

**fisher
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161 Woodmill Lane

Freehold
Residential

Southampton, SO18 2PG

3,859.8 Sq.ft (358.58 Sq.m)



Guide Price | £600,000



Amenities



Development
Potential STP



Freehold



Disabled
Access



EPC



Parking



M27 & M3

161 Woodmill Lane

3,859.8 Sq.ft (358.58 Sq.m)

Description

The plot comprises a former detached residential home to the front aspect, converted into ground floor retail/office space with a WC and kitchen facilities and rear access onto a concrete ramp with guard rail.

Access to the spacious 2-bedroom flat above is via a private side door that opens into a small ground floor

lobby with stairs immediately up to the first-floor accommodation. This comprises 2 double bedrooms, a family bathroom, kitchen and spacious lounge/dining room.

The flat needs some refurbishment but is very spacious, UPVC double glazed with gas central heating.

The sale also includes a row of double garages to the rear of the plot accessed via the long driveway to the side of the property and a stand-alone double garage to the rear. There are numerous parking facilities within the plot with 2 allocated parking bays on long leasehold interest to neighbouring properties.

Further information is available on request.

Location

Woodmill Lane enjoys a prime position in Southampton, offering residents the perfect blend of riverside tranquillity and excellent connectivity. Nestled beside the scenic Riverside Park and the historic Woodmill, the area provides an abundance of green spaces for walking, cycling, and water sports along the River Itchen.

Everyday amenities are close at hand, with local shops, supermarkets, cafés, and restaurants within easy reach. Southampton's vibrant city centre is just a short drive away, offering extensive shopping at Westquay, cultural attractions, and a wide choice of dining and entertainment options.

Families are well catered for, with several highly regarded schools nearby, including Bevois Town Primary School, Bitterne Park School, and the University of Southampton Highfield Campus.

For commuters, Woodmill Lane provides excellent road links. The M27 and M3 motorways are easily accessible, connecting you to Winchester, Portsmouth, and London. Southampton Airport is just minutes away, offering both domestic and international flights, while Southampton Central railway station provides direct services to London and beyond.

Locations

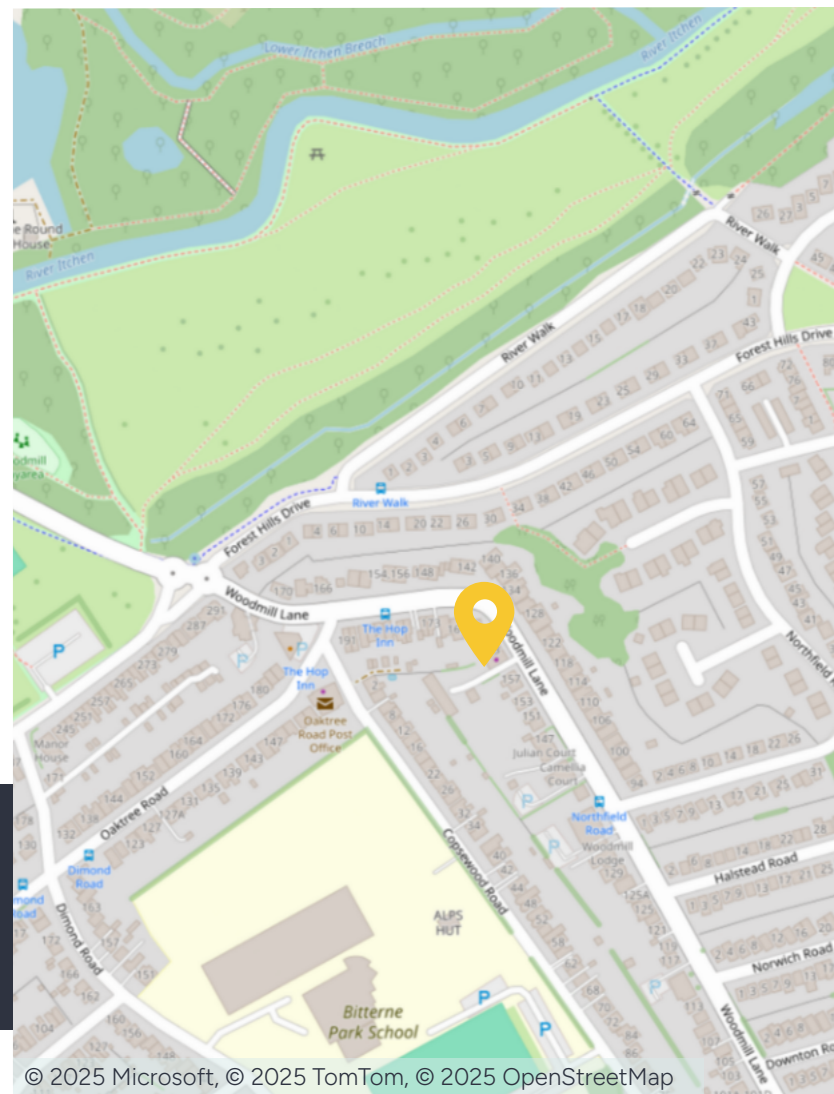
Portsmouth: 18 miles
Bournemouth: 35 miles
Isle of Wight: 21.2 miles

Nearest station

Bitterne: 1.4 miles

Nearest airport

Southampton: 1.6 miles



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Accommodation

Description	Sq Ft	Sq M
Retail/Office	732	68
Garages	2,256	209.58
Flat	871.8	81
Total	3,859.8	358.58



Further information

Tenure

This property is available to purchase for the freehold at an asking price of £600,000 exclusive of VAT.

The site is held under land registry titles – HP131667 / HP301055.

Business Rates

The property has a rateable value of £8,900 per annum.

Council Tax

The council tax band is B..

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC rating TBC.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 161 Woodmill Lane, Southampton, SO18 2PG

What3words: ///stump.blocks.cliff



Title Plans

HP301055
HP131667



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated September 2025.



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