

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

SHEDFIELD

Rose Cottage

Botley Road, Southampton, SO32 2HN

DEVELOPMENT OPORTUNITY



A charming cottage in need of complete refurbishment or replacement, subject to planning consent, occupying a plot extending to 0.19 acre with services connected or available nearby.

PRICE GUIDE: £325,000
OFFERS INVITED
Freehold for Sale. No Chain.



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

DIRECTIONS: See **Location Plan**. Rose Cottage is located within the village of Shedfield and is situated off the A334 Botley Road between Botley and Wickham.

DESCRIPTION: See **Site Plan**. We understand that the cottage was built in the late 19th century and is located on the Botley Road with frontage and vehicular access. The property extends to 0.19 acre as shaded green and outlined red on the Site Plan. There is a concrete garage and parking on a private drive.

The site has recently been cleared of vegetation.

The accommodation provided in the cottage includes a timber framed conservatory at the rear. See **Floor Plan**.

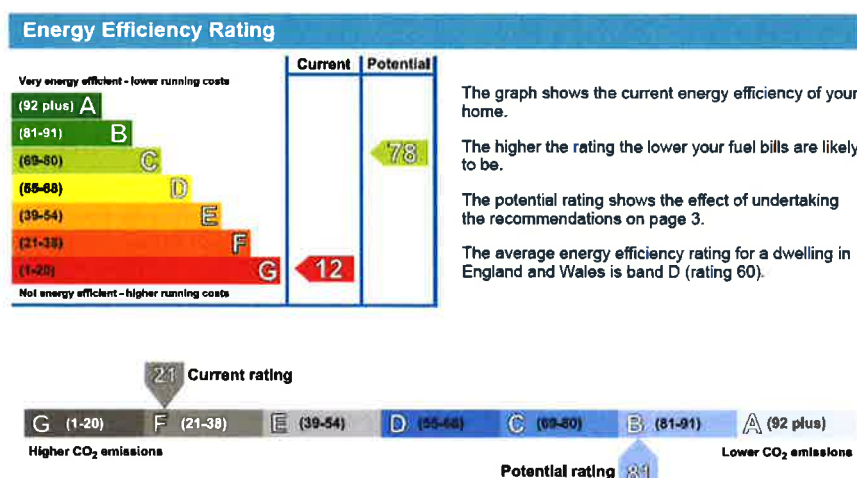
DESIGNATIONS: There are no Tree Preservation Orders on the property. The site is not within a Conservation Area. The property is not Listed.

LOCAL PLANNING AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ. Tel: 01962 840222 Website: <http://www.winchester.gov.uk/>

SERVICES: Mains electricity, mains gas and mains water are connected. Private drainage. Mains drainage is available in the Botley Road.

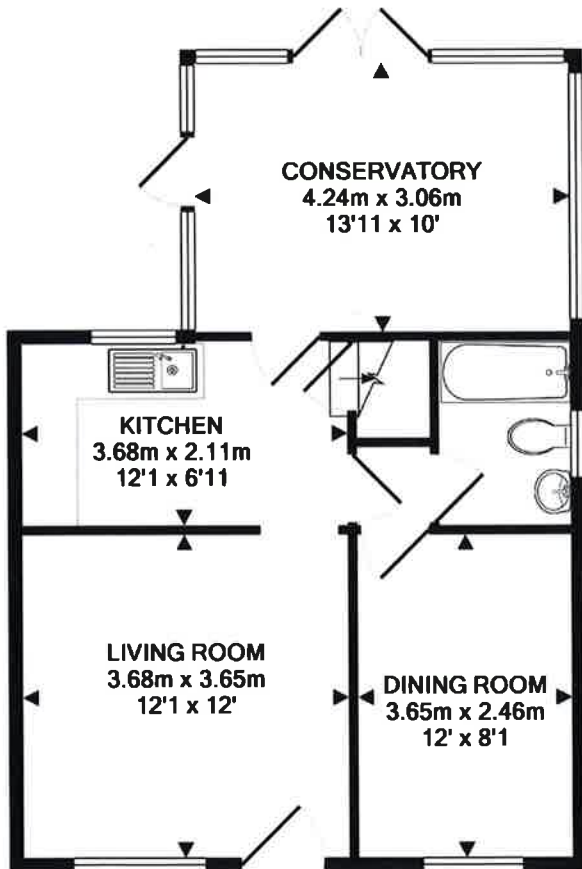
COUNCIL TAX: Band D. The annual charge for the 2015/16 year is £1,479.64.

