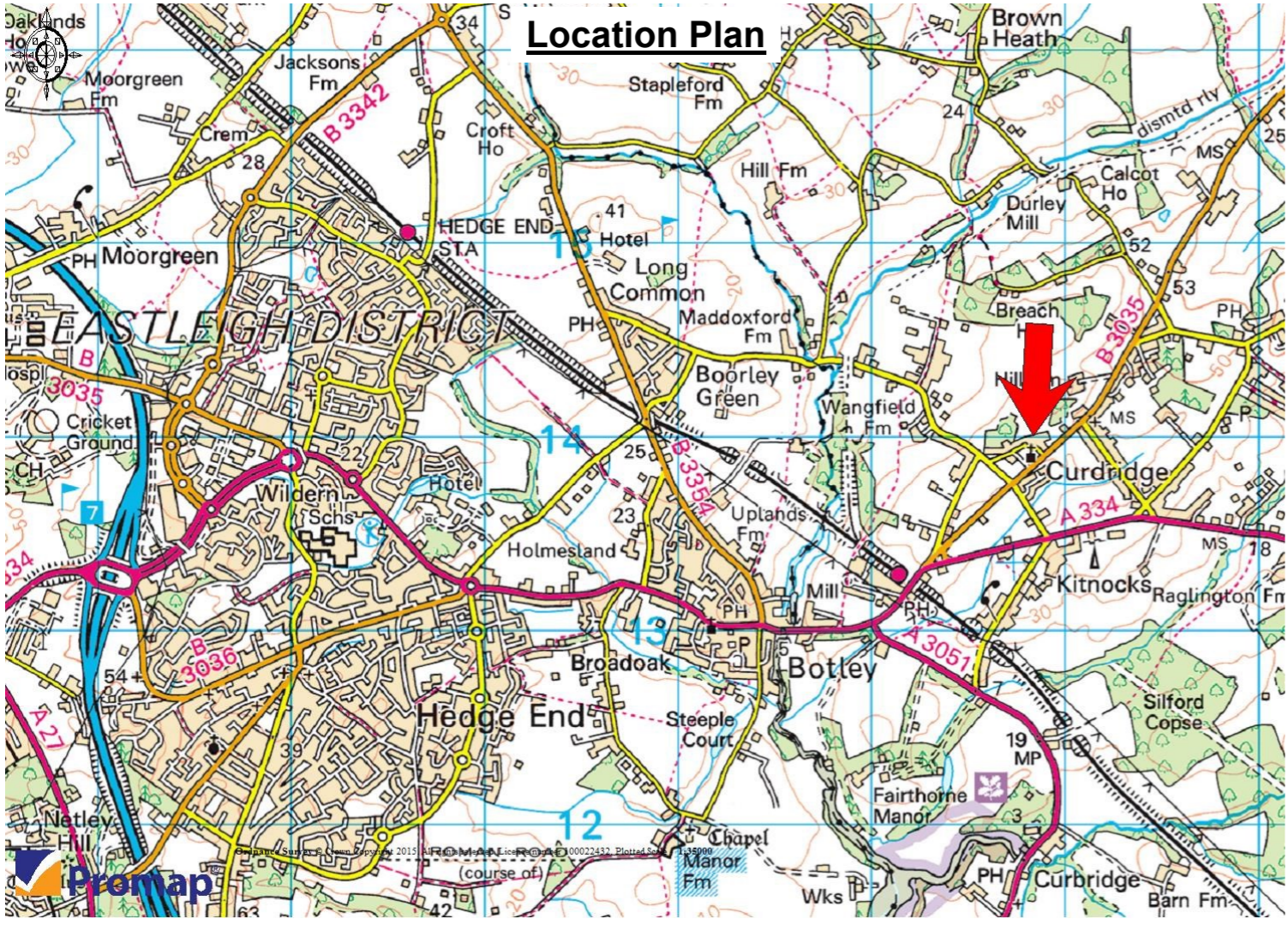


FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE



IMPORTANT NOTICE

- 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.
- The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 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.
- Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
- These particulars do not form part of any offer or contract.

