

**On the instructions of Stephen Skinner and Richard Haines
Joint LPA Receivers of Land at the Rear of The Dolphin Hotel,
High Street, Southampton, SO14 2HN**



LAND AT THE REAR OF THE DOLPHIN HOTEL, HIGH STREET, SOUTHAMPTON, SO14 2HN

FREEHOLD FOR SALE Development Opportunity

- Development site comprising the car park land to the rear of The Dolphin Hotel suitable for residential development (subject to consent).
- Located in the heart of Southampton City Centre at the rear of the prominent Dolphin Hotel.

Offers sought for the freehold interest.

**Edward
Symmons**

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LOCATION

The site comprises the car park to the rear of The Dolphin Hotel which occupies a prominent position on the High Street in the the heart of Southampton City Centre.

The site is accessed from a road known as The Back of the Walls and is also accessed via the archway through The Dolphin Hotel.

DESCRIPTION

The site extends to approximately 0.177 hectares (0.438 acres) and is relatively flat and rectangular in shape.

The car park land is registered under a separate title and is bounded by brick walls to three sides of the site.

PLANNING

The redevelopment of the site under application number 08/00438/FUL was refused on the 8th July 2008, resulting from the failure to complete a Section 106 Agreement. The application was for the erection of buildings ranging in height from four storeys to eight storeys to provide 73 (39 studios, 25 one bed and 9 two bed flats) with associated access and landscaping and 35 car parking spaces for use by The Dolphin Hotel.

Enquiries with the Local Planning Authority have indicated that they are still receptive to housing requirements in this area of Southampton.

We would expect prospective purchasers to make their own enquiries of Southampton City Council Planning Department to undertake a thorough review of planning documentation.



PRICE

Offers sought for the benefit of the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly through sole agents Edward Symmons LLP.

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 Hursley
 Winchester
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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

