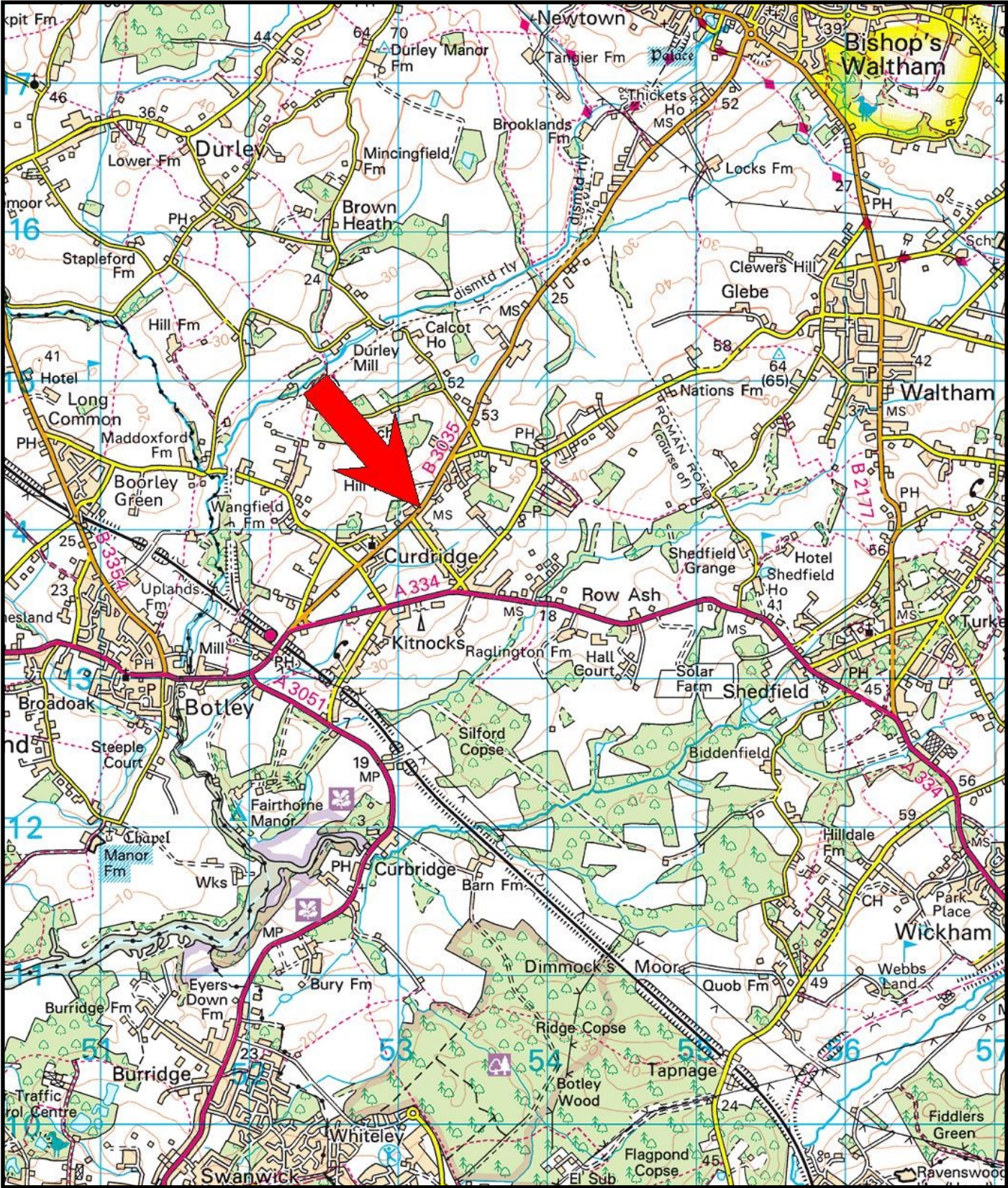


Location Plan



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

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.

March 2016

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

CURDRIDGE

Botley Road, Southampton, SO32 2DS

**A Parcel of Land
1.22 acres**



A Parcel of land adjoining residential development with some woodland. Services available nearby. Vehicular access (minimum 13½ ft width)

**PRICE GUIDE: £50,000
OFFERS INVITED
Freehold for Sale**



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**. The property is located in the heart of the village of Curdridge.

ACCESS: Vehicular access to the property is via a metal tubular gate off the Botley Road. The access through to the main area has a minimum width of approx. 13½ ft (4.15 m)

DESCRIPTION: The property extends in all to approx. 1.22 acres (0.49 ha), subject to survey. The property is bound by either residential 6 ft close board timber fencing or post and wire fencing.

The vegetation has been cleared in recent months. There is a belt of woodland along the south-eastern boundary of the property.

The land is reasonably level. The height above sea level is approx. 45 metres. The Geological Survey Plan of England indicates the sub soils to be 'drift over Mesozoic and Tertiary Clay and loam'.

JAPANESE KNOTWEED: There is a significant clump of Japanese Knotweed located on the property and also isolated stems have been identified along the southern and western boundaries of the property. The Vendors have arranged a site visit and a report has been obtained from Japanese Knotweed Limited (www.japaneseknotweed.co.uk) which recommends a choice of methods of treatment;

- **Herbicide treatment** – a 3 year treatment with either a 5 or 10 year guarantee. Prices from approx. £735 + VAT.
- **Excavation and removal** – to a licensed landfill facility with an optional guarantee of 12 years. Prices from approx. £19,600 + VAT.

Copies of the report/quotation can be obtained on request to Messrs Giles Wheeler-Bennett's office, telephone 01489 896977, following a viewing of the property.

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

SERVICES: None connected. It is understood that mains electricity, mains water and telephone are available in the locality.

VIEWING: Unaccompanied and to be on foot only during daylight hours, taking a set of these Sales Particulars with you.

For Further Information Contact : Dominic Plumptre
Tel: 01489 896977 **Mob:** 07780 000201
Email: dominic@gileswheeler-bennett.co.uk

