



Plot At 28 Seaward Avenue, Barton on Sea, BH25 7HP

Guide Price £100,000

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*Plot At 28 Seaward Avenue
Barton on Sea
New Milton
Hampshire
BH25 7HP*

An exciting and rare opportunity to acquire a building plot with planning permission granted for a ground floor 54sqm one bedroom apartment with its own private garden. The building plot is going to informal tender with all offers invited before 12pm of the 21st March 2025.

- Informal Tender
- All Offers Invited By 12pm 21/03/25
- Building Plot For One Bedroom Apartment
- Planning Permission Granted (Reference: 24/10995)
- Currently Plot Of Land And Garage
- Fantastic Residential Area Of Barton On Sea

NEW PROPERTY

- One Bedroom Ground Floor Apartment
- Private Garden
- Allocated Parking
- 999 Year Lease With Share Of Freehold



The Property

The planning currently consists of a ground floor one bedroom apartment of approximately 54sqm.

The layout of the new property consists of separate kitchen, bedroom with en suite shower room, separate utility and sitting/dining room with bifold doors onto the private garden of around 60sqm.

The new property will also benefit from its own private entrance and parking.

28 Seaward Avenue is situated only a short walk from Barton On Sea clifftop and beach and currently consists of two apartments both with their own private garden.

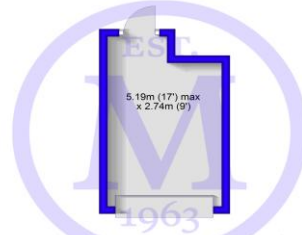
If you would like a tender form or if you have any questions, please contact:

Lewis Caine
01425 616411
lewiscaine@mitchells.uk.com





Existing Garage
Approx. 12.5 sq. metres (134.0 sq. feet)

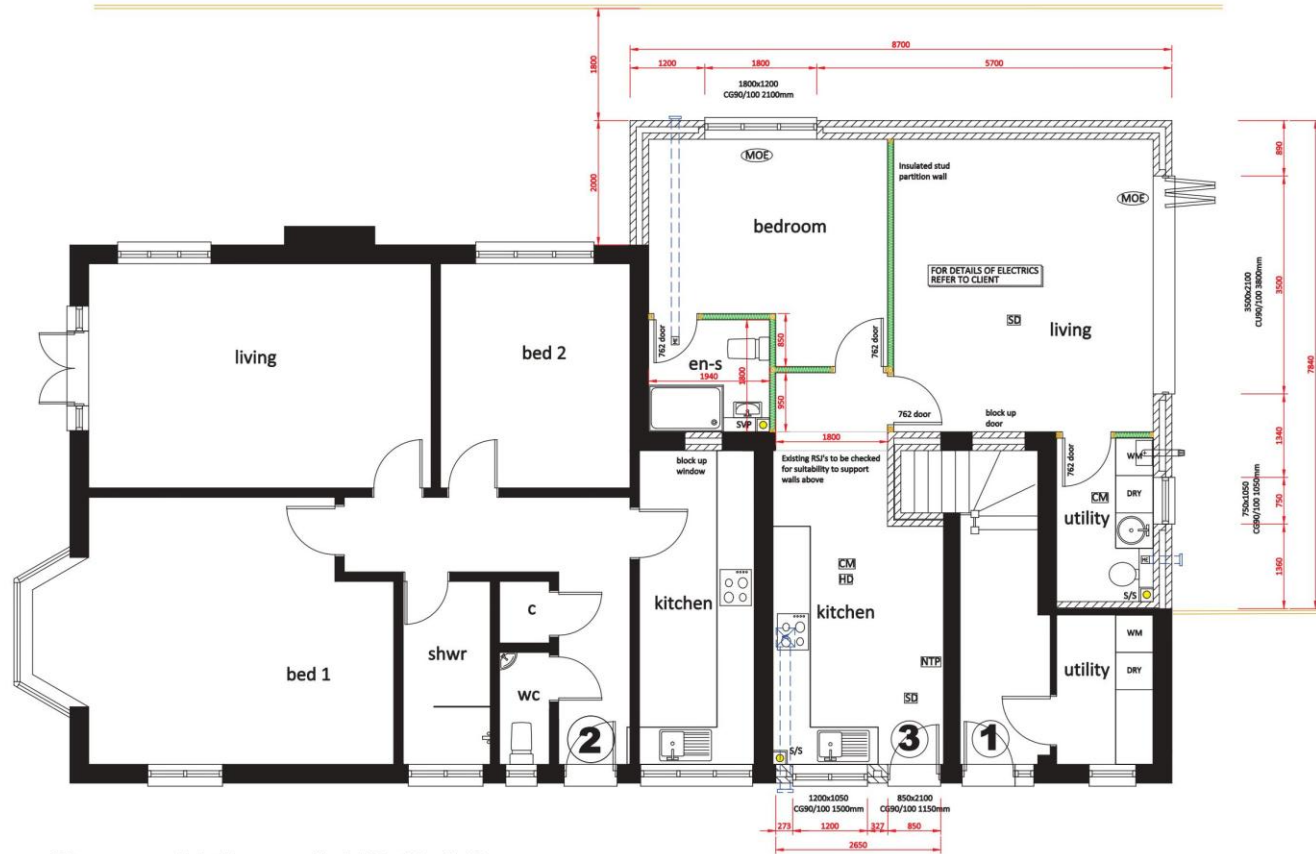


Total area: approx. 12.5 sq. metres (134.0 sq. feet)

