

# Thorney Down Farm- West End, Hampshire



Giles Wheeler-Bennett  
CHARTERED SURVEYORS & LAND AGENTS



# Thorney Down Farm

Moorhill Road, West End, Southampton, Hampshire, SO30 3AY

A 3 bedroom house, a range of buildings and a block of agricultural land with woodland. Occupying a unique elevated position adjoining the Ageas Bowl Hampshire Cricket and Golf ground, close to Junction 7 of the M27 Motorway.

Thorney Down Farm is suitable for agricultural, equestrian, recreational or other commercial uses with the hope of development in the future. The house is in need of complete refurbishment.

27.46 acres in all

FOR SALE AS A WHOLE OR IN 2 LOTS.      SEE SITE PLAN.      OFFERS INVITED

- |              |  |
|--------------|--|
| <b>LOT 1</b> | House, buildings, yard and agricultural land. <b>Approx. 5.14 acres in all</b> shaded orange.              |
| <b>LOT 2</b> | Agricultural land (17.53 acres) and woodland (4.79 acres). <b>Approx. 22.32 acres in all</b> shaded green. |



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- Portsmouth approx. 13.6 miles
- Winchester/M3 (J11) approx. 10 miles
- Southampton International Airport approx. 3.6 miles
- Southampton City Centre approx. 4 miles

### Directions

From junction 7 of the M27 motorway at Hedge End take the A334/Charles Watts Way signed Southampton. The entrance to Lot 2 is on the right hand side after approx. 100m. To access Lot 1 proceed further along to Thornhill roundabout and take the fourth turning signed West End along the A27/Moorhill Road and the main entrance to Thorney Down Farm is on the right hand side within approx. 100m.

### Description

Thorney Down Farm is a small farm historically used for milking a herd of dairy cows and later for soft fruit production and 'pick your own'. The Farm House and range of buildings occupies an elevated position offering easterly views over the land towards the woodland and further views beyond. The entire property is screened by established tree lined boundaries providing seclusion particularly in the spring/summer.

The Farm House, buildings and yard occupy an area extending to approx 1 acre. The remainder of the property is currently pasture land with a block of broadleaved woodland to the east. The property benefits from an additional access off Charles Watts Way as indicated on the Site Plan.

With short term development potential in the farm buildings and the hope of long term development potential on other parts of the land, Thorney Down Farm offers an attractive opportunity.



