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NEWGATE LANE, FAREHAM, PO14 1BL



DEVELOPMENT OPPORTUNITY! DETACHED HOUSE IN NEED OF SOME MODERNISATION WITH PLANNING FOR THREE ADDITIONAL DETACHED DWELLINGS.

Offers Over £700,000 Freehold

This proposition offers the discerning purchaser an excellent opportunity to purchase a small development project with an existing house that has planning for three, detached four bedroom dwellings. Please visit Fareham Borough Councils planning page for further information and the conditions relating to this approval. Planning reference P/23/1104/FP.

The overall plot currently has a hardstanding area and a row of high conifer type trees which create privacy from the neighbouring property and bound this area of the development. Treatment plants will be needed for the drainage. No mains drainage available. Main gas and water is available in this area. Mains electric is available in this area. All existing outbuildings on the site have to be demolished as part of the planning approval. Development must begin before the 18th of September 2026.

Location: The plot is conveniently located for access to the M/A27, a local golf club, Fareham Shopping Centre, bus services, Fareham Train Station, a local primary school and a variety of shopping and food outlets. Tanners Lane neighbours the property which is surrounded by countryside.



Illustration of street scene



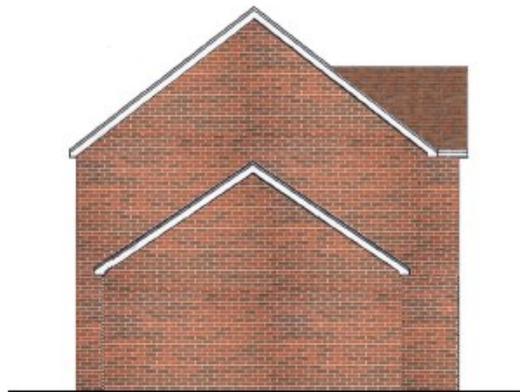
Proposed elevations



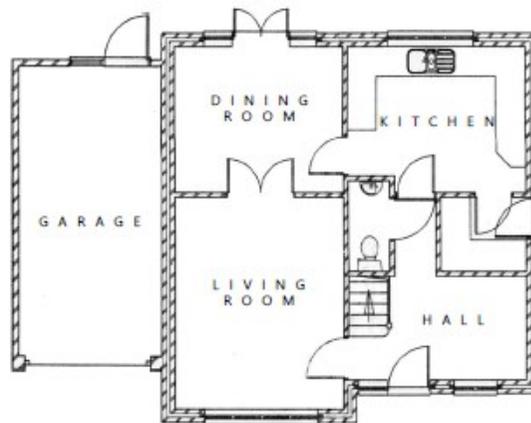
FRONT (EAST) ELEVATION

SIDE ELEVATION

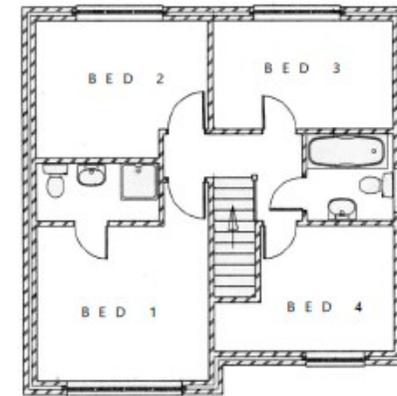
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

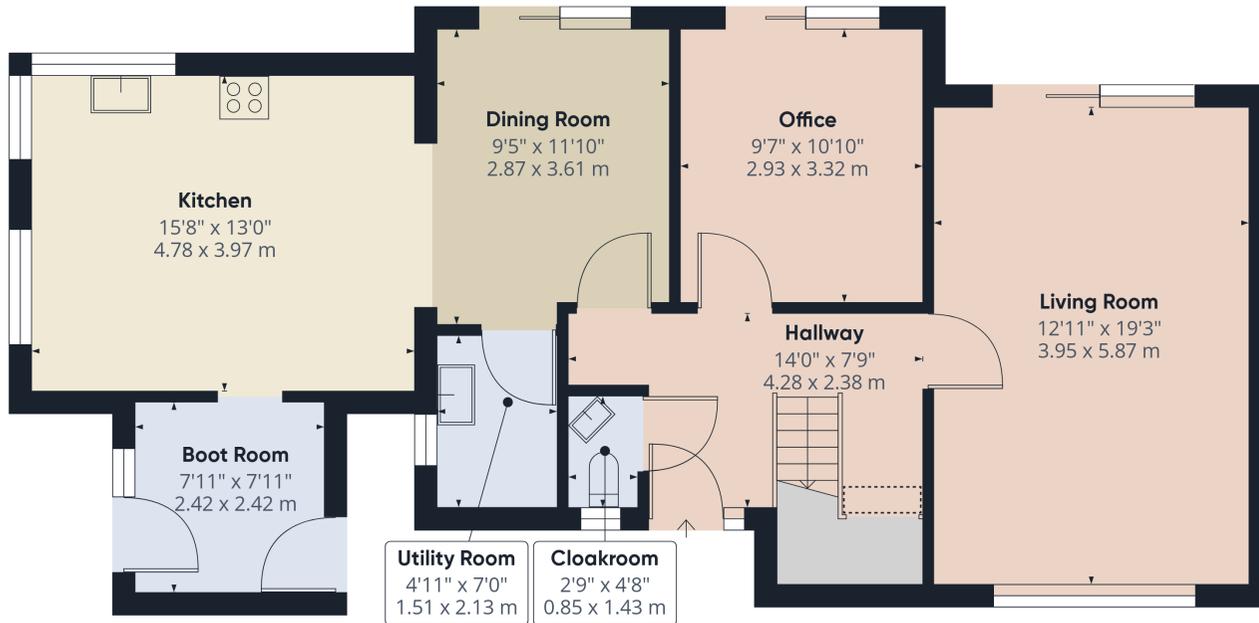
Existing Dwelling: Arranged over two floors and boasting approximately 1500 square feet (139 square metres) of accommodation, the existing property is a well-proportioned home boasting a gravel driveway providing off road parking for multiple vehicles, a garage which has been converted into storage areas and a rear garden with patio.

