

ELM CLOSE—LOCATION PLAN



Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

ELM CLOSE

Little Ashton Lane, Dean, Bishops Waltham SO32 1FU

A four bedroom semi detached bungalow,
a building (2,125 ft²) and yard, a pasture field
and a block of Agricultural land

APPROX. 13 ACRES IN ALL



In the countryside with the potential for Equestrian, Agricultural,
Commercial or other Recreational uses, subject to planning
where required, and only a mile from Bishops Waltham

PRICE GUIDES	Acres	£
Lot 1 - Bungalow, Building, yard and paddock	1.60	630,000
Lot 2 - Agricultural Land	11.39	200,000
THE WHOLE	12.99	830,000

**AVAILABLE AS
A WHOLE OR
IN 2 LOTS**

OFFERS INVITED

No Forward Chain



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LOCATION AND DIRECTIONS: See **Location Plan**. Elm Close is shaded red and circled and is located approx. 1 mile north of Bishops Waltham and just within the South Downs National Park. From the B3035 Corhampton Road turn left on to Beeches Hill signed ‘Cheriton and Alresford’. Pass Northbrook Springs Vineyard. After approx 500 yards turn right on to Dean Lane signed ‘Dean’. After approx. ¼ mile turn left into Little Ashton Lane and the entrance to Elm Close is approx 400 yards on the right. Proceed across the property known as ‘The Nortons’ and continue on to the rear and Elm Close Bungalow appears on your right hand side.

GENERAL DESCRIPTION: The property extends in all to approx 12.99 acres as shaded pink and green on the **Site Plan**. The property comprises a 4 bedroom bungalow with spacious garden and parking, a well constructed building and yard, a level pasture field. The agricultural land lies to west as shaded green on the **Site Plan**.

The access over the neighbouring property is shared with the property known as ‘The Nortons’ and is included within the freehold ownership of Elm Close. We believe there is the potential to create a new access via the existing gateway on to Little Ashton Lane which is an unclassified Lane, subject to obtaining the necessary consents.

The property is available as a Whole or in separate Lots as set out below;

LOT 1—Bungalow, Building and Pasture Land extending to 1.60 acres (0.65 ha) in all.

LOT 2—The Agricultural Land extending to 11.29 acres (4.57 ha).

LOT 1

THE BUNGALOW: Constructed of brick under a slate roof. Extended in the early 1990s. See **Floor Plan** with 4 Bedrooms, spacious Kitchen/Breakfast room, Living Room, Family Bathroom with walk-in shower, separate cloakroom. Whilst it is a semi detached construction the property is laid out, positioned and screened to be isolated from the neighbouring bungalow. Woodburner in the Living Room and Rayburn Nouvelle cooker in the Kitchen also heating the radiators. Hot water tank with thermostat.

THE BUILDING: Providing a gross external floor space of **2,125 sq.ft.** External dimensions of main building approx. **60ft by 31ft** - A 4 bay steel portal frame with mono pitched roof and concrete block walls. Clad on the southern elevation with box profile plastic coated metal sheets. Subdivided by concrete block walls to provide 4 units each with internal dimensions approx. 15ft by 31ft with a sloping roof between 9ft and 12ft. Each unit having secure metal framed double doors with height approx. 9ft. (2 with integral pedestrian doors also). Concrete floor and one with 18ft vehicle inspection pit. Secure **Lean-to** off the eastern elevation of steel frame and box profile cladding also on concrete floor and with approx. dimensions **7ft by 31ft**.

3 Phase Mains electricity connected with sockets and lighting and meter. External floodlighting. With a useful hardstanding yard well screened from the surrounding countryside with secure gate and water standpipe.

PASTURE LAND: In the north eastern corner of the property a level parcel of pasture land extending to 0.92 acres (0.37 ha), fenced and well screened. Suitable for equestrian arena/ménage subject to planning.

LOT 2

THE AGRICULTURAL LAND: Extending in all to 11.39 acres (4.57 ha) this land adjoins Lot 1 and benefits from 2 existing access gateways and road frontage onto Little Ashton Lane. The land gently slopes down to the east and is well bounded by established broadleaved hedgerows.

