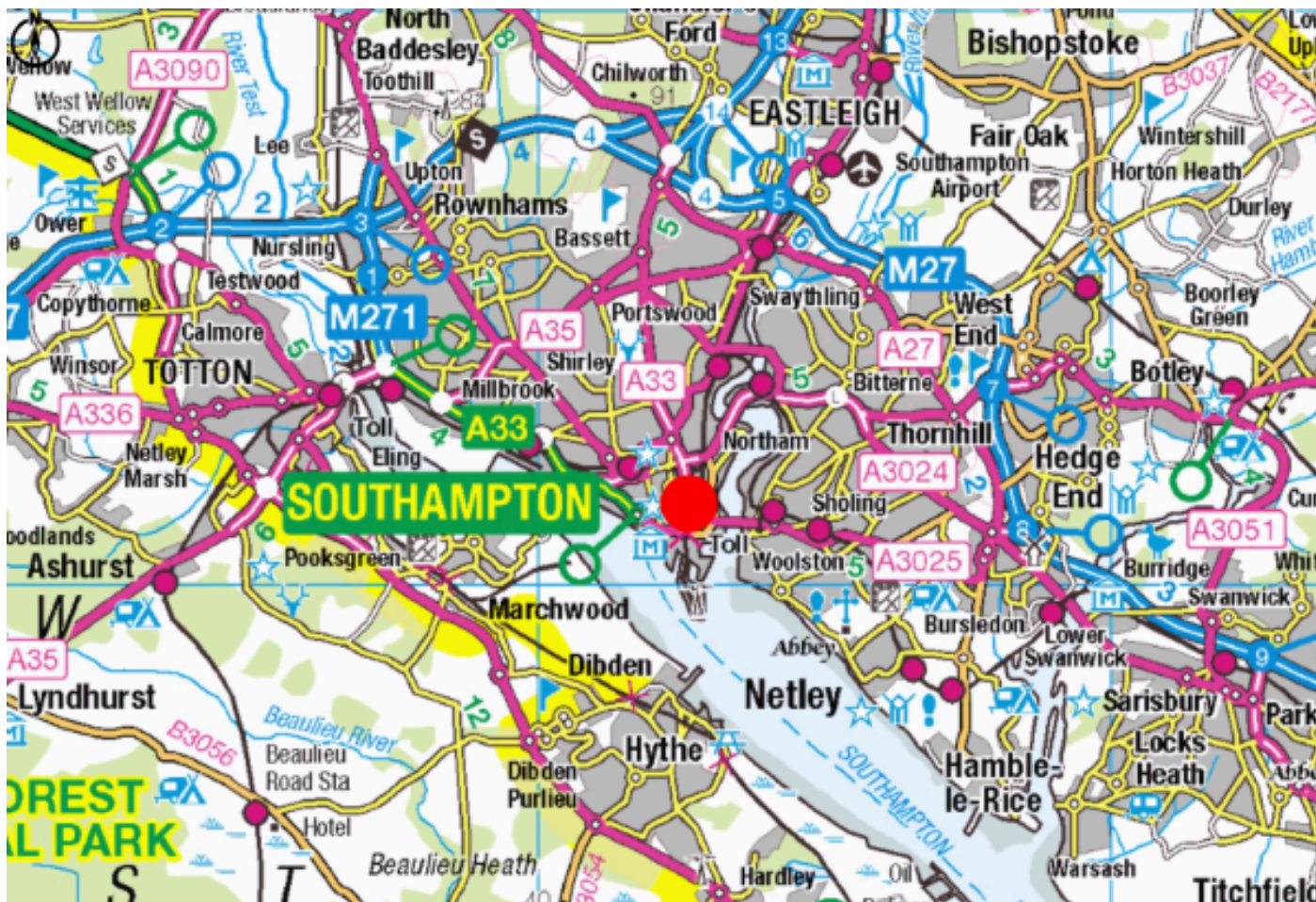


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VAT

The Property is elected for VAT.

DATA ROOM

For access to the data room containing the draft contract, report on title, purchaser obligations, and all technical information, please contact Nita Patel at nita.patel@savills.com

OVERAGE

Offers should include provisions for a planning and sales overage.

METHOD OF SALE

The Property is offered for sale by informal tender. Offers are invited on an unconditional or subject to planning basis.

Offers should be submitted to Jonny Kiddle and Zara Chamberlain (email addresses provided below). All offers must be clearly marked 'Church View'

The Bid deadline for offers is noon on Wednesday 28 January 2026. Please note the vendor is not obligated to accept any offer.

VIEWINGS

Interested parties are to arrange a viewing by appointment only. Contact details below.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents

CONTACTS

For further information please contact:

Jonny Kiddle

jonny.kiddle@savills.com
07977 757 397

Zara Chamberlain

zara.chamberlain@savills.com
07816 184 088

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