

Lot 48

Auction Date:
23rd July 2026

Former Funeral Directors With Flat Above And Land To The Rear

📍 161 Woodmill Lane, Southampton, SO18 2PG

GUIDE PRICE

£290,000 - £310,000* + FEES



Scan the QR code to view the property online



CATEGORY



Mixed

Commercial/Residential

TENURE



Freehold

Formerly occupied by R.C Payne Funeral Directors, this detached freehold building sits within a plot of 0.14 hectares (0.34 acres). In addition to the main building there are extensive garages to the rear which may offer scope and potential for development subject to all necessary consents being obtainable.

The main building comprises multiple office rooms on the ground floor with a former staff kitchen and bathroom facilities. The building also benefits from three access points with front and rear access to the ground floor and separate side access to the first. The first floor is arranged as a flat but has not been occupied for several years and is in need of some upgrading and refurbishment. It is considered that the ground floor may also suit conversion to residential accommodation, subject to all necessary consents being obtainable.

GROUND FLOOR

Multiple office rooms, staff toilets, staff kitchen, front and rear entrance porches.

EPC RATING

D (90). Total Floor Area 72 sq.m.

FLAT

Separate access from the side, stairs to first floor, living room, two bedrooms, kitchen and bathroom.

EPC RATING C

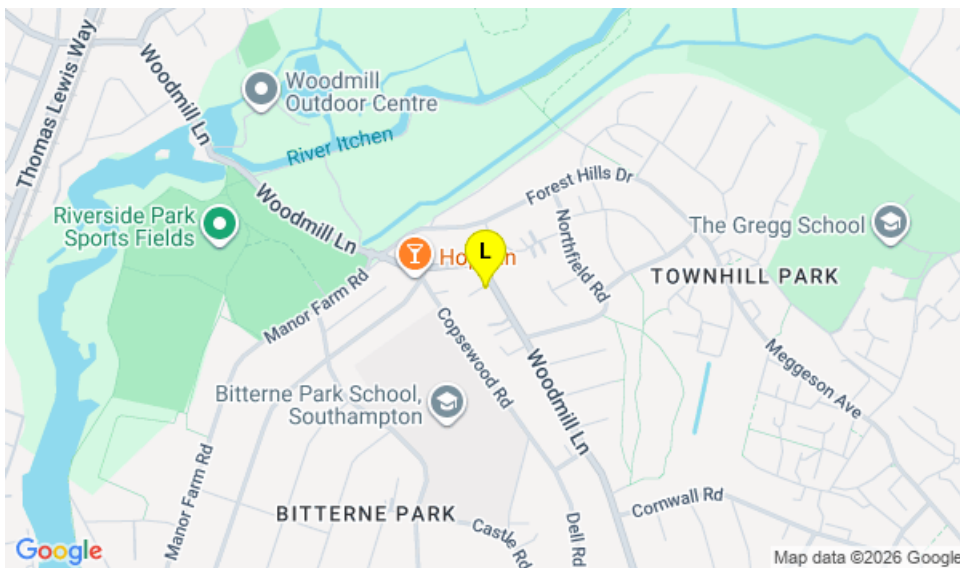
TENANCY

Three parking spaces have been sold under the terms of long leases, these spaces are shaded dark brown on the plan. Further information will be available to download from the Clive Emson website.

PLANNING

Southampton City Council. Website: southampton.gov.uk. Tel: 023 8083 3006.

COUNCIL TAX BAND B



The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

Mike Marchant/Joe Rocks
on [01489 564606](tel:01489564606)

Joint Agents

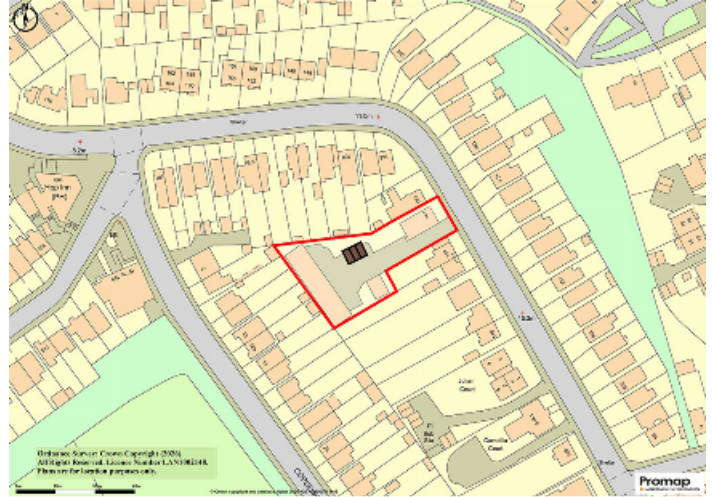
PARKER JAMES
ESTATES

Parker James Estates Ltd
[02072874244](tel:02072874244)

Additional Pictures







Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)