

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land to the rear of The Gardeners Arms

118 Newtown Rd, Southampton SO19 9HR



Key Highlights

Indicative Plan

- Site area of 0.148 acres (0.06 hectares)
- Vacant land surplus to pub requirements
- Freehold unconditional and conditional offers invited (STP)
- Potential for 1 or 2 dwellings at the rear with separate access provided (STP)

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Location

The subject site is situated next to The Gardeners Arms public house, located on Newtown Road in Southampton. The property is set within a predominantly residential area, surrounded by a mix of terraced, semi-detached, and detached homes.

The site benefits from good connectivity, positioned approximately 4 miles (6.4 km) east of Southampton city centre, offering a range of amenities, retail, dining, and leisure facilities. It is also located 2 miles (3.2 km) from the area of Bitterne, providing further local services and amenities.

Southampton is a major port city with strong regional and national transport links. The site offers access to the A3025 and M27 motorway, connecting to Portsmouth (20 miles/32 km) and Winchester (15 miles/24 km). The nearby Woolston train station provides direct services to Southampton Central and onward connections to London Waterloo, supporting local and regional accessibility.

Description

The subject site spans approximately 0.148 acres (0.06 hectares) and features a flat topography. It is accessed via the pub's car park at the front, leading to a lawned garden at the rear. Access to the site can be established by creating a new driveway through the car park.



Tenure

Freehold subject to vacant possession.

Planning

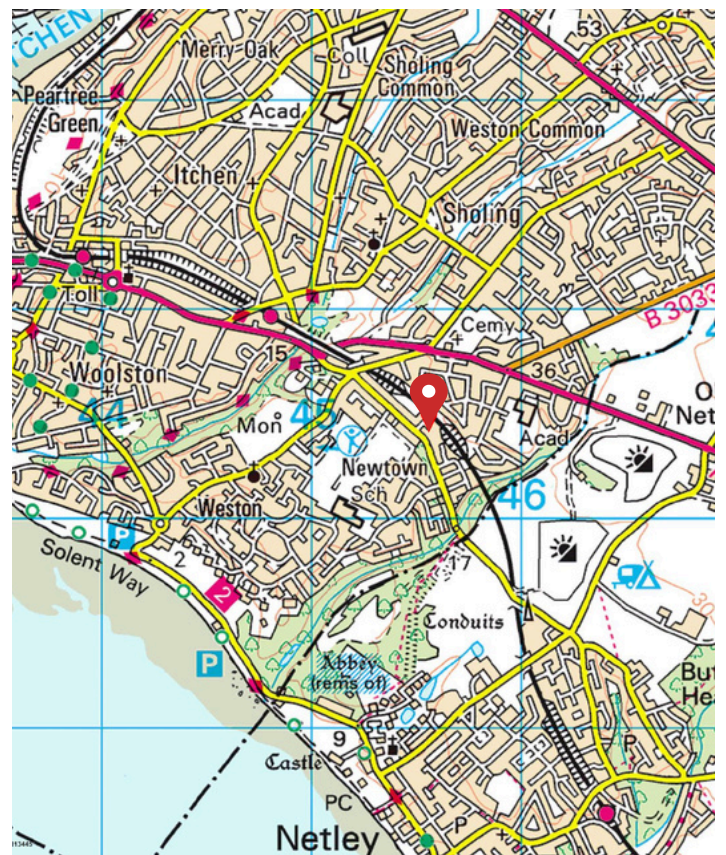
The site is located to the rear of The Gardeners Arms but is not listed, nor is it situated within a conservation area. Additionally, the site is not within a prohibitive flood zone but is situated with the settlement boundary and therefore presents a good infill opportunity (STP).

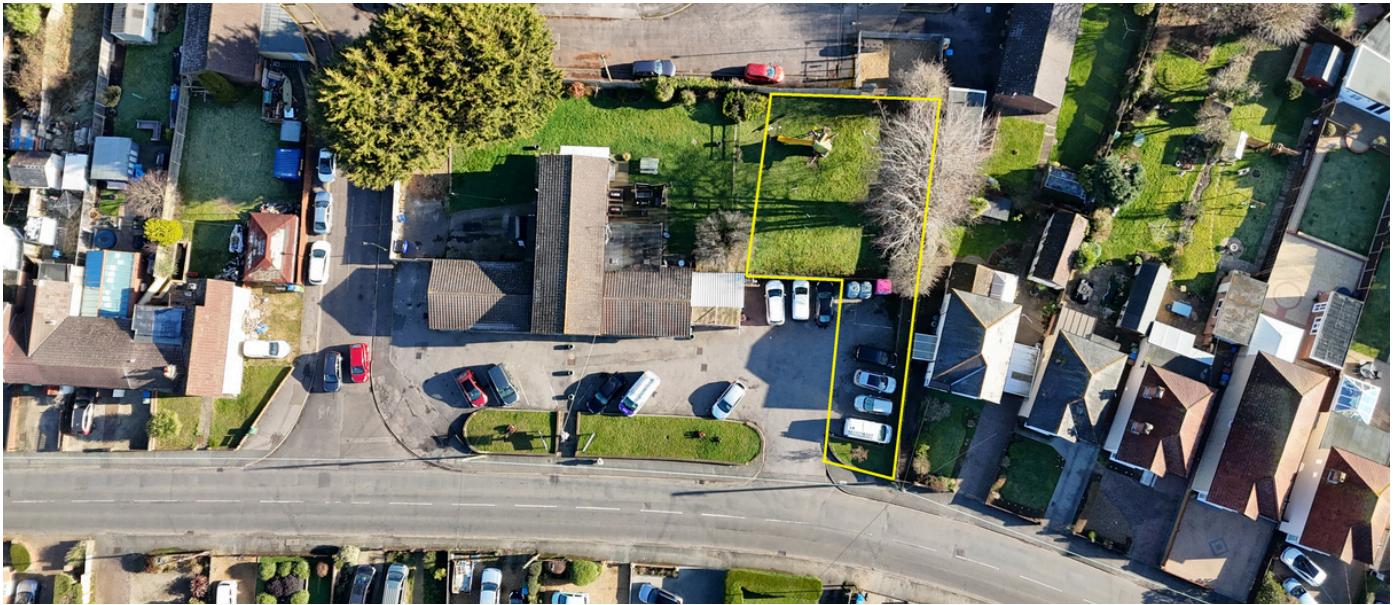
All interested parties should carry out their own planning and development enquiries.

Local Authority

[Southampton City Council](#)

- _____ **Location Map** _____
- _____ **Streetview** _____
- _____ **What3words** _____
- _____ **360 Drone Video** _____
- _____ **360 Panoramic** _____





Services

All parties to make their own enquiries to the serviceability to the land.

Guide Price

Offers are invited on an unconditional and conditional basis.

VAT

VAT may be applicable at the prevailing rate.

Viewing

For a formal viewing strictly by appointment with Savills.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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