



Development Opportunity for 6no. Custom-Build units

- 6 x custom-build plots
 - Detached and semi-detached units
 - Each measuring circ. 1044 sq ft
 - Area: 0.13 hectares/0.32 acres
 - Plots available from 2027
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- **Plot Prices from £215,000**
 - **Build Cost and Fees in addition**
 - **Freehold for sale by Private Treaty**

CUSTOM-BUILD DEVELOPMENT OPPORTUNITY
Parcel of land south of Funtley Road,
Funtley, Fareham, Hampshire PO15 6DL



LOCATION

The site is located in the village of Funtley which is situated 2.3 miles to the north of the town of Fareham in Hampshire providing a rural atmosphere while still being close to urban amenities. The village is surrounded by picturesque countryside making it an attractive location.

The village has a convenience store with Post Office approximately half a mile to the south of the site, the Miner's Arms Pub and more comprehensive shopping facilities in Fareham town centre. The site offers good convenient links to the M27. Public transport options include buses that connect Funtley to Fareham and other nearby towns. The nearest railway station can be found in Fareham, 2.5 miles away with services to London Waterloo, Southampton and Portsmouth.

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DESCRIPTION

Each dwelling will measure circa 1,044 sq ft and the total area for the custom-build units is 0.13 hectares/0.32 acres.

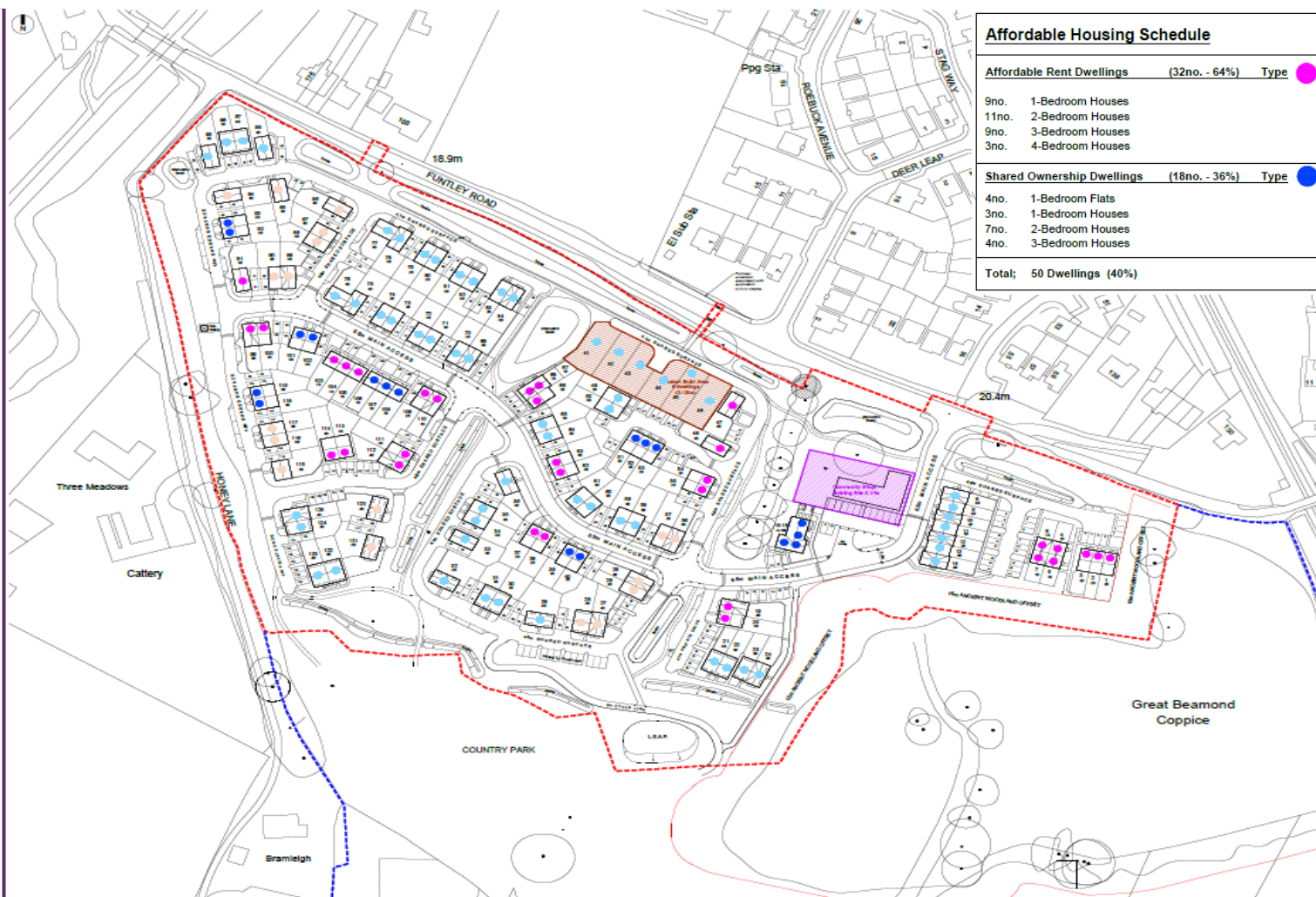
The surrounding land will be developed with a scheme of 119 affordable rented and shared ownership dwellings. The access to the custom build plots will be via the wider development site.

