



**2 Busketts Way**

*Ashurst, Southampton, SO40 7AE*



SPENCERS





Proposed Planning Drawing





*A unique opportunity to acquire a detached three bedroom bungalow set on this generous plot circa 0.25 acres within moments of the open forest off Woodlands Road on the edge of Ashurst.*

*The property is now in need of full modernisation with potential to extend STP or to be demolished and rebuilt. Planning permission has been submitted to erect a substantial and beautifully designed home in excess of 2500 sqft. The property is available with No Onward Chain.*

## 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 would feature a stylish modern design, top quality finishes and energy efficient touches throughout. Planning permission is expected late Autumn 2025.

The current property offers living accommodation comprising a living room, separate dining room and kitchen with three bedrooms and a family bathroom.

To the outside there is a large useful garage/workshop attached with a covered car port with additional driveway providing extensive parking. The property is set back in its plot with two access points to the road to allow for an 'in and out' drive if required with mature gardens comprising a mix of shrubs and trees providing natural screening.

The submitted plans for a new more sizeable dwelling provide for an exciting opportunity with current drawings offering floor plans with large open plan reception living on the ground floor with 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.

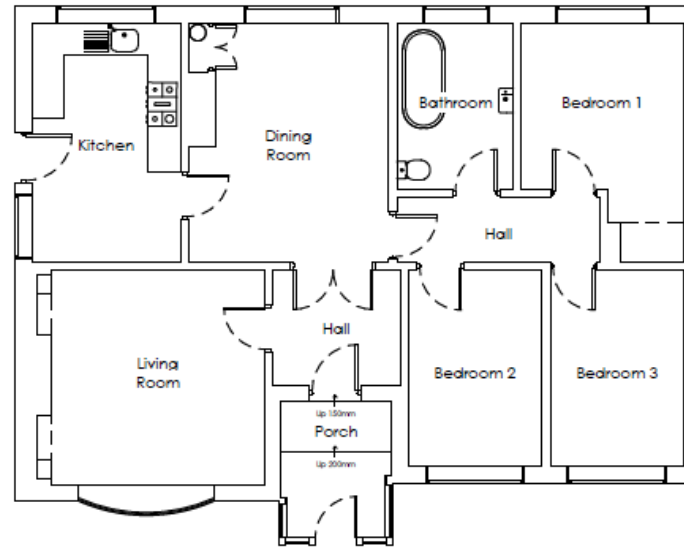
*Guide Price £600,000*



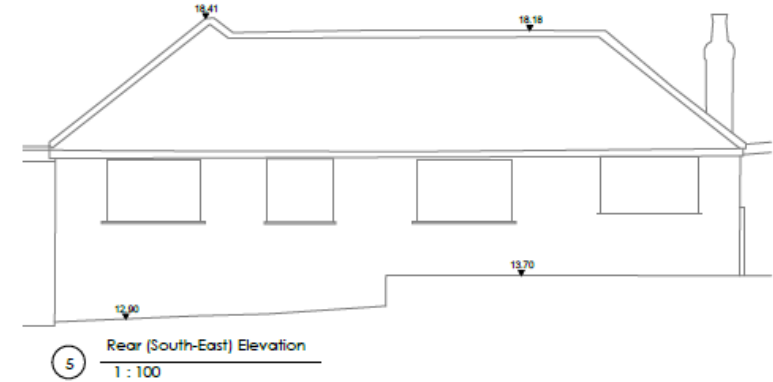
# Existing Floor Plan & Elevations

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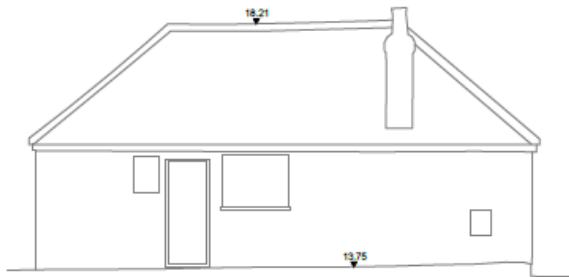
PLANNING



