

SITE FOR SALE - REDEVELOPMENT SUBJECT TO PLANNING

# Kanes Hill

Southampton, SO19 6AL



## Key Highlights

- Prominent location
- Two access points
- 0.94 acres (0.38 hectares)
- Fenced rectangular site
- Certificate of Lawfulness for existing use or development for a naturist site
- 1 mile from Junctions 7 & 8, M27
- Opportunity for re-development subject to planning

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## Description

The site is currently woodland, partly covered with trees and the remainder a cleared site. The site was previously occupied and commercially rated, the site has metered water and two cleared access points off Kanes Hill.

## Location

The site is located along Kanes Hill, with good access to the M27 via J7 or J8 1 mile to either junction.

Southampton Port is located 6 miles west while Portsmouth port is 14 miles east along the M27.

Southampton Airport is located close by 4.2 miles north of Kanes Hill.

## Accommodation

AREA	ACRES	HECTARES
Site Area	0.94	0.38

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## Planning

The site has a Certificate of Lawfulness in respect to the Current Use or Development, dated 7 November 2007, for a naturist site for 6 months of each year. Our client has informed us that this included an office, clubhouse and shower/toilet facilities, all now demolished.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Terms

Offers are invited for the freehold interest, either conditional or unconditional with regard to planning. NB: the site is subject to an overage clause in the event that consent is obtained for residential use.

## Viewing

Viewings are strictly by appointment with the sole agent.

## CONTACTS

For further information please contact:

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