



FOR SALE

**Imposing detached
Edwardian villa with
development potential
(STP)**

**Approximately 0.15
hectares (0.38 acres)**

Freehold

Existing D1 use

30 BROOKVALE ROAD
Southampton

Carter Jonas

30 Brookvale Road, Southampton SO17 1QR

Potential for residential redevelopment, subject to planning. Located within established residential area.

LOCATION

The property occupies a prominent position on Brookvale Road within the suburb of Highfield, Southampton. Nearby Portswood high street offers a number of local amenities including two supermarkets, coffee shops and bars and a mix of independent retailers. There is a good road network serving the area, with the M3 accessible to the west and the M27 to the east. Southampton Airport is within easy reach either by road or train.

The nearest railway station is St Denys, which is on the London Waterloo to Weymouth mainline and the West Coastway Line. There are also regular bus services to the city centre and other areas of Southampton.

DESCRIPTION

30 Brookvale Road, which measures approximately 535 sq. m (5,759 sq. ft.), is three storey detached house built in the early part of the twentieth century. The property has brick elevations with bay windows to the front under a pitched tiled roof. The property sits within 0.15 hectares (0.38 acres) with good frontage to the road. There is generous car parking at the front and the rear garden is mainly laid to lawn. There is a detached brick garage to the side of the property and a brick and UPVC conservatory to the rear.

Whilst the property has been mainly used for the provision of Healthcare, it has retained a variety of the original features throughout including the staircase and several fireplaces.

ALL ENQUIRIES TO: Ryan Harris

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TENURE

Freehold with vacant possession.

PLANNING

There have been no discussions with the Local Planning Authority but we note that the site is bounded by the Portswood Residents' Gardens Conservation Area (PRGCA) within the current Local Plan which sets out that in-filling will be resisted and that certain design constraints must be in character with the surrounding area. We recommend that interested parties undertake their own investigations with the local authority with regard any planning matters.

The property is not listed.

The existing use class is D1 (non-residential institution).

LOCAL AUTHORITY

Southampton City Council Telephone: 023 8083 0000

Website: www.southampton.gov.uk

METHOD OF SALE

The sale will be by private treaty with offers invited on an unconditional basis. Interested parties should submit their offer in writing, either by email or hard copy to the sole selling agents, Carter Jonas.

LEGAL COSTS

Each party to bear their own legal costs.

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

VIEWING AND ENQUIRIES

Viewings by appointment only with the sole agents Carter Jonas.

Additional information can be made available upon request; Asbestos Survey, Registered Title, Floor Plans.