The land is indicated to be Grade 2 on the Agricultural Land Classification Map and the Geological Survey Plan indicates the subsoil to be Chalk; the land is well drained. The land lies between approx 65-80 metres above sea level.

The land has been in arable production in recent years with the last harvest in 2014. The land is now fallow with no current cropping and having been recently cultivated it is now in a suitable condition to either establish an arable crop or grass in the Autumn 2015 in readiness for grazing or harvest in Summer 2016.

PUBLIC RIGHTS OF WAY: There are no public rights of way that across the property. There is a ‘Restricted Byway’ off Little Ashton Lane immediately adjoining the Agricultural land which provides access for horse riding, walking and biking. There is a good network of Public Bridleways in the area with quiet lanes also.

PLANNING: The property lies within South Down National Park which is still in the process of agreeing its own Local Plan which is due to be published in Summer 2016. Meanwhile the planning policy is governed by the Winchester District Local Plan Review (2006) within which the property is shown as Countryside where countryside policies apply.

For enquiries contact planning@southdowns.gov.uk or telephone 01730 814810 or see their website www.southdowns.gov.uk

The property may be suitable for a number of alternative uses, such as equestrian or commercial use, subject to obtaining the necessary planning consent.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ
Tel: 01962 840222.

SERVICES: Mains electricity, mains water, private drainage, telephone. The bungalow has a solid fuel Rayburn cooker which heats the hot water along with a hot water tank with electric thermostat. Wood burner.

COUNCIL TAX: Band C

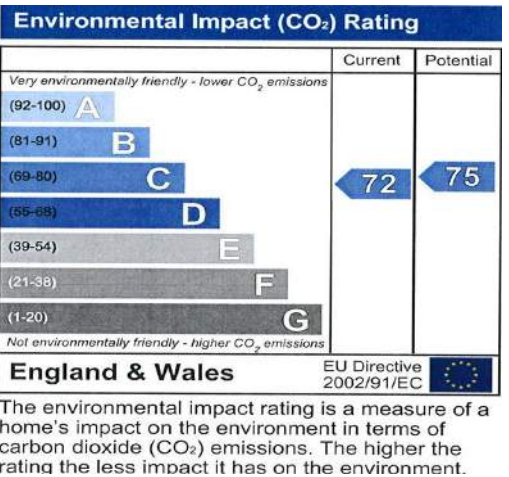
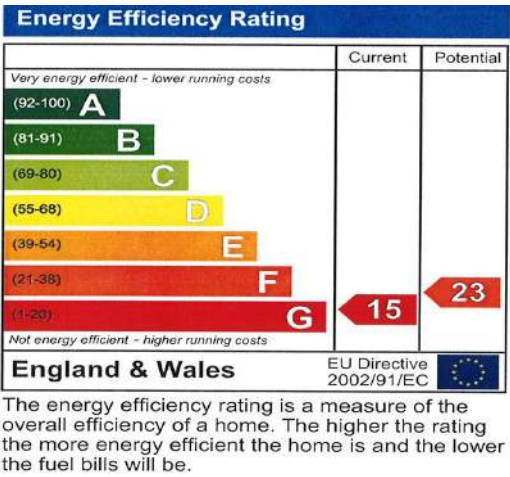
Payable 2015/16 - £1,339.89

VIEWING ARRANGEMENTS:

LOT 1 THE BUNGALOW, BUILDING AND PASTURE - STRICTLY BY PRIOR APPOINTMENT ONLY - and to be accompanied by the sole selling Agents Messrs Giles Wheeler-Bennett Tel: 01489 896977
Reference: DP. Contact: Dominic Plumpton Mob: 07780 000201
Email: dominic@gileswheeler-bennett.co.uk

VIEWING OF LOT 2 CAN BE UNACCOMPANIED AND ON FOOT ONLY DURING DAYLIGHT HOURS. ACCESS ONLY VIA THE GATES OFF LITTLE ASHTON LANE.

PLEASE TAKE A SET OF THESE SALES PARTICULARS WITH YOU.



None of the machinery or implements are included with the Property or Price Guides stated.

FREEHOLD FOR SALE

VACANT POSSESSION

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.