VIEWING: Please view externally on site during daylight hours taking a set of these sales particulars with you. If then you require an internal viewing then please contact the office of Giles Wheeler-Bennett. Telephone: 01489 896977. Ref: DP.

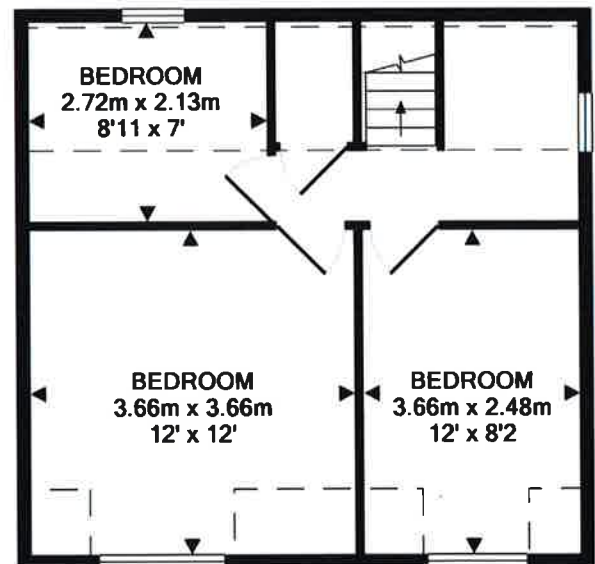




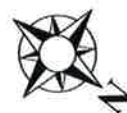
For Further Information Contact : Dominic Plumpton
Tel: 01489 896977 Mob: 07780 000201
Email: dominic@gileswheeler-bennett.co.uk



GROUND FLOOR



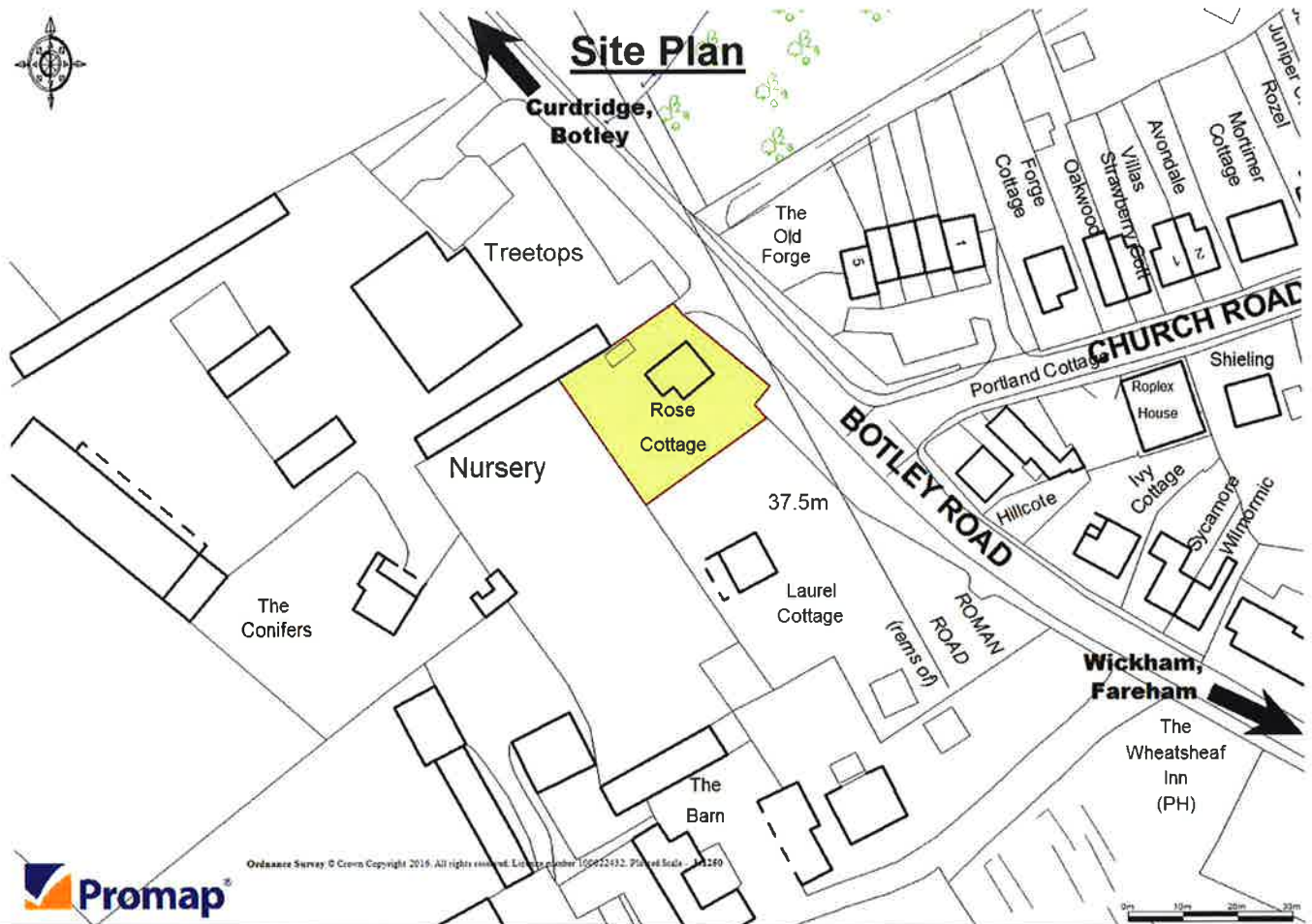
FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2016



