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## NEWGATE LANE, FAREHAM, PO14 1BL



**DEVELOPMENT OPPORTUNITY!**  
**PARCEL OF LAND SITUATED WITHIN A CONVENIENT LOCATION WITH**  
**PLANNING PERMISSION FOR TWO FOUR BEDROOM DETACHED HOUSES WITH GARAGES.**

**Offers Over £300,000 Freehold**



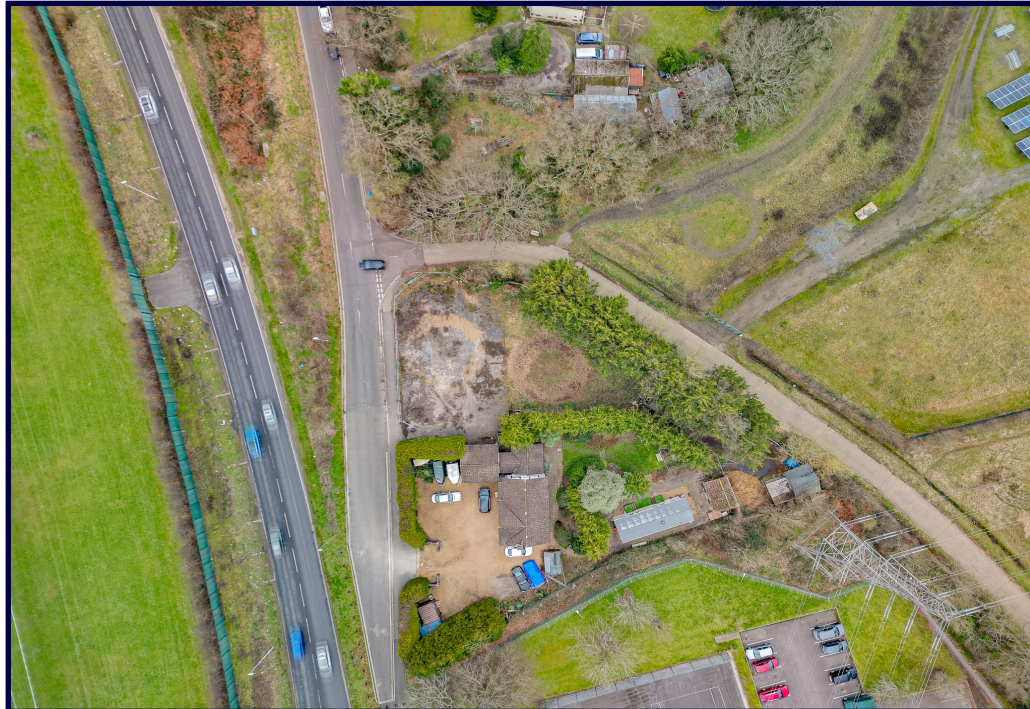
**The Land:** This parcel of land offers the discerning purchaser an opportunity to purchase a small development project that has planning for two detached four bedroom dwellings. Please visit Fareham Borough Council's planning page for further information and the conditions relating to this approval. 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.

**Location:** The land 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.

**General information:**

- ◆ 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.
- ◆ Total plot size currently being determined.
- ◆ All existing outbuildings on the site have to be demolished as part of the planning approval, the current sellers will arrange to have these removed at their own cost. This will need to be agreed in writing with the relevant legal advisors acting for both the sellers and purchasers.
- ◆ Development must begin before the 18th of September 2026.





T A N N E R S   L A N E

H O U S E   1

H O U S E   2

E X I S T I N G   H O U S E

I L L U S T R A T I V E   S T R E E T   S C E N E



T A N N E R S   L A N E

H O U S E   1

H O U S E   2

E X I S T I N G   H O U S E

I L L U S T R A T I V E   S T R E E T   S C E N E  
( L A N D S C A P I N G   R E M O V E D )



AERIAL VIEW OF THE SITE AND GENERAL AERIAL VIEW OF HOUSES PROPOSED.





