



2 Busketts Way

*Ashurst, Southampton, SO40 7AE*



SPENCERS









*A unique opportunity to acquire a building plot which will have the benefit of full planning permission expected Autumn 2025 to erect a substantial beautifully designed home in excess of 2500 sqft set on an enviable plot circa 0.25 acres within moments of the open forest off Woodlands Road on the edge of Ashurst.*

## The Property

The plot currently houses a detached bungalow with a current application lodged to demolish and replace this with a stunning architect designed executive home which will feature a stylish modern design, top quality finishes and energy efficient touches throughout.

The planning permission will offer floor plans with large open plan reception living on the ground floor offering a generous family kitchen/dining/snug which opens into the formal sitting room, both rooms would benefit from large expanses of glazing leading out to the rear terrace and grounds. A utility room and study would complete the ground floor accommodation with the first floor offering four generous bedrooms.

The plans for the principal bedroom offer a dressing area and ensuite bathroom with Juliet balcony and elevated aspects across the gardens. The guest bedroom would offer another ensuite bedroom and two further double bedrooms are complimented with a family bathroom.

Please note that the photos used are computer generated images for illustration purposes only. This home will be covered by a 10 year warranty t.b.c.

## Guide Price

**£600,000 - £650,000**



# Proposed Floor Plans

## Schedule of Building Areas

Site Area: 11681 sqft (1085.2 m<sup>2</sup>)

Gross Internal Area: 2544 sqft (236.2 m<sup>2</sup>)

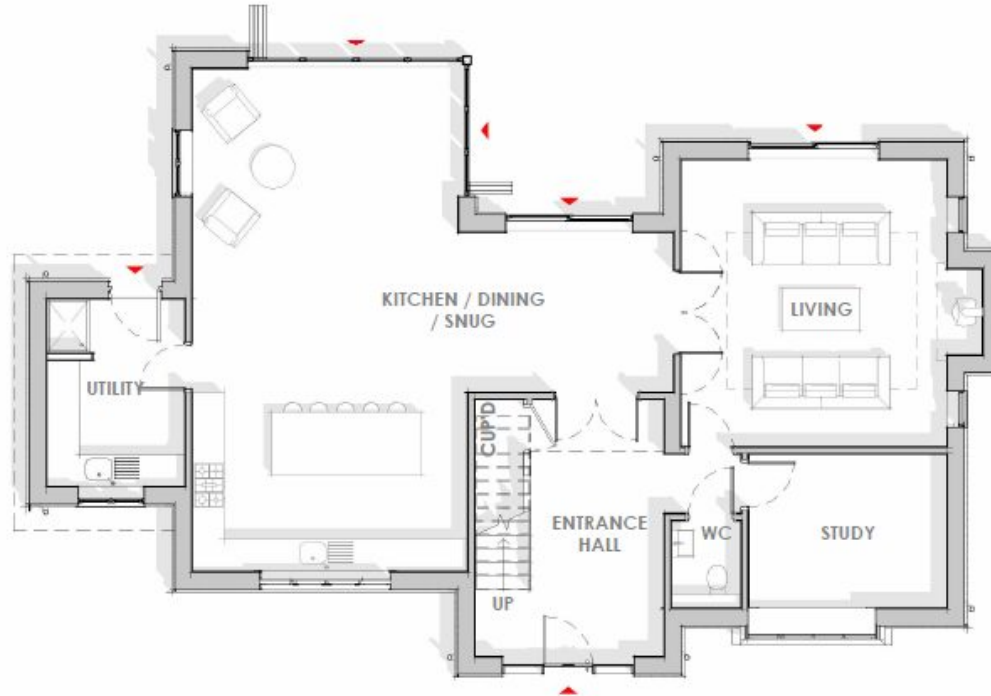
## Floor Areas:

Ground Floor: 1395.36 sqft (129.6 m<sup>2</sup>)

