

**GILES FARM—LOCATION PLAN**



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# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## GILES FARM

**Greenwood Lane, Durley, Southampton SO32 2AP**

**A three bedroom bungalow with  
a range of farm buildings (6,400ft<sup>2</sup>) and pasture land**

**APPROX. 29 ACRES IN ALL**



**Providing an opportunity for Equestrian, Agricultural,  
Commercial or other Recreational uses, subject to planning  
where required, in a convenient location within the countryside**

PRICE GUIDES	Acres	£
Lot 1 - Bungalow, Buildings and Pasture	7.52	775,000
Lot 2 - Pasture	9.00	115,000
Lot 3 - Pasture	12.44	160,000
THE WHOLE	28.96	1,100,000

**AVAILABLE AS  
A WHOLE OR IN  
UP TO 3 LOTS**

**OFFERS INVITED**



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ  
T: 01489 896977 F: 01489 896985  
E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk



**LOCATION:** See **Location Plan**. Giles Farm is shaded red and circled and is located at the junction of Greenwood Lane and Durley Hall Lane in Durley and is approximately 4 miles from Junction 7 of the M27 motorway at Hedge End. The towns of Hedge End and Bishops Waltham are nearby and are well served with shops and services including Sainsbury’s, Marks & Spencer, B&Q and Budgens. Within the village of Durley there is a primary school and two Public Houses. Rail Stations are available at Hedge End and Botley. There are a number of secondary schools within the area.

**DIRECTIONS:** At the crossroads by the ‘The Robin Hood’ Public House in Durley (see **Location Plan**) take the north road signed Upham and within 400 metres turn left in to Durley Hall Lane. Giles Farm is located at the end of that lane on the left. Turn left on to Greenwood Lane and the bungalow is approximately 130m from the junction on the left hand side.

**GENERAL DESCRIPTION:** Previously used for milking a small herd of cows, Giles Farm extends in all to **28.96 acres (11.72ha)** as shaded green on the **Site Plan** and comprises a three bedroom Bungalow, a range of farm buildings (approx. 6,400 ft²) and approx. 27.35 acres of pasture land.

**THE BUNGALOW:** With three bedrooms and built of brick under a concrete tiled roof in the late 1970’s and set within a garden of approx. 0.61 acre. The internal floor area extends to 1,146 ft² (105m²) – see **Floor Plan**. The Bungalow adjoins the farm buildings at the rear which are served by a separate access. The accommodation briefly comprises an **Entrance Hall** leading to **Kitchen, Living/Dining Room** (open fireplace), **Family Bathroom, Bedrooms 1, 2 and 3**. Access to the **Conservatory** can be gained through either the Kitchen or Living Room. Outside, the garden is mainly laid to lawn with a homemade carport and garden sheds

**FARM BUILDINGS:** See **Farm Buildings Floor Plan**. The access, yards and buildings extend in all to approx. 1.00 acre. The buildings provide in excess of 6,400ft² (595m²) of floor space (excluding one dilapidated building). The buildings have been predominantly used for Agricultural purposes and now also have potential to be improved and converted to equestrian, commercial or recreational uses, subject to planning consent where required. Electricity and water are connected to some of the buildings. Briefly, the main buildings include:

**Building 1: The Old Milking Parlour** – Brick under corrugated cement fibre roof, concrete floor. The old milking stalls are still in place. 1,389ft² (128.40m²)

**Building 2: 3-Bay Steel Portal Frame Building** under corrugated cement fibre roof. Concrete block walls with plastic-coated box profile metal cladding over, earth floor. 2,056ft² (192.51m²)

**Building 3: 3-Bay Concrete Frame Dutch Barn.** Earth floor. 860ft² (79.98m²)

**Building 4: Concrete Block Storage Shed and Timber Framed Lean-to** with monopitch corrugated metal roof, part concrete floor, part clad with corrugated metal sheeting 1,412ft² (132.87m²)

**THE LAND:** Within Lots 1, 2 and 3 there are approx. 27.35 acres of pasture land in all. The fields are generally bound by established broadleaved hedgerows. Mains water is available. The land in Lots 2 and 3 is indicated to be Grade 4 and Lot 1 to be Grade 3 on the Agricultural Land Classification Map and the Geological Survey Plan indicates the soils to be Tertiary Clay. The land slopes gently and lies approximately 40-50m above sea level.