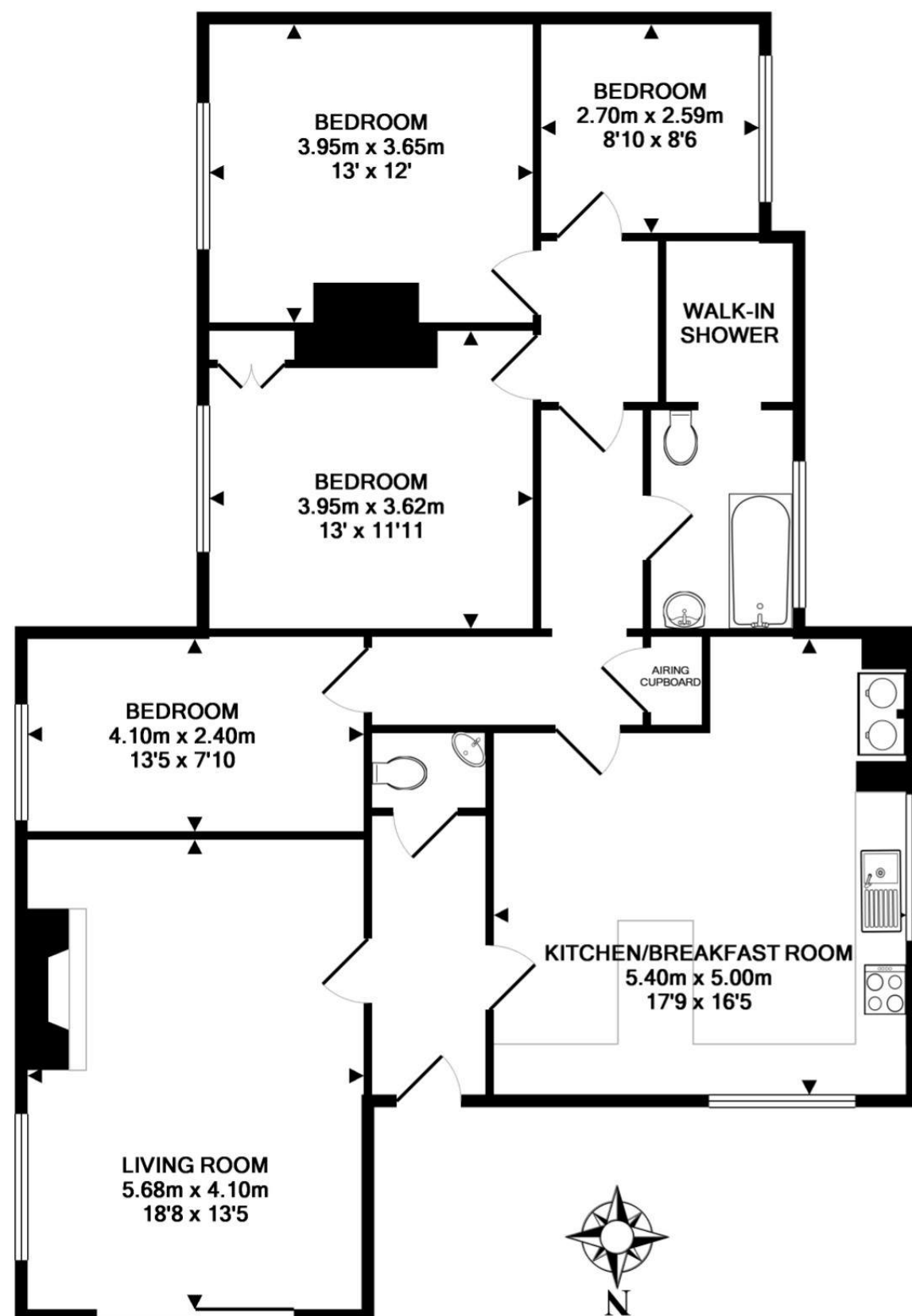
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.

4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.

5. These particulars do not form part of any offer or contract.

June2015



ELMS CLOSE, DEAN, BISHOPS WALTHAM SO32 1FU

TOTAL APPROX. FLOOR AREA 117.1 SQ.M. (1260 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SITE PLAN - ELM CLOSE