Site Plan



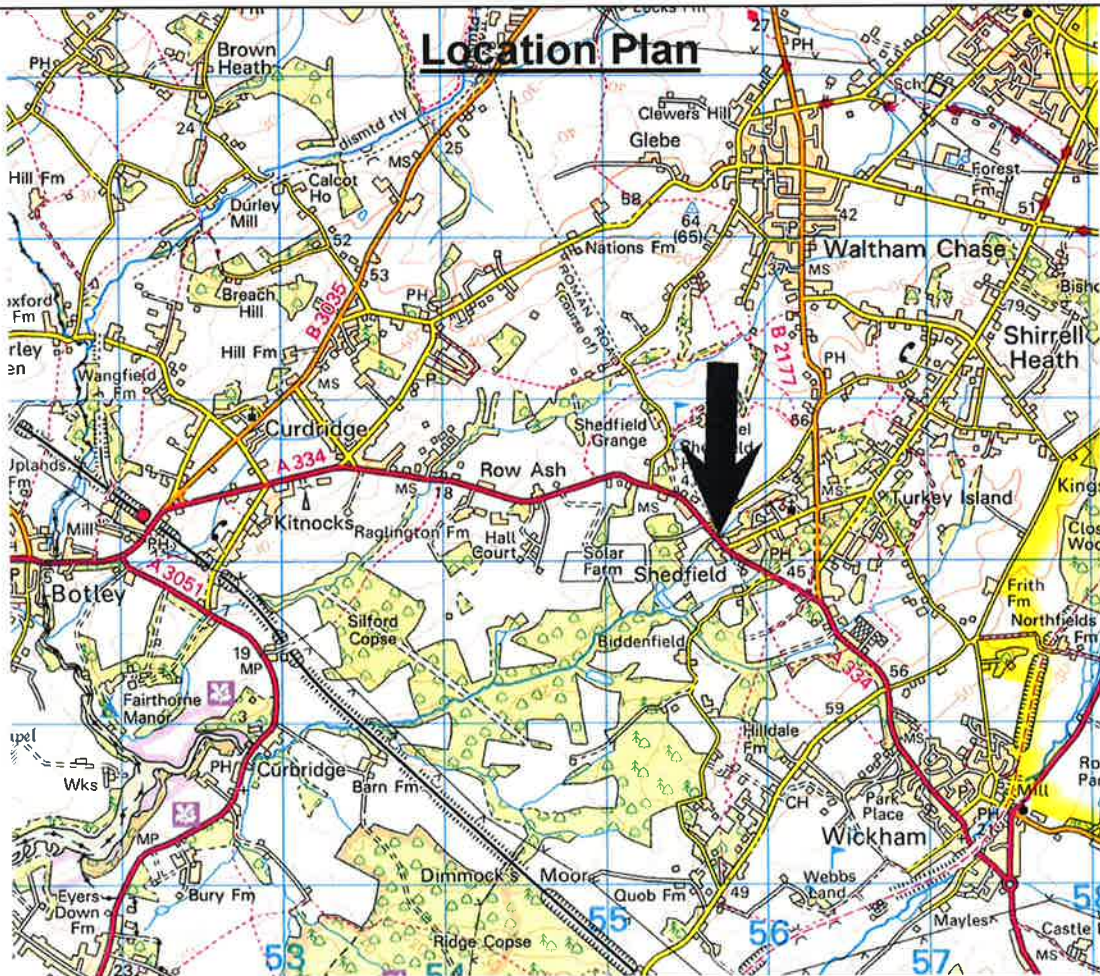
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FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE



Location Plan



IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

November 2016