**Lot 1**— Extending to 7.52 acres in all and includes the Bungalow, the range of Farm Buildings and 5.91 acres of pasture.

**Lot 2**— Extending to 9.00 acres a single parcel of pasture land with access on to Greenwood Lane. Water connected.

**Lot 3** - Extending to 12.44 acres a single parcel of pasture land with access on to Greenwood Lane. Water not connected but available.

**PLANNING:** Whilst the buildings have historically been used for agriculture, they do have the potential for alternative equestrian or commercial uses, subject to the necessary planning consent.

In May 2013 new Permitted Development rights were issued by the government which provide the potential for the use of agricultural buildings to be changed to either shops, financial or property services, restaurants and cafes, business, storage or distribution, hotels or assembly or leisure.

In April 2014, new Permitted Development rights were issued by the government which provide potential to convert agricultural buildings to up to 3 dwellings extending to a total of 450m². There are local examples of this policy being successful.

***Please ask Giles Wheeler Bennett for further details***

**DEVELOPMENT UPLIFT Lot 2 and Lot 3:** If these pasture areas are developed for residential or commercial development in the future, the Seller will reserve a share of the Uplift in value. Such Uplift will not apply to agricultural or equestrian development.

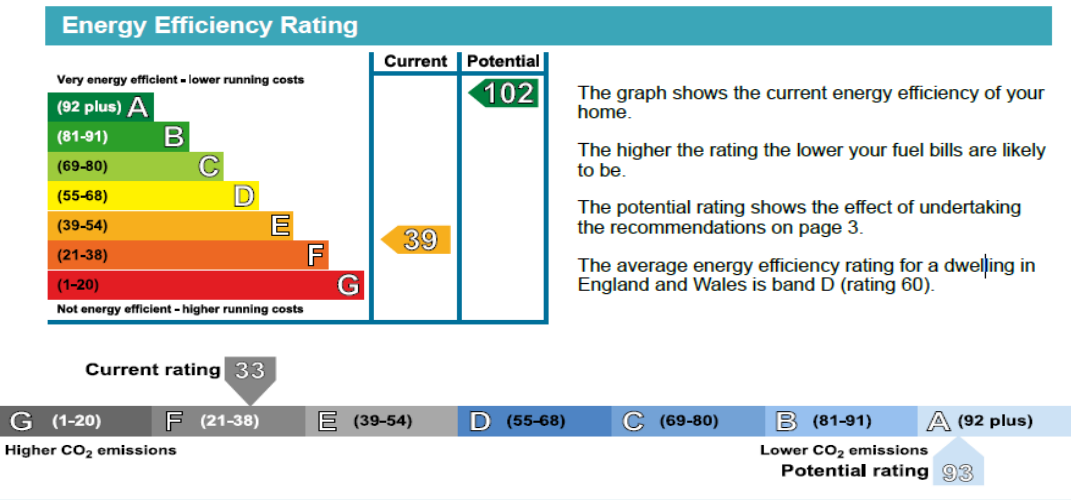
**LOCAL PLANNING AUTHORITY:** Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ Tel: 01962 840222

**SERVICES:** Mains electricity, mains water, private drainage, telephone. The bungalow has oil-fired central heating and hot water.