# HOUSE 1



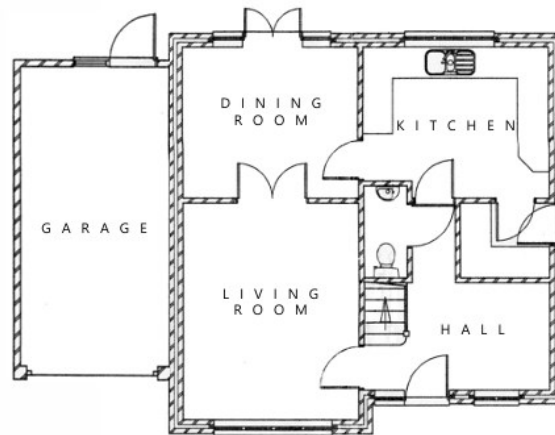
FRONT (EAST) ELEVATION

SIDE ELEVATION

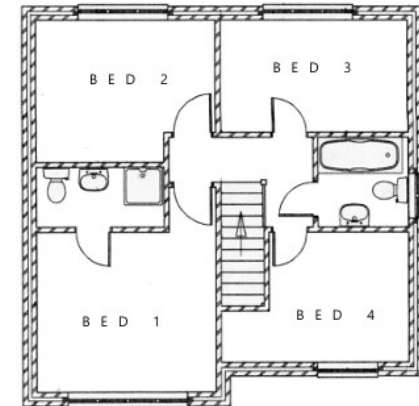
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

Scale: 1:100 @ A3

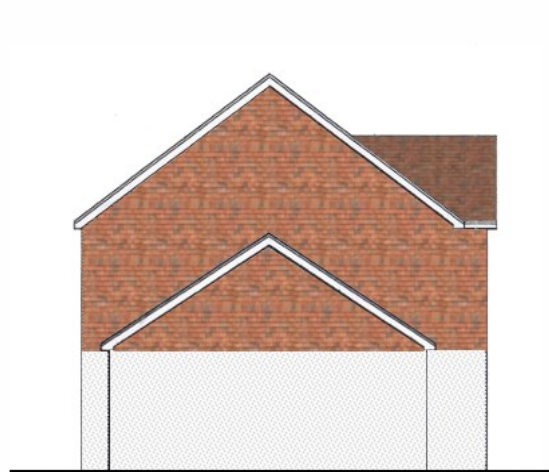
# HOUSE 2



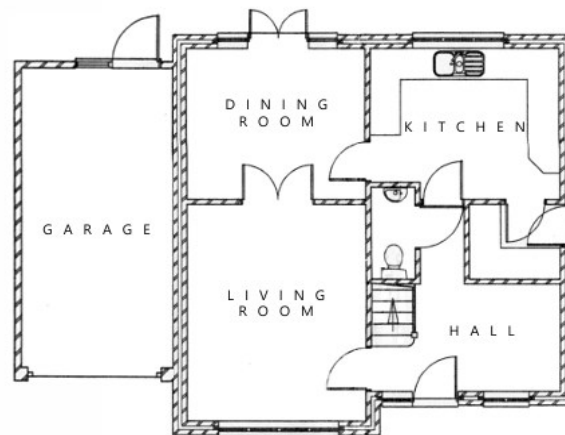
FRONT (EAST) ELEVATION

SIDE ELEVATION

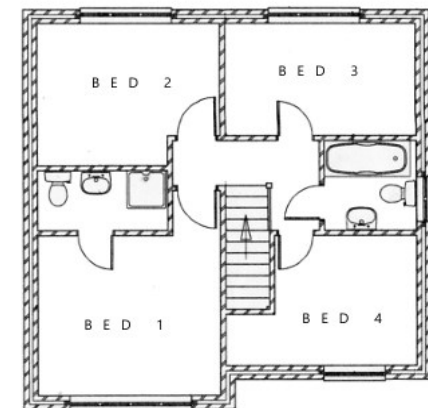
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

**COUNCIL TAX BAND: To be determined**  
**UTILITIES: Stated within the brochure.**  
**Viewings strictly by appointment with Manns and Manns only.**  
**To arrange a viewing please contact us.**

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**AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.**

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.