

ST DENYS CAR PARK

17-21 Osborne Road South, Portswood, Southampton, SO17 2AW



Key Highlights

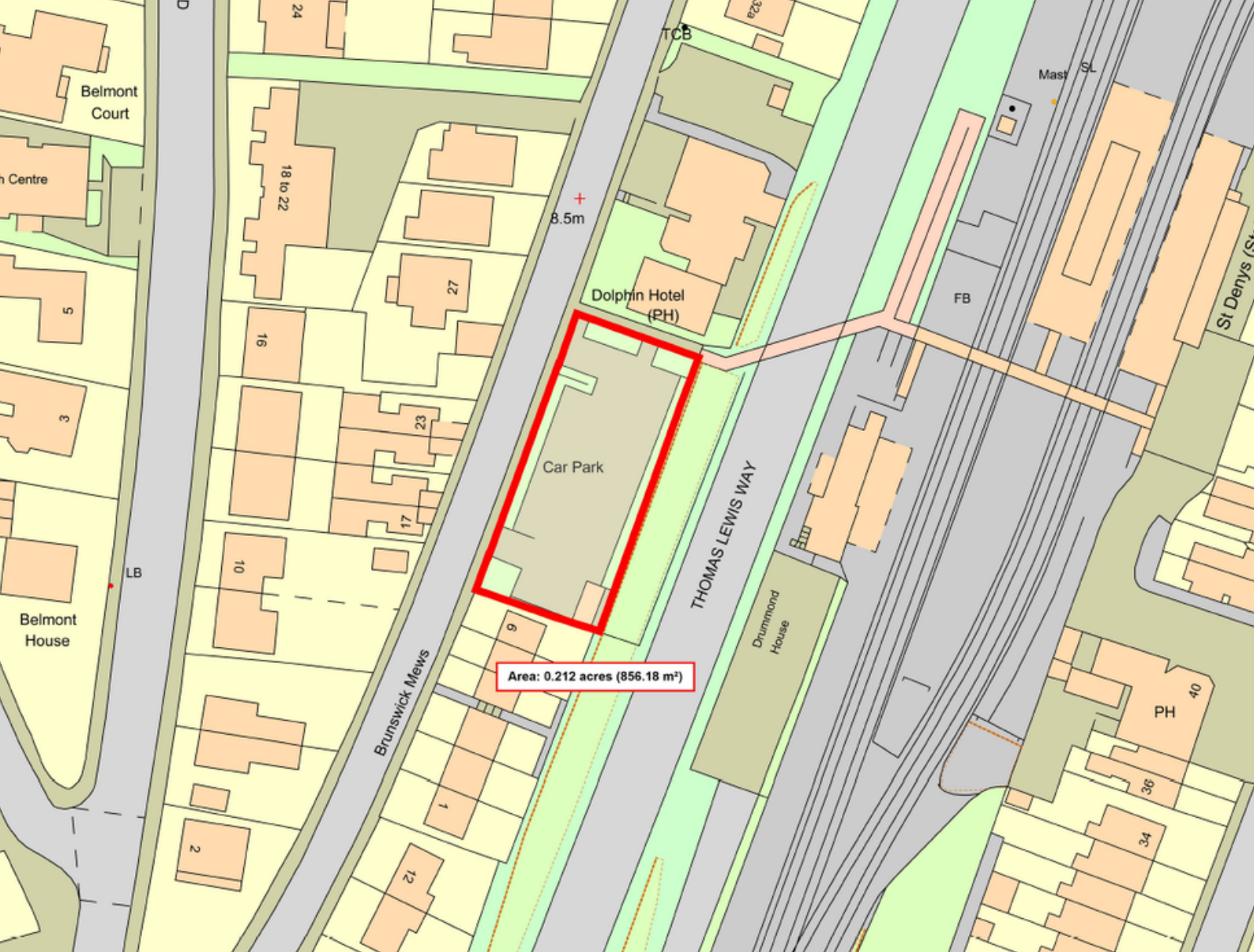
- Freehold Development Opportunity
- On behalf of Southampton City Council
- A parcel of development land extending to 0.22 acres (0.086 ha)
- Subject to Planning and Unconditional offers invited, offers must include overage provisions
- The Council have a preference for residential development at the Property.
- The Property is located on the Portswood / St Denys border, circa 2.5 miles north of Southampton City Centre
- Located opposite St Denys Train Station
- Guide Price: £300,000
- Bid Deadline: Noon on Wednesday 30th September 2026