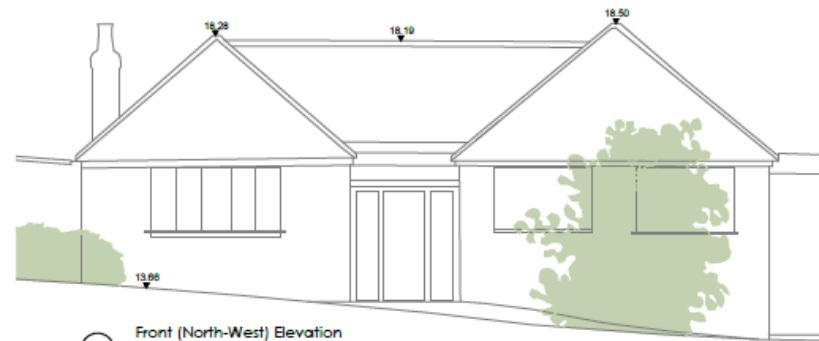
1 Ground Floor Plan  
1 : 100



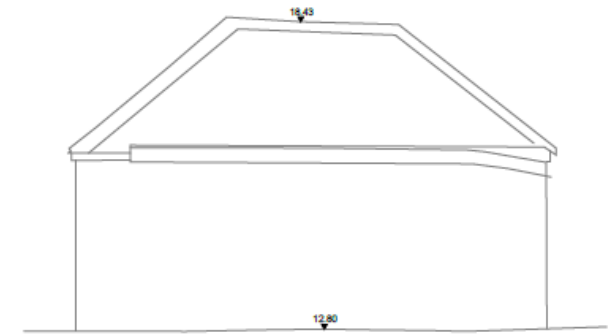
5 Rear (South-East) Elevation  
1 : 100



3 Side (North-East) Elevation  
1 : 100



2 Front (North-West) Elevation  
1 : 100



4 Side (South-West) Elevation  
1 : 100

**barclay+phillips**  
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## PROJECT

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

## CLIENT

SAT Developments Ltd

## DRAWING TITLE

Existing Floor Plan and Elevations

1:100 0 1 2 3 4 5



## SCALE

1 : 100 @A3

DRAWN  
JC

## DATE

Mar 2025

CHECKED  
CE

## DRAWING No

P24-056

03-02-001

## REVISION

Rev	Description	Date	By



# 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>)

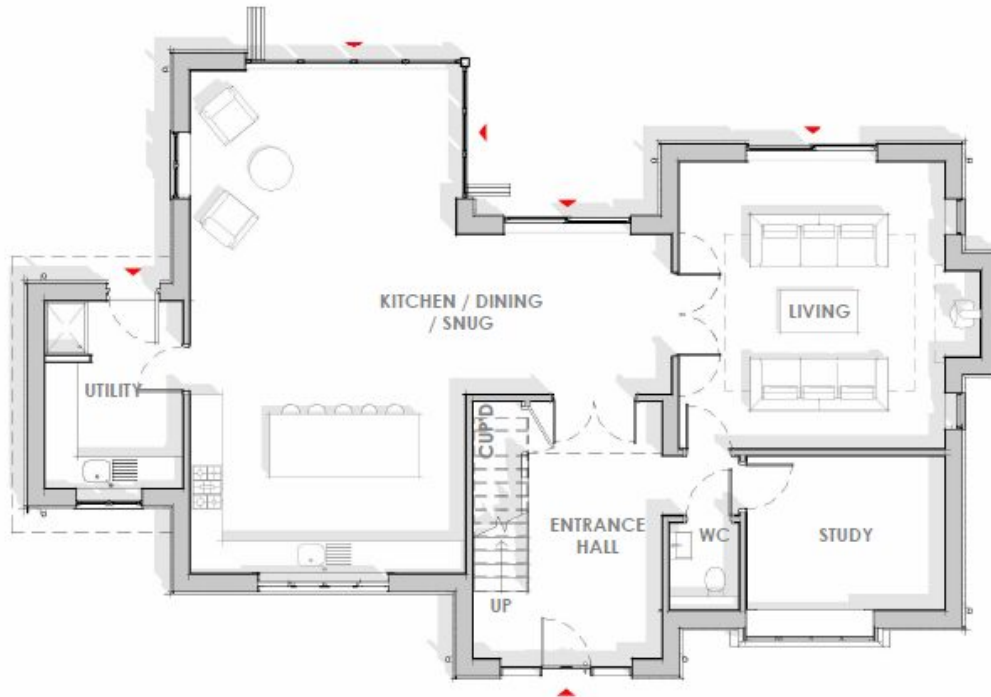
## Floor Areas:

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

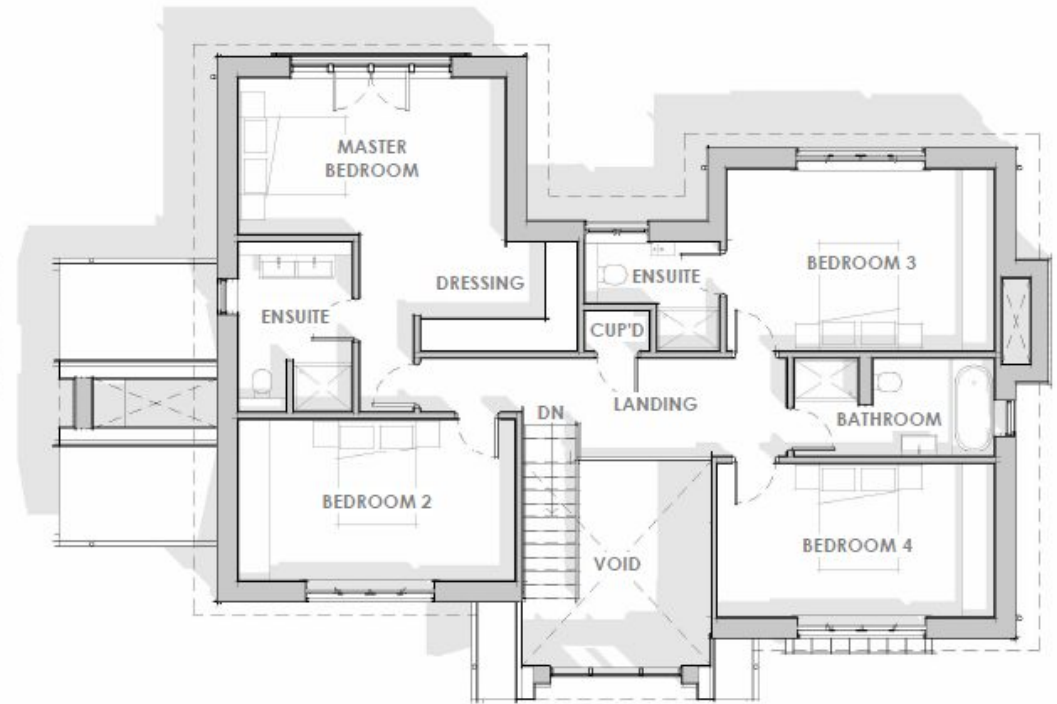
First Floor: 1148.64 sqft (106.7 m<sup>2</sup>)

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PRELIMINARY



1 Ground Floor Plan  
1:100



2 First Floor Plan  
1:100

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

## PROJECT

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

## DRAWING TITLE

Proposed Floor Plans

1:100 0 1 2 3 4 5

## SCALE

1:100 A3

## DRAWN

JC

## DATE

May 2025

## CHECKED

NP

## DRAWING No

P24-056

01-03-001

## REVISION

A



## The Property Continued...

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.

## Agents Note

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







## Additional Information - For existing property

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: F Current: 38 Potential: 60

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).

## 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.





Proposed Planning Drawing

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

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