*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Services

- Mains gas, electric, drainage and water
- Council Tax Band N/A
- Energy Performance Rating N/A



Ground Floor 1:50 @ A2

All dimensions to be checked on site prior to construction.
For structural details refer to engineers drawings

Electrical Installation
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion, the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

- HD** Heat Detector
- ME** Mechanical Extract Fan
- SD** Smoke Detector
- CM** Carbon Monoxide Detector
- NTP** Network Termination Point
- AP** Access point

- S/S New Stub-Stack with Durgu valve connected to existing drains
- SVP New SVP connected to new Manhole and drains

(MOE)

MOE - Means of Escape window to have minimum openable area of 0.33sqm with minimum dimensions of 450mm in both directions, with the bottom of the opening to be no greater than 1100mm above floor level.

ME - Mechanical Extract thru' ceiling joists to terminate to soffit vents. 30 L/sec

RET

Light tube from above to be installed

LT

FOR DETAILS OF KITCHEN/UTILITY ELES AND UNITS REFER TO SPECIALISTS DWGS.



Flat 3,
28 Seaward Avenue
Barton-on-Sea
BH25 7HP

AD5001 Proposed new flat.
Building Control Application.
Proposed ground floor plan - Sheet 4.
Print @ A2.

Copyright of Award Design. / All dimensions to be site checked. / Do not scale off this drawing (except for planning & Building Control Services).
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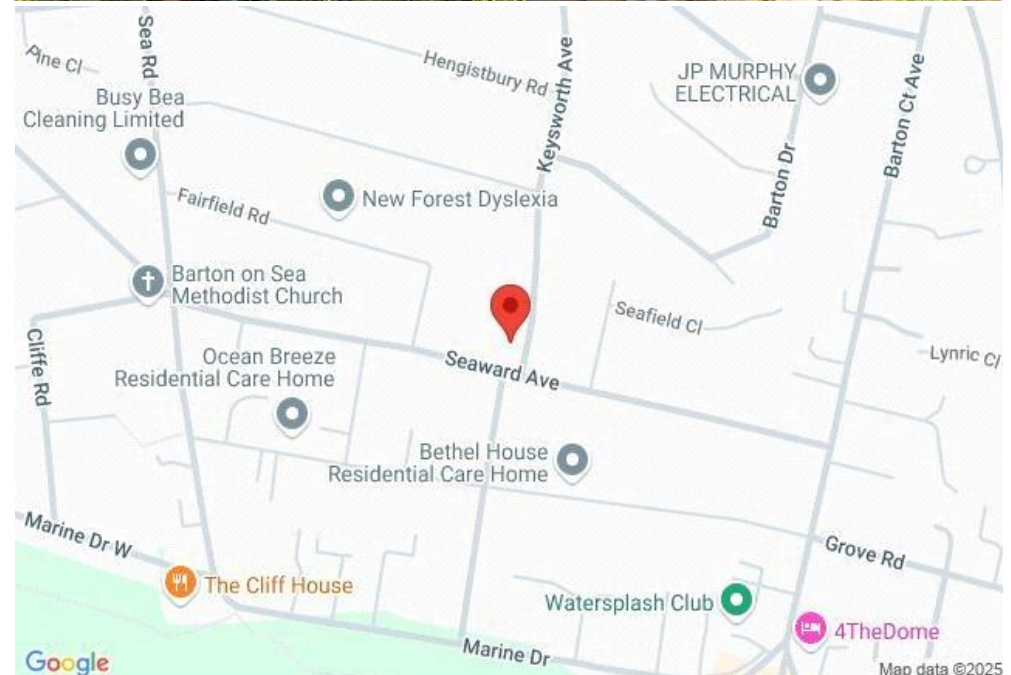
General Notes. The contractor is responsible for checking all dimensions on site prior to commencement of the works. Any construction work carried out prior to receiving all necessary approvals is entirely at the clients risk. All building work to be carried out to the satisfaction of the Local Authority Building Control and in accordance with the current Building Regs and as such additional unforeseen building works may be required on site. The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and notify client of any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. Drawings produced for the purpose of obtaining Building Regs approved only and do not constitute full working drawings. All drawings are the copyright of Award Design and may not be copied by any third party without prior permission. Payment of invoice is required within 7 days, and assumes T & C's stated here and on website have been understood & accepted.

Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, Barton on Sea is an extremely popular choice for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Take the sixth turning right into Seaward Avenue where the property will be found after a short distance on the right hand side





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