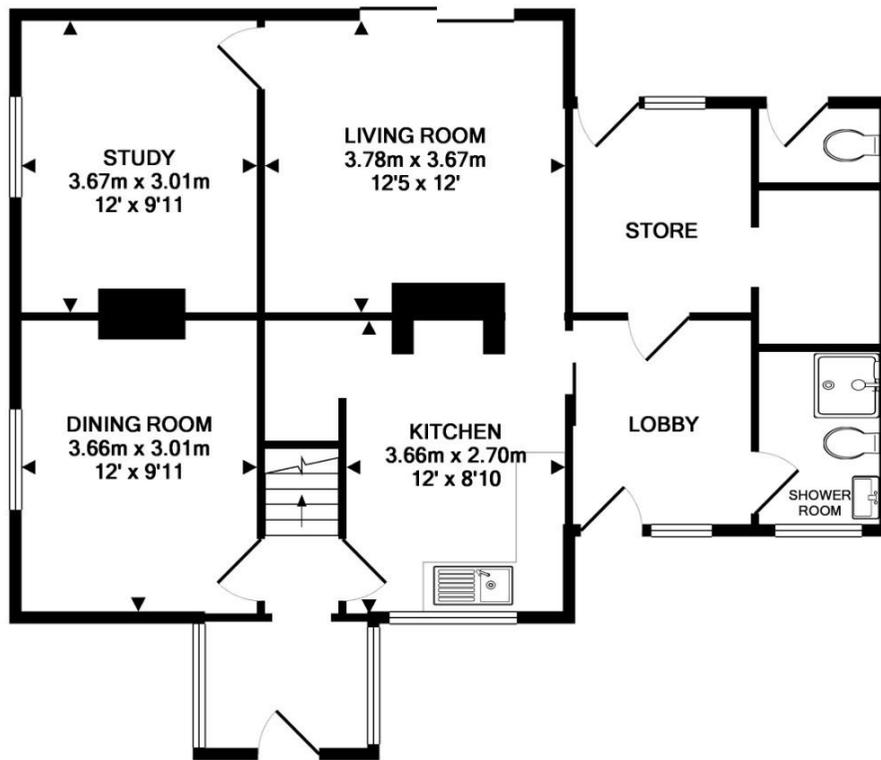
### The Farm House

The Farm House is detached with 3 double bedrooms and was originally built as a pair of cottages in 1863, it now has a single storey extension at the side. The house extends to 122.5 sq.m (1,318 sq.ft).

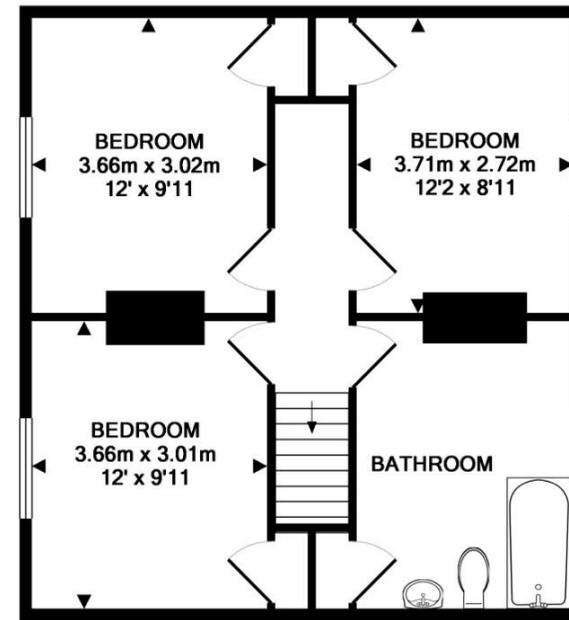
The house requires complete refurbishment and has the potential to extend subject to obtaining the necessary planning consent. The accommodation briefly comprises:

- Kitchen
- Dining room
- Study
- Living room
- 3 double bedrooms
- Family bathroom
- Lobby and Store
- Ground floor shower room

# The Farm House



Ground Floor



First Floor

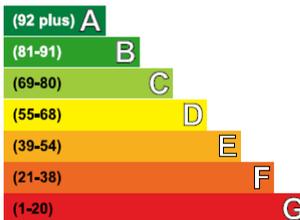
TOTAL APPROX. FLOOR AREA 122.5 SQ.M. (1318 SQ.FT.)

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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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
16	68

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

20 Current rating

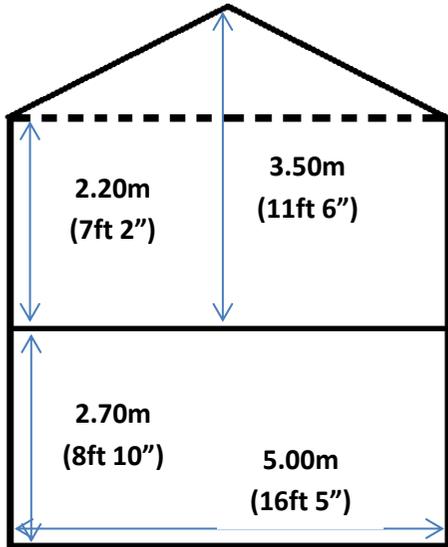


Higher CO<sub>2</sub> emissions

Potential rating 66

Lower CO<sub>2</sub> emissions

### Cross Section of Brick Building



**Total Internal Length:**  
12.65m (41ft 6")

*Please Note: The above internal measurements are approximate and the drawing is not to scale.*



### Farm Buildings

Positioned around a central yard adjoining the Farm House the range of farm buildings extends to provide a total floor area of approx. 4,450 sq.ft (414 sq.m) in all. The main brick building at the farm entrance, thought to have originally been built as stables and a forge, has a total internal floor area of 1,360 sq.ft (126 sq.m) over the ground floor and loft. The remaining buildings are timber framed and clad with tin.

