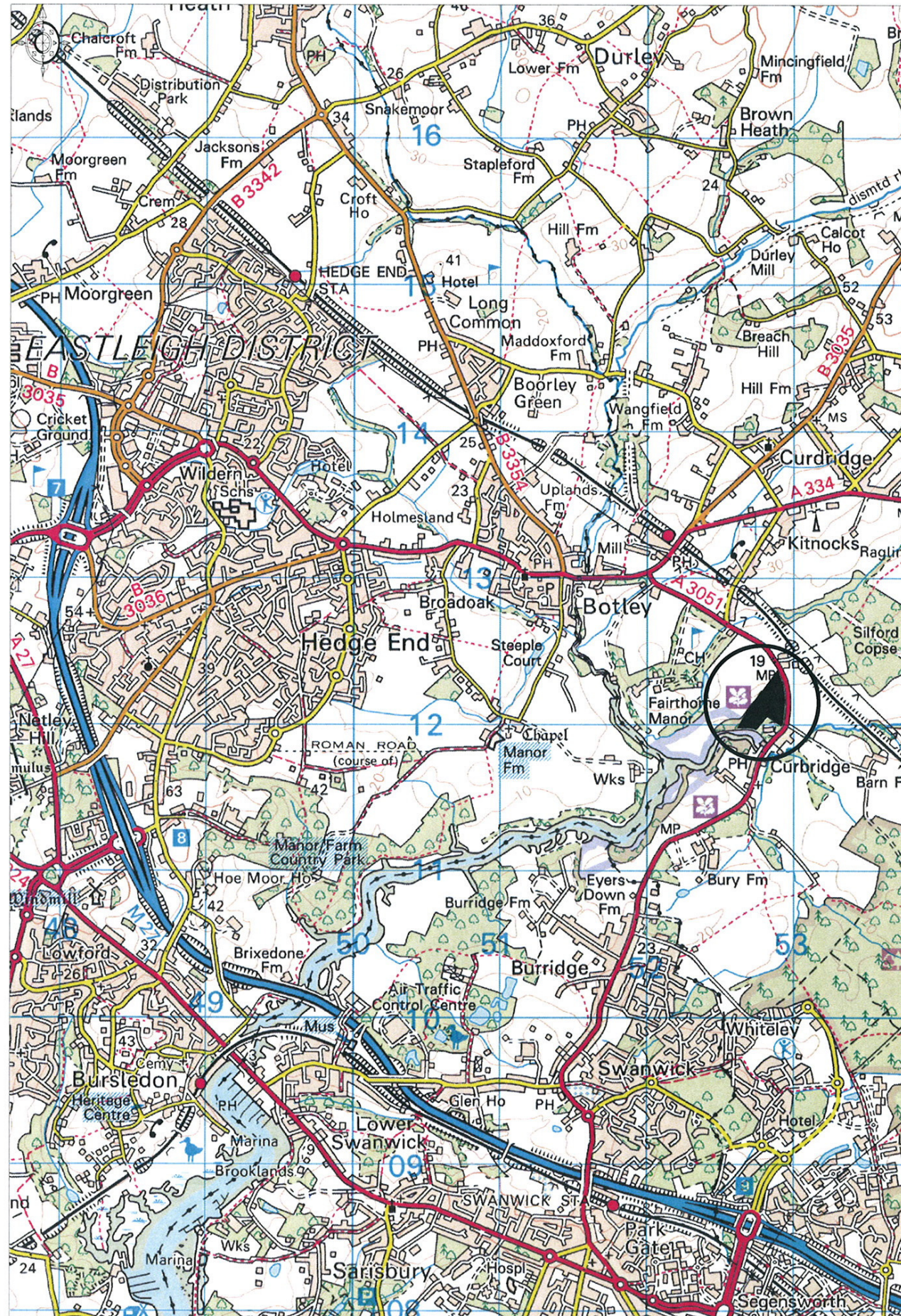


LOCATION PLAN



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Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