You are welcomed into the ground floor by the hallway with doors to principal rooms and stairs rising to the first floor accommodation. There is a well-proportioned living room with a window to the front elevation and sliding patio doors to the rear. The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a built-in electric oven and a four-ring gas hob with an extractor hood over. An opening leads into the boot room which offers appliance space, storage and two external doors leading outside. The dining room offers sliding doors onto a patio at the rear of the property. A utility room provides both storage and appliance space. A further reception room, currently used as an office, is a lovely versatile space which could make a lovely playroom or snug. The ground floor accommodation is completed by cloakroom comprising a WC and wash hand basin.

Ascending to the first floor, the landing offers doors to principal rooms. Bedroom one is a well-proportioned double room with a rear elevation window and fitted wardrobes. This bedroom boasts an en-suite comprising a shower, wash hand basin and a WC. Bedroom two is another good-sized double room offering a front elevation window and fitted furniture. Bedroom three, a further double, presents a rear elevation window and fitted wardrobes with overhead lockers. Bedroom four offers a front elevation window and a fitted wardrobe and overhead storage. The bathroom comprises a panel enclosed bath with a shower over, a wash hand basin and a WC.







Approximate total area⁽¹⁾

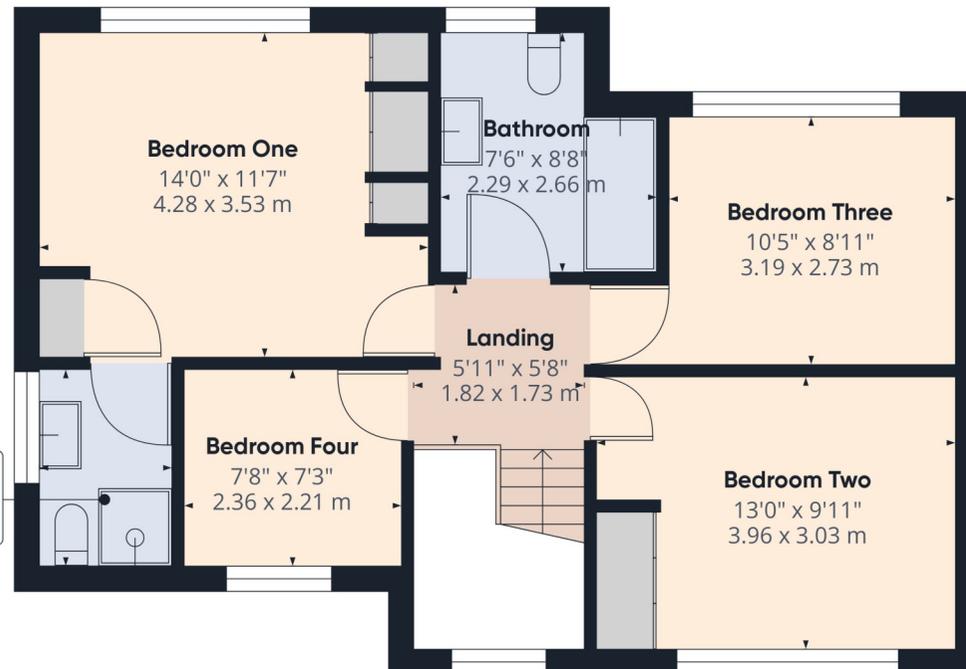
1500 ft²

139.4 m²

Reduced headroom

3 ft²

0.3 m²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND E - Fareham Borough Council. Charges for 2026/27 £2,775.12 .

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us on 02380 404055.

Services: Mains electric, gas, water and private septic tank for drainage.

Tel: 02380 404055

Web: www.mannsandmanns.co.uk

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Portsmouth Road
Southampton
SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.