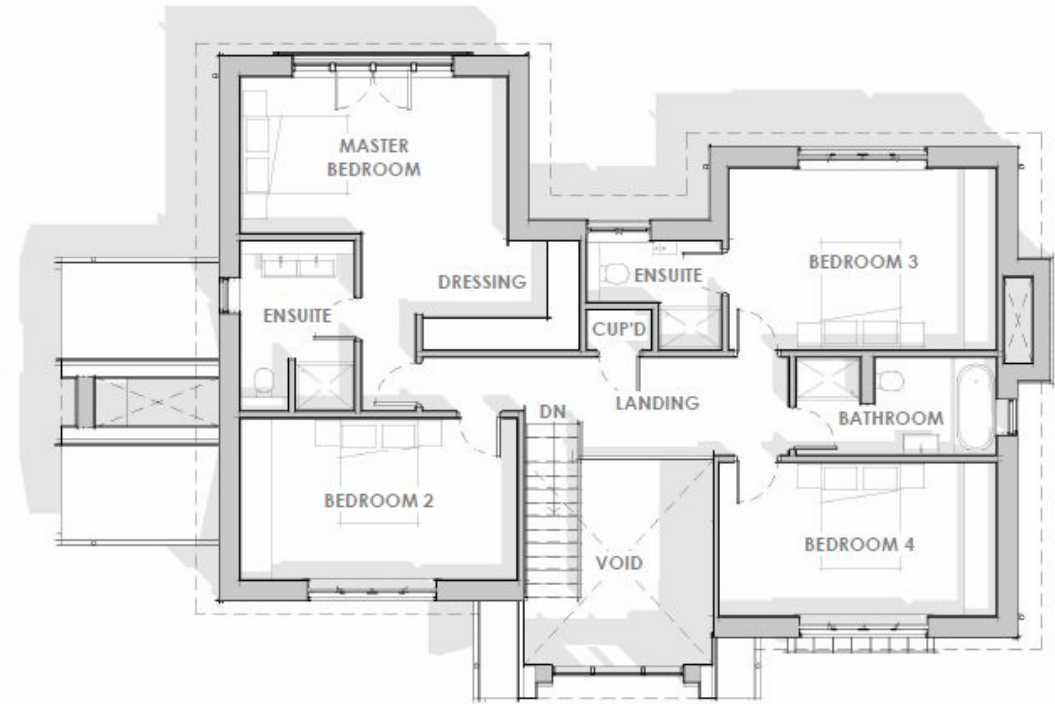
First Floor: 1148.64 sqft (106.7 m<sup>2</sup>)

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PRELIMINARY



1 Ground Floor Plan  
1 : 100



2 First Floor Plan  
1 : 100

A	Minor amendments following meeting comments	19.05.25	JC
Rev	Description	Date	By

**barclay+phillips**  
architects

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## PROJECT

Proposed Demolition & New Build Dwelling at:  
2 Busketts Way, Ashurst, Southampton, SO40 7AE

## DRAWING TITLE

Proposed Floor Plans



## SCALE

1 : 100 @A3

## DRAWN

JC

## DATE

May 2025

## CHECKED

NP

DRAWING No  
P24-056

01-03-001

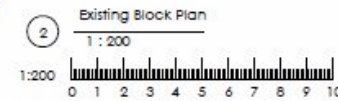
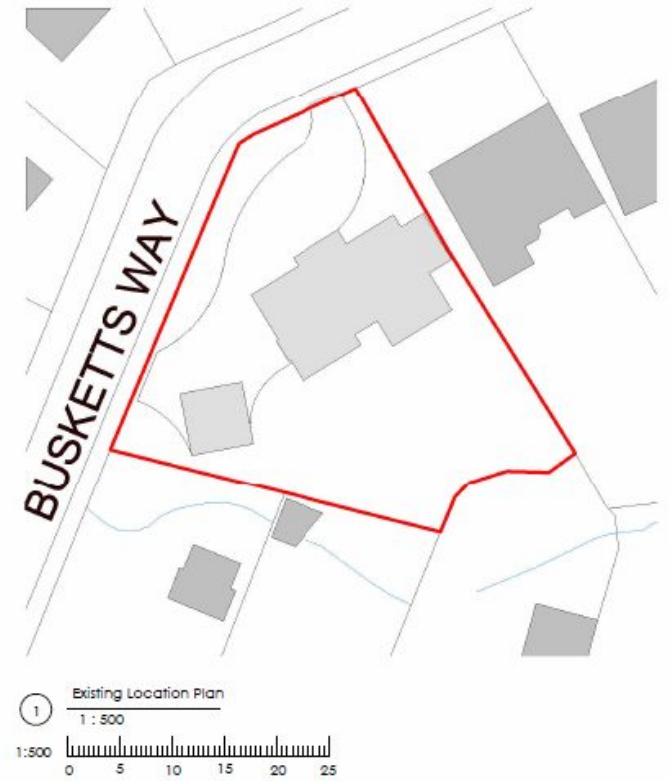
REVISION  
A

# Proposed Location & Block Plan

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PRELIMINARY



Rev	Description	Date	By

## PROJECT

Proposed Demolition & New Build Dwelling at:  
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## DRAWING TITLE

Proposed Location & Block Plan



## SCALE

As indicated @A3

DRAWN  
JC

## DATE

May 2023

CHECKED  
NP

## DRAWING No

P24-056

01-01-001

## REVISION









## Additional Information - For existing property

Tenure: Freehold

Council Tax Band: TBC

Energy Performance Rating: TBC

Services: Mains gas, electric, water and drainage.

Flood Risk: Very Low

Ultrafast broadband with speeds of up to 1000Mbps is available at the current property (Ofcom).

Mobile coverage: No known issues, buyer to check with their provider for further clarity.

The property is affected by a Tree Preservation Order (TPO)

## Potential Specifications

- Detached Four Bedroom Home circa 2544 sq ft
- 0.25 acre plot
- Air source heat pump
- Underfloor heating to ground floor
- Radiators and towel rails to first floor
- Crosswater / Hansgrohe bathroom specifications
- Full lighting and power designs
- Electric car charger
- Potential for solar if required
- Landscaping plans for the garden

## Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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