SAVILLS SOUTHAMPTON
1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

[savills.co.uk](https://www.savills.co.uk)

savills



DESCRIPTION

The Property comprises a paved 24-space surface level car park. The Property has two accesses from Osborne Road South. There are mature trees on the boundaries, details of Tree Preservation Orders can be found in the data room.

We have measured the Property on Promap and it extends to approximately 0.212 acres (0.086 hectares). The Property slopes away from the road and from south to north.

THE OPPORTUNITY

Development opportunity, subject to the necessary consents.

Southampton City Council (SCC) have sought some informal pre-planning advice with the SCC planning team which indicated that a continuation of the terraced development to the southwest would be appropriate. SCC have expressed a preference for residential development at the Property.

The Council will not entertain offers for car parking uses.

LOCATION

The Property is located on Osborne Road South, circa. 2.5 miles north of Southampton City Centre. It is situated opposite St Denys train station separated by the A335. Portswood Road provides local amenities, located c. 0.5 miles north west.

The Property is bounded by residential properties to the south and west. To the north, there is a pedestrian footbridge to St Denys Train Station. The eastern side backs on to the A335.

The Property offers good communication links, being located off the A335 which travels north to the M27 and south towards Southampton City Centre. St Denys train station is located opposite the subject property giving easy access to Southampton Central Station, which provides regular services to London Waterloo with an average journey time of 80 minutes.

ACCESS

The Property has two accesses from Osborne Road South.

SAVILLS SOUTHAMPTON
1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

savills.co.uk

savills



LOCAL AUTHORITY

Southampton City Council
Civic Centre, Civic Centre Road, Southampton, SO14 7LY

Tel: 02380 833 006
www.southampton.gov.uk

PLANNING

The Property does not have any planning applications pending or granted for change of use.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Southampton City Council adopted a CIL charging schedule in September 2013. The net additional residential floor space is charged at £70 psm unindexed (£125 indexed to 2026).

AFFORDABLE HOUSING

Policy CS 15 states that on housing sites where it's proposed for 5 -14 net increase in dwellings, SCC seek provision of 20% affordable housing. Sites where net increase of 15 or more dwellings, or exceeds 0.5 ha SCC seek 35% provision.

TREE PRESERVATION ORDERS

TPO Reference Number: T2-841. Details of the TPO can be found in the data room.

SERVICES

Interested parties are required to complete their own due diligence.

TENURE

The Property is forms part of the Freehold Title No. HP318782.

To be sold with the benefit of vacant possession.

The Property is to be sold subject to, and/or with the benefit of, any rights of way, leases, easements or restrictions, which may exist, whether or not mentioned in the particulars.