The six plots will be provided as Shell units.

A plot passport for each of the six plots is provided in the Information Pack and sets out the boundary for each plot and the primary dimensions of the Shell. The passport also includes the external materials which may be selected for use on the homes* to ensure they correspond with the wider scheme. Further details regarding the Plot Passports can be provided upon request.

Purchaser to have the option to design the internal layout*.

* may incur additional cost.



Based on the current intended phasing of the development, it is expected that the custom build plots will be available from April 2027.

LOCAL AUTHORITY

Fareham Borough Council, Civic Offices, Civic Way, Fareham, Hampshire PO16 7AZ. Tel: 01329 236100.

VAT

VAT will not be chargeable on the sale of a completed self build property. However, if the land is sold as a whole with planning permission, VAT would be chargeable.

SERVICE CHARGE

The custom build plots will be required to contribute to the service charge of the wider development. To be confirmed in due course but will not exceed £1,500 per annum.

SERVICES & ACCESS

Electric, water, mains drainage and telecoms connection to be provided by the vendor. Further service information will be provided moving forward as part of the development site. Gas connection will NOT be provided.

INFORMATION PACK

Further information relating to the site is available for download from an online Information Pack. Please click [here](#) to request a link via email.

METHOD OF SALE

We are seeking offers for a fixed sum, unrelated to any other offer for the freehold interest. Prospective purchasers should confirm the following in their offer which should be made on the Financial Proposal Form, a copy of which can be found in the online Information Pack:

- Confirmation of the offer amount unrelated to any other offer

- Confirmation the offer is made with the benefit of the information available within the online Information Pack
- Confirmation of the amount of deposit payable upon exchange of contracts and timescales for exchange and completion
- Confirmation of how the purchase is to be funded and what, if any, arrangements need to be made to secure funding
- Confirmation whether you wish for the development to deliver to shell only or shell and fit out
- Confirmation that the dwelling will be your principle residence for at least 3 years following completion of the dwelling
- **Note:** The eventual purchase price will comprise Plot Price, Build Cost and Fees. These will vary per plot. **For example**, for a 2-bed 1,044 sq ft the total cost will be Plot Price £215,000 and guide Build Cost would be £208,800 with Fees payable of £20,000. Total payable in this example £465,504. Please note: Stamp Duty Land Tax and legal fees would be in addition.

VIEWING

By appointment only. The site is readily visible from the road and the footpath running through the site.

ANTI-MONEY LAUNDERING

In accordance with applicable Anti-Money Laundering Regulations, Henry Adams LLP will require certain information from the successful bidder.

All offers and requests for further information should be directed to:



Martin Curry
T: 01243 533633 (Option 3)
E: martin.curry@henryadams.co.uk



Chris Locke
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