



All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate



Exciting Development Opportunity for Land at
Romsey (Subject to all necessary consents)

Land at Holyborne Road
Romsey, Hampshire, SO51 5QW

Site Description

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The site is circa 0.22 acres and separates Holyborne Road from Mead Close. The land significantly slopes from west to east.

The site is located to the south side of Holyborne Road, which is an established residential area in Romsey and is close to the Tadburn Meadows Nature Reserve.

Romsey is an attractive old market town that has retained much of its original character. Boasting extensive range of amenities including boutique shops, restaurants, cafes, schools and Railway station. Alternatively direct services to London Waterloo can be found from Winchester from 56 minutes.

The M27 can be accessed at junction 3. The major centres of Salisbury, Southampton, Winchester and Portsmouth are all easily accessed.



Sales and Viewing Information

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Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty on a subject to planning or unconditional basis. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 2% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers

Agent Details

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Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



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Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

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