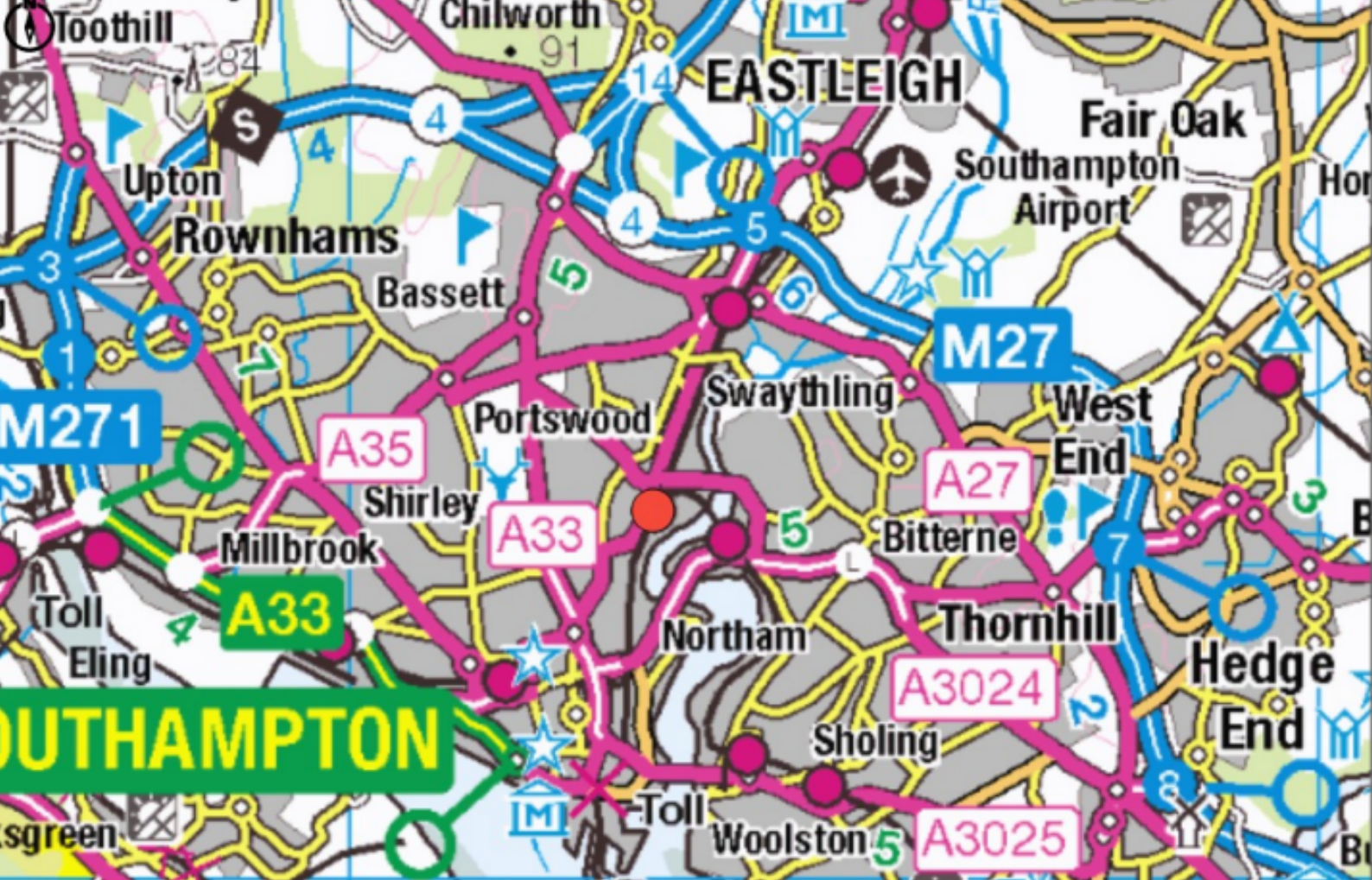
Copies of the Land Registry title documents can be viewed in the Data Room, access available upon request.

SAVILLS SOUTHAMPTON
1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

savills.co.uk

savills



VAT

No option to tax for VAT has been exercised.

DATA ROOM

For access to the data room containing the report on title, and all technical information, please contact Nita Patel at nita.patel@savills.com or Zara Chamberlain via the details below.

NO RELIANCE

OVERAGE

Offers must include provisions for a planning and trade-on overage.

METHOD OF SALE

The Property is offered for sale by informal tender on an unconditional or subject to planning basis.

Unconditional bids must include appropriate anti-embarrassment clauses. Conditional bids must include suitable overage provisions.

Offers should be submitted via email to Zara Chamberlain (email address provided below). All offers must be clearly marked 'St Denys Car Park'.

The Bid Deadline for offers is noon on Wednesday 30th September 2026. Please note the vendor is not obligated to accept any offer.

VIEWINGS

As the Property is openly accessible to the public, interested parties may undertake viewings independently.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

WHAT 3 WORDS

///think.stop.rush

CONTACTS

For further information please contact:

Jonny Kiddle

jonny.kiddle@savills.com
+44 (0) 7977 757 397

Zara Chamberlain

zara.chamberlain@savills.com
+44 (0) 7816 194 088

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 23.07.2026

savills