The buildings have development potential subject to obtaining the necessary planning consent.

There is a mobile home on site. Historically used for residential purposes for many years but not used in recent years.





### **The Land**

The block of agricultural land extends to approx. 21.65 acres (8.76 Ha) in all and gently slopes down towards the woodland from the farm buildings. The land is currently in pasture. The Agricultural Land classification indicates that the majority of the land is Grade 3 and the Geological Survey Plan indicates the soil to be 'sandy/loamy over clayey with humus or peaty surface horizons'. The land lies between 30 and 50m above sea level. The land is served by the secondary access direct on to Charles Watts Way as indicated on the Site Plan.

### **The Woodland**

The attractive block of woodland extends to approx. 4.79 acres (1.94Ha) and comprises broadleaved standards of mainly Oak, Ash and Cherry with an understorey of holly and hazel.

### **Planning**

Eastleigh Borough Council is currently preparing a new Local Plan. The property has been allocated as Strategic Local Gap in the previous policy and that is also the proposed allocation in the current draft. However, the process to conclude the Local Plan may allow any development potential to be explored, as with other land in Local Gaps.

Neighbouring land to the north has been used for landfill with inert material in recent years. That land is now being reinstated as a golf course forming part of the facilities available from 2017 at the Hilton Ageas Bowl Hotel.

### **Development Uplift**

The Vendors are mindful to retain an interest in any increase in future value if planning consent for residential or commercial development occurs on the land. The terms of any Development Uplift will be subject to negotiation.





### **Viewing**

Strictly by prior appointment and accompanied by representatives of Giles Wheeler-Bennett. Please call 01489 896977 or mobile 07780 000201.

### **Services**

Mains water and mains electricity (3 phase) connected. Oil Fired central heating. Private drainage. Telephone.

### **Public Rights of Way**

No public rights of way cross the property.

### **Wayleaves and Easements**

Southern water pipes cross the property. Northern Petroleum have carried out investigative explorations for petroleum (natural hydrocarbons) with a borehole in Lot 2 some years ago.

### Fixtures and Fittings

Only those items mentioned in the particulars are included in the sale. None of the farm machinery is included in the Sale.

### Health and Safety

Given the potential hazards of a working farm and old farm buildings applicants must be vigilant for their own personal safety when inspecting all or any part of the property. No liability is accepted for injury to persons or possessions.

### Disputes

In the case of any inconsistency between these general remarks, the particulars of sale or the contract of sale the contract of sale will prevail.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof. Neither the vendor nor their agents will be responsible for defining the boundaries or ownership thereof.



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#### Local Authority

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Eastleigh House  
Upper Market Street  
Eastleigh  
SO50 9YN  
**Tel:** 02380 688000  
**Fax:** 02380 643952  
[www.eastleigh.gov.uk](http://www.eastleigh.gov.uk)

#### County Council

Hampshire County Council  
The Castle  
Winchester  
Hampshire  
SO23 8ZB  
**Tel:** 01962 841841  
**Fax:** 01962 867273  
[www.hants.gov.uk](http://www.hants.gov.uk)