**COUNCIL TAX:** Band E **Payable 2015/16** £1,789.60

**VIEWING ARRANGEMENTS : LOT 1 THE BUNGALOW, BUILDINGS 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 Plumptre Mob: 07780 000201 Email: dominic@gileswheeler-bennett.co.uk

**VIEWING OF LOTS 2 AND 3 PASTURE LAND CAN BE UNACOMPANIED. ON FOOT ONLY AND DURING DAYLIGHT HOURS. 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** **OFFERS INVITED**

**IMPORTANT NOTICE**

- 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.
- The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
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- Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
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April 2015



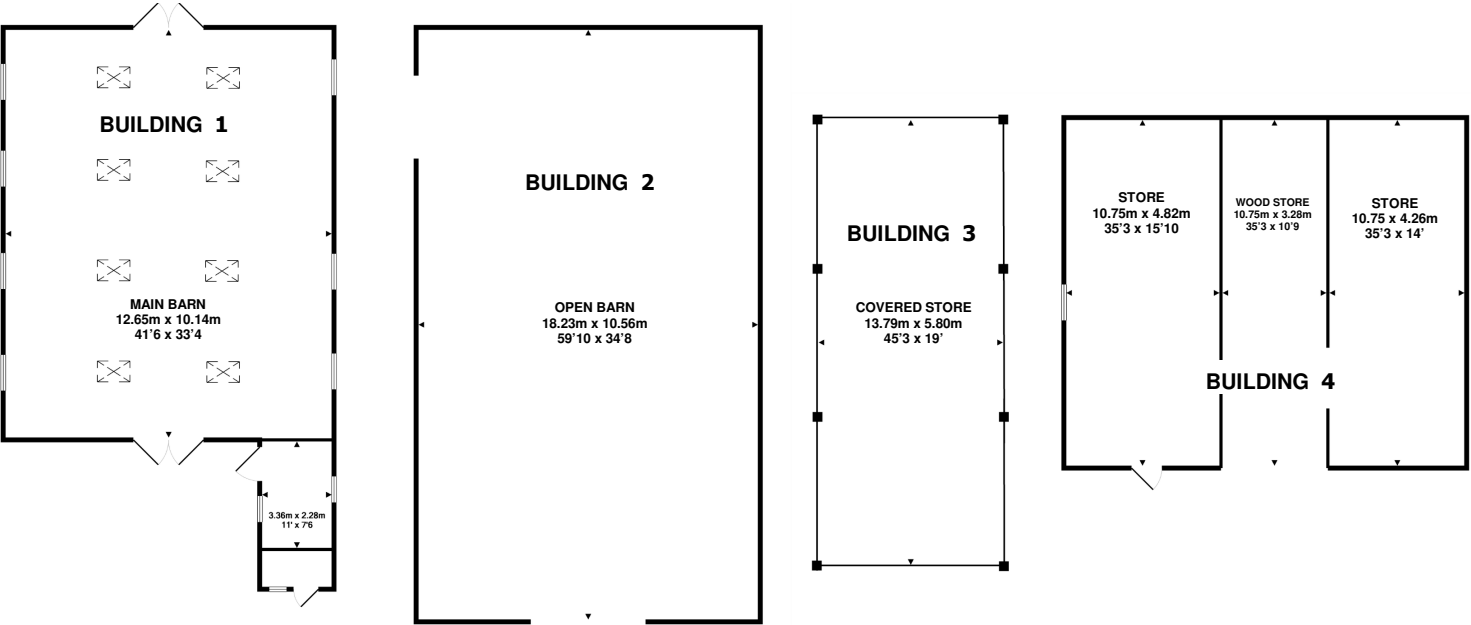


BUILDING 1



BUILDING 2

Farm Buildings Floor Plan



For illustration purposes only, Not to Scale.



