

# Kelston, Ringwood Road

Netley Marsh, Southampton , SO40 7LT

For Sale - Residential Property - extensive refurbishment required



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## ROOM DIMENSIONS

The following are approximate **maximum** room dimensions:

Ground	Dimensions	First	Dimensions
Lounge	5.97 L x 3.66 W	Bedroom (1)	4.17 L X 4.14 W
Reception	4.1 L X 3.65 W	Bathroom	2.99 L X 1.96 W
Bedroom (1)	3.41 L X 3.61 W	Bedroom (2)	3.92 L X 4.14 W
Dressing Room	1.81 L X 1.56 W	Shower	1.53 L X 1.98 W
Bathroom	1.81 L X 1.56 W	Office	2.8 L X 2.71 W
Kitchen	3.19 L X 5.18 W	Bedroom (3)	3.82 L X 2.4 W
Conservatory	3.5 L X 4.44 W	<b>Total</b>	<b>67 SQ M</b>
Main kitchen	3.61 L X 3.16 W		
Dining Room	3.61 L X 3.8 W	<b>Garage</b>	<b>Dimensions</b>
Bathroom	3.78 L X 2.25 W	Ground	7.72 L X 7.71 W
Bedroom (2)	3.65 L X 3.85 W	First (storage / office)	6.48 L X 4.45 W
Bedroom (beyond arch)	1.77 L X 3.85 W	<b>Total</b>	<b>88 SQ M</b>
Shower room	2.23 L X 1.76 W		
Lounge	5.56 L X 3.2 W		
<b>Total</b>	<b>164 SQ M</b>		



## PLANNING OPINION

Savills Planning has undertaken a pre-app in respect to the potential for the property (as part of a larger land holding) This is available on request.

The Site lies outside the settlement boundary and, with the Local Planning Authority holding a strong five-year housing land supply, there is no basis for a short-term open-market housing application. Any such development would need to be pursued through the next Local Plan 'Call for Sites', the timing of which is unknown, making this a longer-term prospect.

There is clearer potential for Affordable Housing under the rural exceptions policy. The LPA is actively seeking suitable sites and, with no affordable homes delivered locally since 2021, further assessment of need may support promotion of the Site for this use.

In the meantime, policies DP35 and DP36 allow the existing vacant dwelling to be replaced on its footprint (or re-sited for environmental benefit) or extended by up to 30%, providing a route for modernisation and refurbishment.

The property is currently part of a larger site and will be sold off separately, with amendments to 2 Titles. The intention is for the property to have its own dedicated access off Ringwood Road. If this is not possible, a right of way will be reserved over the adjoining property.





## EPC

To be confirmed

## TERMS

Offers are invited for the freehold interest

## VIEWING

Viewing strictly by appointment with the sole agents, Savills.

## AML

To comply with Anti Money Laundering regulations, Savills undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## CONTACT

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