

**Lambert
Smith
Hampton**

LAND FOR SALE

**Land at Cadham, Southampton,
SO40 2NL**



Freehold



Area: 0.267 hectares (0.661 acres)



Title Number: HP557292



New Forest Location



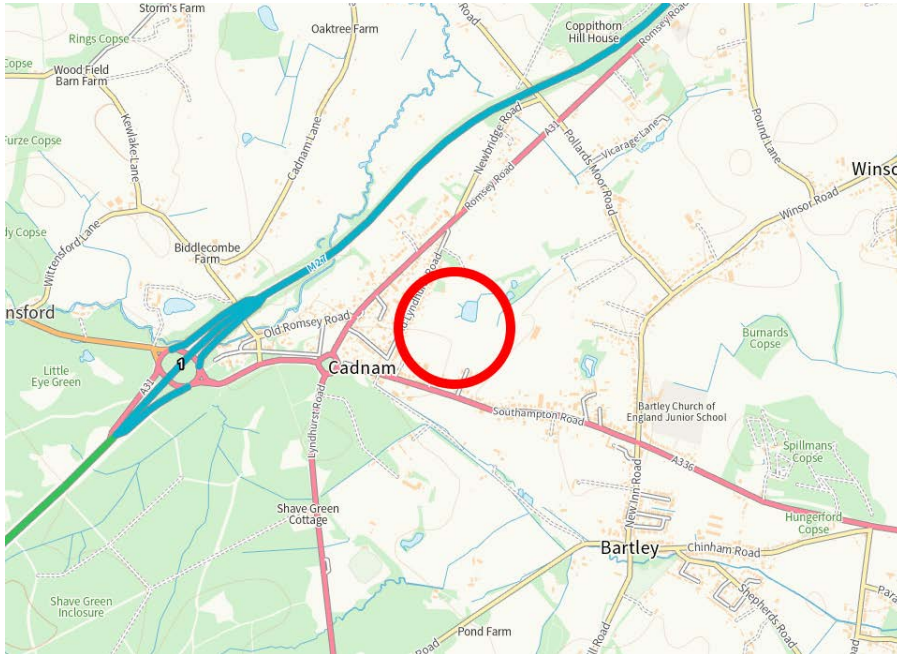
Strategic Land Opportunity



Sold with Vacant Possession



**The photograph does not solely depict the subject site and includes adjoining land*



Description

Broadly level cleared land arranged as a series of plots. The plot occupies a potential development opportunity. Interested parties should undertake their own planning enquiries.

The extent of the site is highlighted green on the title plan.

Location

A parcel of land situated in the popular area of Totton, benefiting from convenient access to local amenities, Southampton city centre, the M27 motorway network and the New Forest National Park.

The location benefits from strong connectivity with nearby countryside, making it an attractive setting for future development opportunities, subject to the necessary consent.

Planning

We would advise that all interested parties undertake their own planning enquiries with New Forest District Council.

Tenure

Freehold- Title No. HP557292

Legal Costs

The purchaser will be required to pay a contribution towards the vendors legal costs.

VAT

All prices quoted are exclusive of VAT unless otherwise stated.

Money Laundering Compliance

Any prospective buyer will be required to provide identification documentation upon agreement of sale to comply with current regulations.

Terms

Informal Tender.

Contacts

Strictly by appointment only with the sole agent:

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THE SALE ON BEHALF OF THE LIQUIDATORS OF ESE CAPITAL LIMITED.

The property is being marketed for sale on behalf of the Liquidators of ESE Capital Limited and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Liquidators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.