January 2016

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

CURDRIDGE
The Old Post Office Store
Church Lane, Southampton SO32 2DR

DEVELOPMENT OPPORTUNITY



Previously a small village Post Office Store with ancillary living accommodation. Closed and unoccupied for a number of years. Occupying a site extending to 0.32 acre (0.13 ha) in an attractive village. Development opportunity, subject to planning.

PRICE GUIDE: £325,000
OFFERS INVITED
Freehold for Sale

DIRECTIONS: See **Location Plan**. The Old Post Office is located within the village of Curdridge off Church Lane approximately 70m off the B3035 road between Botley and Bishop's Waltham see **Site Plan**. The property is positioned adjacent to the primary school and opposite the church.

DESCRIPTION: The brick building was constructed approx.1962 and originally laid out as a small Post Office Store with ancillary living accommodation. The room currently labelled as Living Room on the Floor Plan was the shop area with an entrance door used by the public at the front (now blocked up). A single storey side extension was then added for storage. The remainder of the building has been used as living accommodation. The shop area was used as a living room since the Post Office closed. The building extends to a floor area of approx. 132.2 sq.m. and is in need of complete renovation.

DESIGNATIONS: There are no Tree Preservation Orders presently on the property. The site does not lie within a Conservation Area.

PLANNING HISTORY: Further details can be obtained from the Local Planning Authority Entries include:

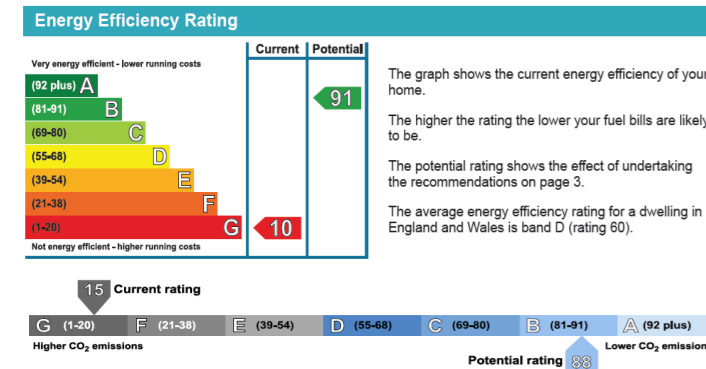
DRD2037/5- Construction of 'shop with living accommodation' permitted 13 June 1962
 DRD2037/6- Addition of a Store permitted 15 May 1963.

DEVELOPMENT OPPORTUNITY: Constructed as a Post Office Store in 1962 the Use Class of the building is A1 retail with ancillary living accommodation. The Vendors have obtained an opinion of the planning status of the property which indicates that there is the potential to either renovate the existing structure for residential use, replace the dwelling, or build more than one dwelling on this site, subject to obtaining the necessary planning consents. Under the General Permitted Development Order there is the opportunity to formally change the use from A1 retail to C3 residential.

JAPANESE KNOTWEED: One single stem of Japanese Knotweed has been found at the property as marked by a wooden stake on site immediately to the north of the building. The vendors have arranged a site visit and a report has been obtained from Japanese Knotweed Ltd (www.japaneseknotweed.co.uk) which recommends a choice of two methods of treatment:

- **Herbicide treatment-** a 3 year treatment with either a 5 or 10 year guarantee prices from approx. £1,180
- **Excavation and removal-** to a licensed landfill facility with an optional guarantee of 12 years prices from approx. £4,750.

Further details of the report can be obtained on request following a viewing of the property.



