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VIEWINGS AVAILABLE 7 DAYS A WEEK
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Satchell Lane
Hamble
Southampton
SO31 4HF

Exciting opportunity to acquire this detached commercial property with D1 use that has rear access with a garage, off road parking and views towards the river Hamble from the front elevation. Situated in a prime village location this property may appeal to a discerning purchaser looking to create a prime residential property (Subject to change of use & planning) or to run a business within close proximity to the village.

Guide Price £650,000 Freehold

Approximate total area(1)

1664 ft²

154.8 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Rarely available and highly sought after, this sizable detached property is sure to make you smile. Formerly used as a established dental practice, the dwelling is currently registered for D1 commercial use and is offered with vacant possession.

Occupying a prime and elevated position, in the heart of the Hamble Village, this property boasts views of the River Hamble to the front aspect and lends itself to being a fantastic development opportunity (subject to the relevant planning permission and change of use).

Don't miss out on the opportunity to experience all this location has to offer. Call us today to arrange a viewing.

The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina. Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.

Property Details

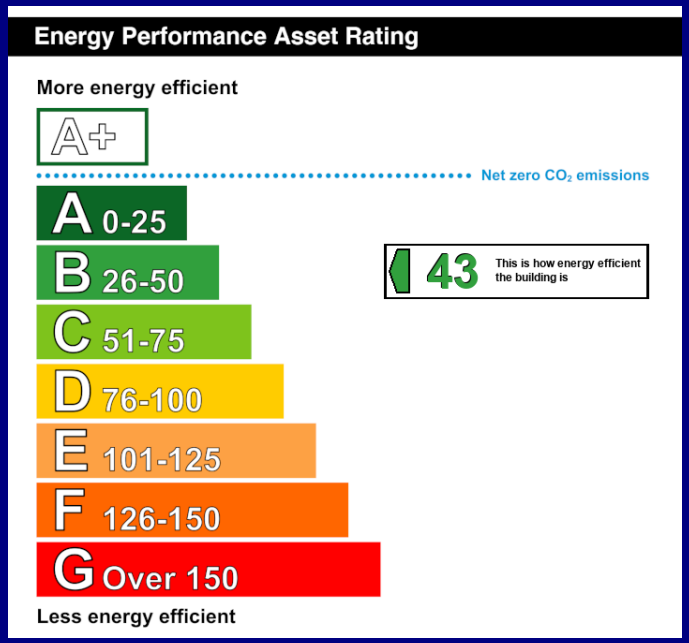
The property is currently configured as dental surgery, with six reception/consulting rooms, a kitchen and a cloakroom.

D1 commercial use currently includes:

- Clinics/health centers.
- Places of worship.
- Day nurseries, museums, public halls, libraries and art galleries/exhibition halls.

Outside, are gardens front and rear and a detached double garage, situated and accessed to the rear of the property. The garage is currently split into storage and office areas.

The property presents a wealth of potential to be transformed into a truly magnificent home with fabulous water views (subject to the relevant planning approval & change of use). Equally it has previously been a successful dental practice and would be a great fit for business minded purchasers looking for their own practice or business in the medical field.



Please note this is a Energy Performance asset rating based as a commercial property.

RATEABLE VALUE: £18,000 from 1st April 2023. Future rateable value effective from 1st April 2026 £19,250.
UTILITIES: Mains gas, electricity, water and drainage.
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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