BRINDLE FARM

Botley Road, Curbridge, Southampton SO30 2HB

An attractive three bedroom farmhouse (with Agricultural Occupancy Conditions) with a range of farm buildings (6,800ft²) and approx. 9.04 acres pasture land and 8.38 acres of woodland

APPROX. 18.39 ACRES IN ALL



Brindle Farm provides an opportunity for Agricultural, Equestrian, Commercial or Recreational use subject to planning where required, in a convenient location set in the countryside, within easy reach of the River Hamble

OFFERS INVITED

PRICE GUIDE: £1,200,000—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

DIRECTIONS: See **Location Plan**. Brindle Farm is shaded black and is approximately 500 metres from the Horse and Jockey Public House and approximately 3.5 miles from Junction 7 of the M27 motorway at Hedge End. The village of Botley (1 mile) and the town of Hedge End (2.5 miles) are between them very well served with shops and services including Sainsbury's, Marks and Spencer and B&Q along with other retail parks. Botley Train Station provides travel to London Waterloo.

GENERAL DESCRIPTION: Brindle Farm lies in a hamlet known as Curbridge located in the upper reaches of the River Hamble Valley. Curbridge lies between Hedge End and Park Gate. The Property extends in all to 18.39 acres (7.44 hectares) as shaded green on the enclosed Site Plan and comprises a three bedroom farmhouse, a range of buildings (6,800ft²) with approx. 9.04 acres pasture land and approx. 8.38 acres of broadleaved woodland. The River Hamble and The Solent are close by for boating and other interests. There are Primary and Secondary Schools in the locality.

AGRICULTURAL OCCUPANCY CONDITION:

Planning consent dated 21 May 1998 (reference 9800188FUL) W14107/03 for the erection of the farmhouse contains Condition 2 which limits the occupation of the house to ‘**a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependents.**’ A copy of the original consent can be obtained from Messrs Giles Wheeler-Bennett.

The Agricultural Occupancy Condition only relates to the Farmhouse and does not affect the Farm Buildings or land. Brindle Farm is well suited to a number of agricultural enterprises if a Purchaser wishes to commence or continue an agricultural business and so comply with the Agricultural Occupancy Condition. A potential Purchaser need not presently be involved in Agriculture.

THE FARMHOUSE: A very attractive and immaculately kept three bedroom house under a clay tile roof, built in 1999 and set in half an acre of garden. The floor area extends to approx. 1,400ft² (130m²). See **Floor Plan**. The position of the farmhouse is secluded with good access to the buildings nearby and surrounded by pasture land and is well screened from the adjoining Botley Road. The accommodation briefly comprises:

- Ground Floor:** Kitchen and dining room, utility room, shower room, study, sitting room and WC.
- First Floor:** Family Bathroom, Master Bedroom with En-Suite Shower, Bedroom 2, Bedroom 3.
- Outside:** The garden is mainly laid to lawn. Brick dog kennel. Garden shed. Patio.

FARM BUILDINGS: See **Site Plan**. The property includes a range of buildings and yards all of which extend to approximately 0.52 acre. The entire buildings provide over 6,800ft² of floor space. The buildings have been predominantly used for Agricultural purposes however they do have the potential to be used for Equestrian, Commercial or Recreational uses, subject to planning consent where required. See section on **Planning**. Electricity and water is connected. Concrete floors. Briefly the main buildings include;

- Building 1:** 75ft by 30ft : Steel frame, concrete block with timber space board above, pitched roof.
- Building 2:** 60ft by 30ft : Steel frame, concrete block and box profile cladding, pitched roof.
- Building 3:** 50ft by 45ft : Steel frame, concrete block with timber space boarding above, pitched roof.
- Building 4:** 22ft by 20ft : Timber frame. Box profile cladding, mono pitched roof.

LAND: There are approx. 9.04 acres of pasture land suitable for grazing or mowing, some with areas of woodland. The pasture is currently divided into four fields. The fields are fenced and water is available for livestock.