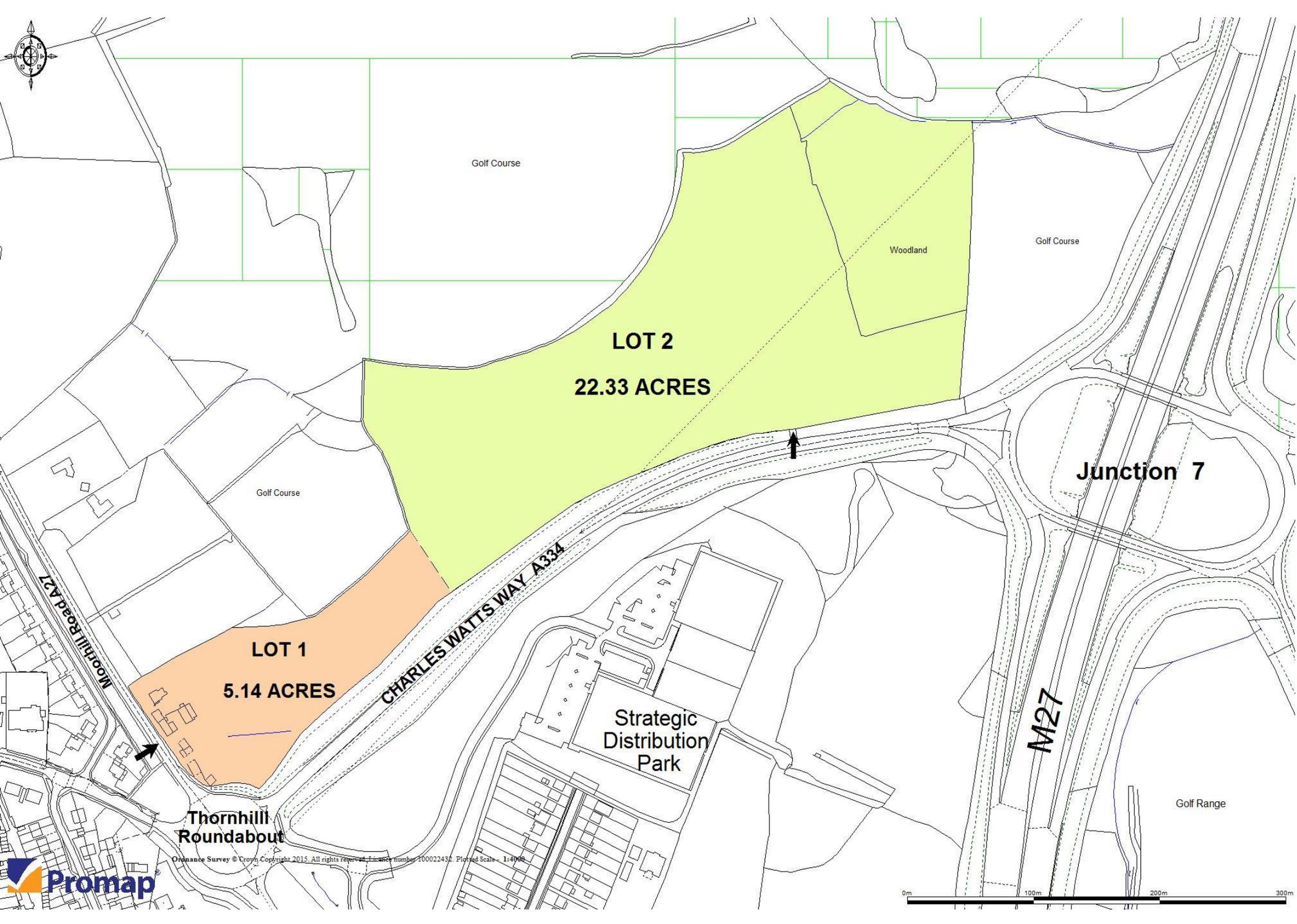
### Important Notice

Giles Wheeler-Bennett gives notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Giles Wheeler-Bennett have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Golf Course