BUILDING 3



BUILDING 4

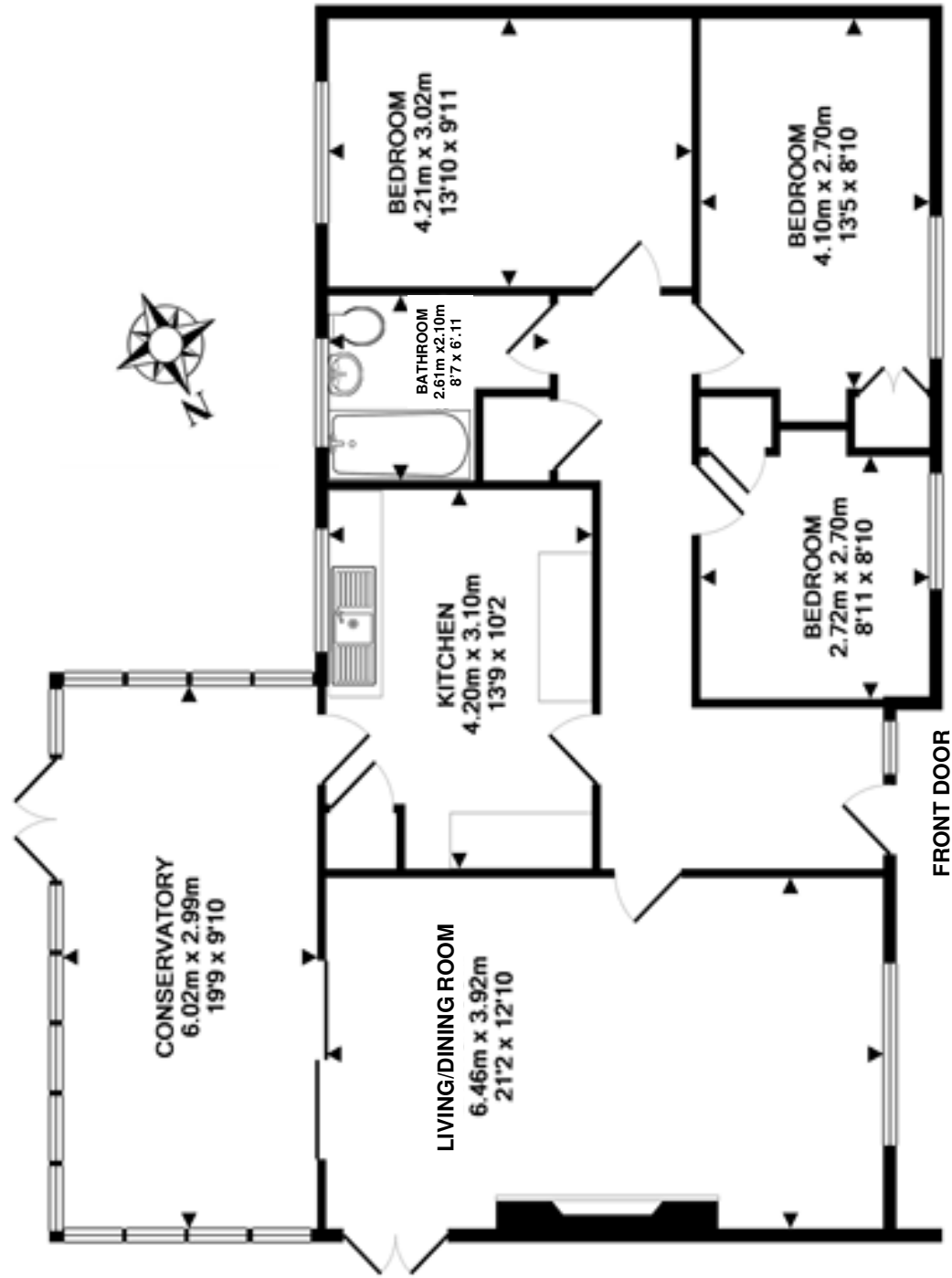
GILES FARM—SITE PLAN







BUNGALOW FLOOR PLAN



NOT TO SCALE & FOR ILLUSTRATION PURPOSES ONLY  
APPROXIMATE TOTAL INTERNAL AREA  
105 SQ MTR - 1146 SQ FT