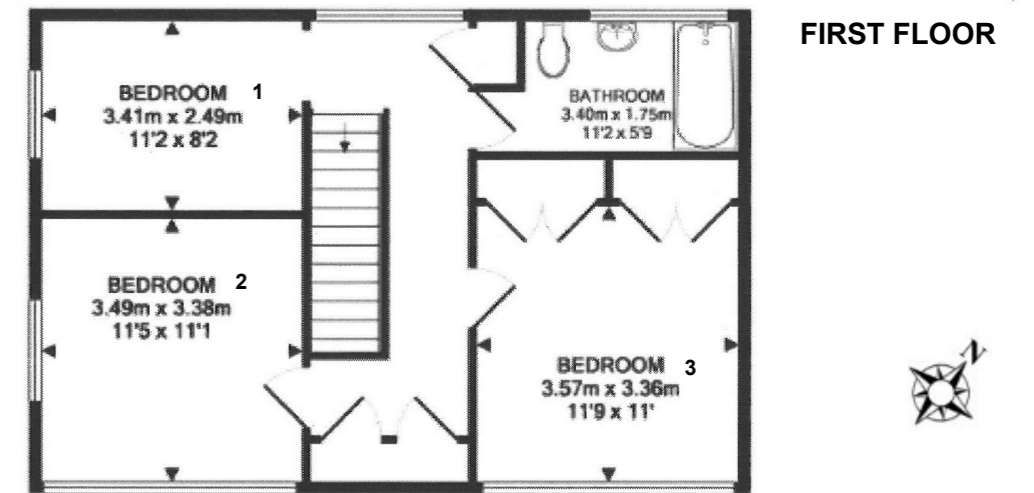
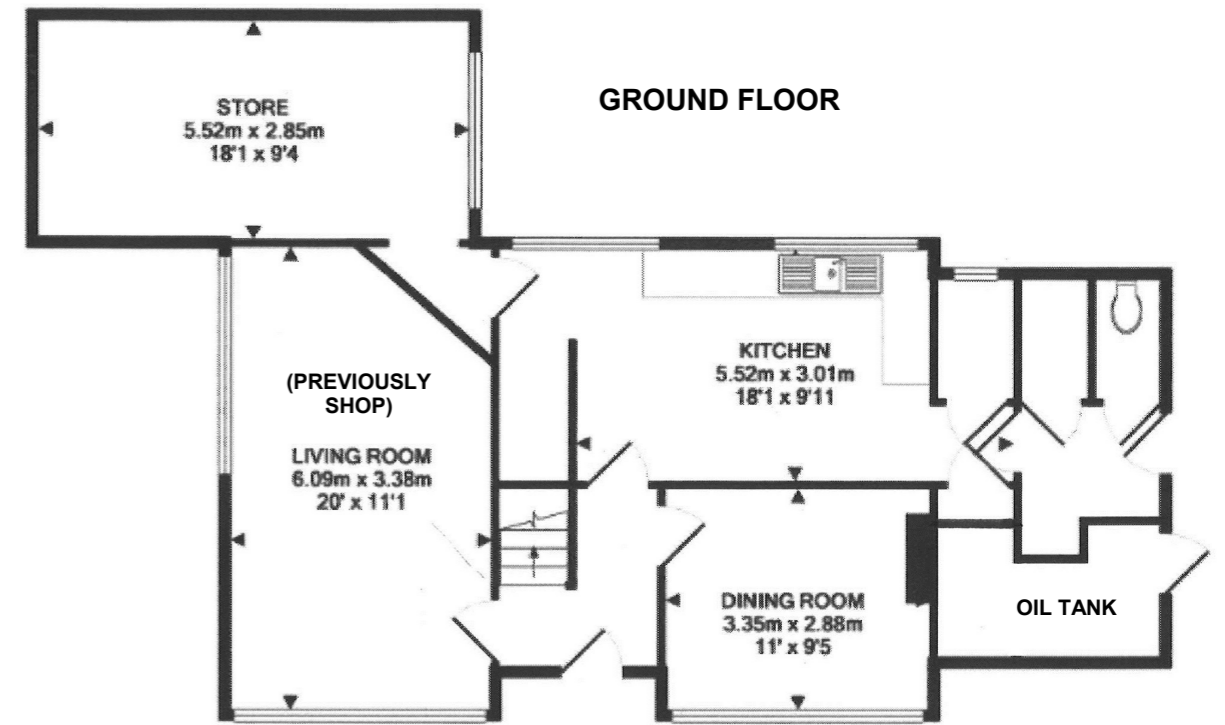
LOCAL PLANNING AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ. Tel: 01962 840222

SERVICES: Mains electricity and mains water connected. Mains drainage connected, subject to survey. Telephone connected. Oil-fired central heating and hot water. None of these services have been tested.

COUNCIL TAX: Band F. The annual charge for the 2015/16 year is £2,065.25.

VIEWING: Strictly by prior appointment with Giles Wheeler-Bennett

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



THE OLD POST OFFICE, CURDRIDGE, SO32 2DR
 TOTAL APPROX. FLOOR AREA 132.2 SQ.M. (1423 SQ.FT.)
 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.
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