Woodland

Golf Course

**LOT 2**

**22.33 ACRES**

**Junction 7**

Golf Course

**LOT 1**

**5.14 ACRES**

**CHARLES WATTS WAY A334**

**Strategic  
Distribution  
Park**

**M27**

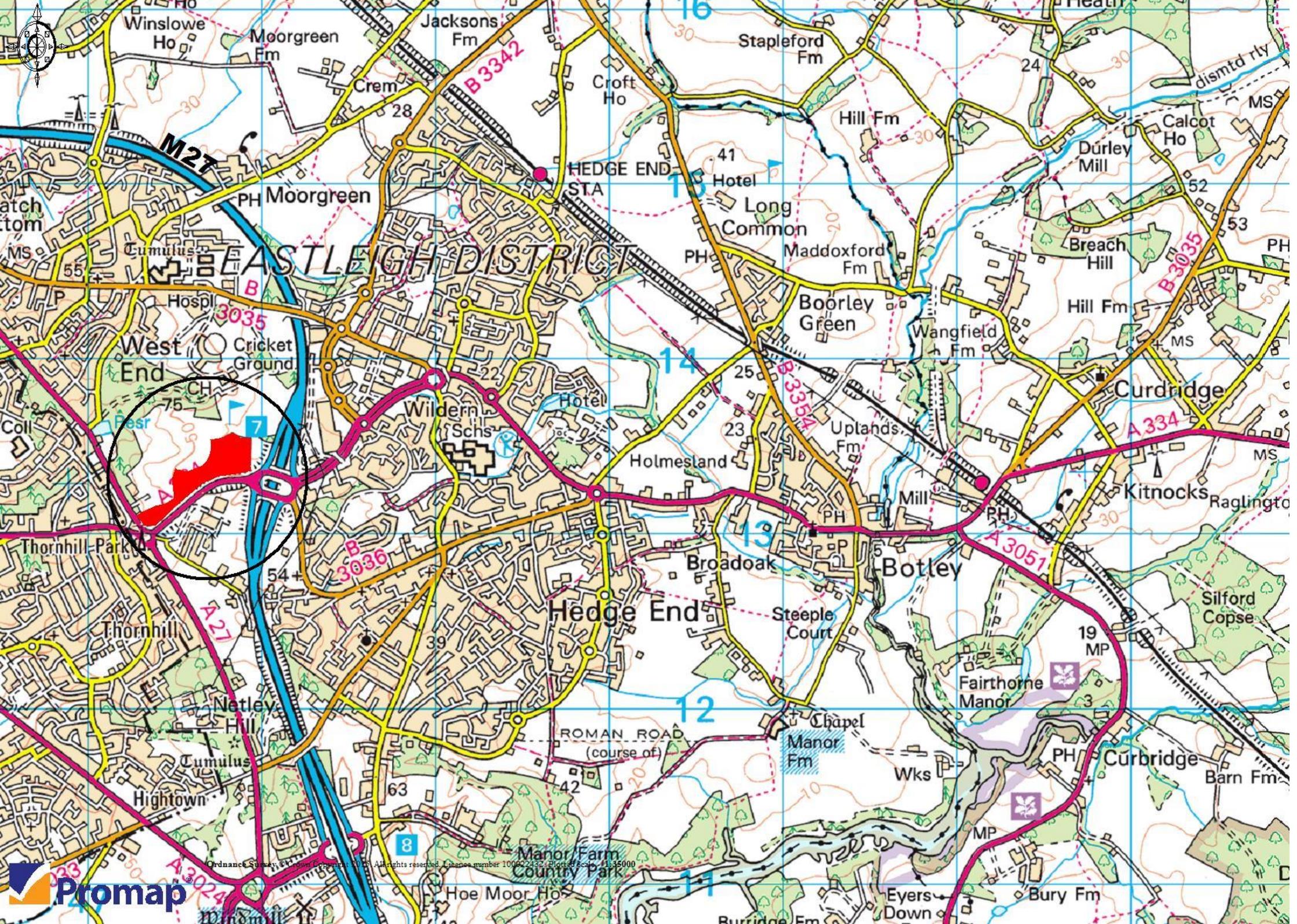
Golf Range

**Thornhill  
Roundabout**

**Moorthill Road A27**

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