WOODLAND: The woodland is known as ‘Landingplace Copse’ mainly located at the southern end of the property and extends in all to approx. 8.38 acres. The southern boundary of the woodland is within approx. 15 yards of the River Hamble which is tidal at this point. The woodland is broadleaved with standards of mainly Oak and Ash with an under-storey of Hazel, Hawthorn and some Holly. The woodland is ‘ancient’ and is also protected against development by a Section 106 Agreement. See Messrs Giles Wheeler-Bennett for further details.

There is a National Trust path immediately to the south of the southern boundary of the woodland -see **Site Plan** - along the bank of the River Hamble. There is the potential to walk from the woodland along this path in order to reach the Botley Road and so walk to the Horse & Jockey Public House and River Hamble. There is also another National Trust path on the southern bank of the River Hamble adjoining the Horse and Jockey.

THE RIVER HAMBLE: The River Hamble is tidal at Curbridge and is a popular stretch for canoes, kayaks and small motor boats enjoying the attractive stretch of the river with the Horse & Jockey public house being a well known landing venue.

PLANNING: Whilst the buildings are suited to Agricultural Use and have been historically used for beef and pig production, they do have the potential for alternative equestrian or commercial uses, subject to the necessary planning consent. The Property could well suit an equestrian facility, subject to planning.

In April 2014, new Permitted Development Rights were issued by the Government which provide the potential to convert agricultural buildings to up to 3 dwellings, each up to 150m².

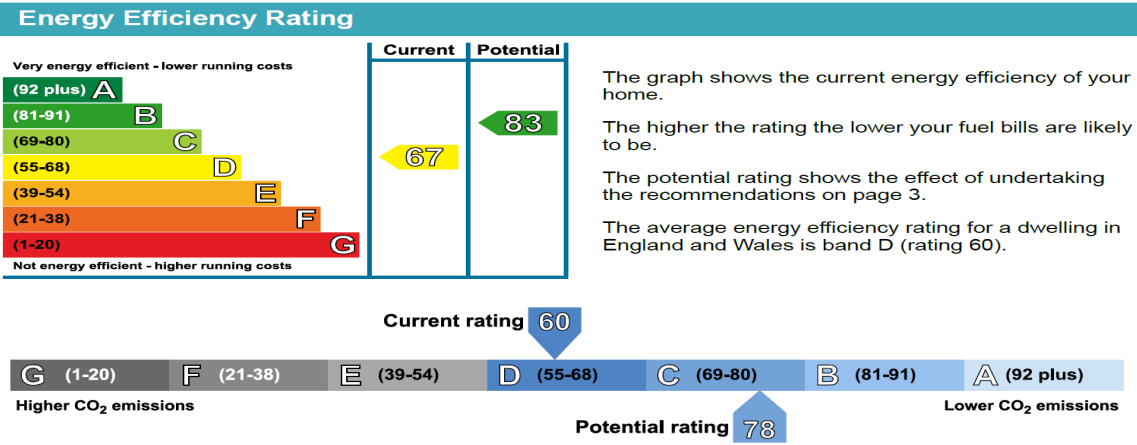
In May 2013 new Permitted Development Rights were issued by the Government which provide the potential for the use of agricultural buildings to be changed to either shops, financial or property services, restaurants and cafés, business, storage or distribution, hotels or assembly of leisure.

For further details please contact Messrs Giles Wheeler-Bennett.

LOCAL PLANNING AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ Tel: 01962 840222 (www.winchester.gov.uk/planning) (Email: planning@winchester.gov.uk)

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

COUNCIL TAX: Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ. Property Band = G For the year 2014/15 = £2,359.25



METHOD OF SALE: The property is offered for sale freehold by Private Treaty with vacant possession on completion. **Contract and deposit:** a 10% deposit will be payable upon Exchange of Contracts. The existing furniture, white goods, electrical and other items are not included in the sale but may be available by private negotiation.

VIEWING: 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 Tel: 07780 000201 Email: dominic@gileswheeler-bennett.co.uk

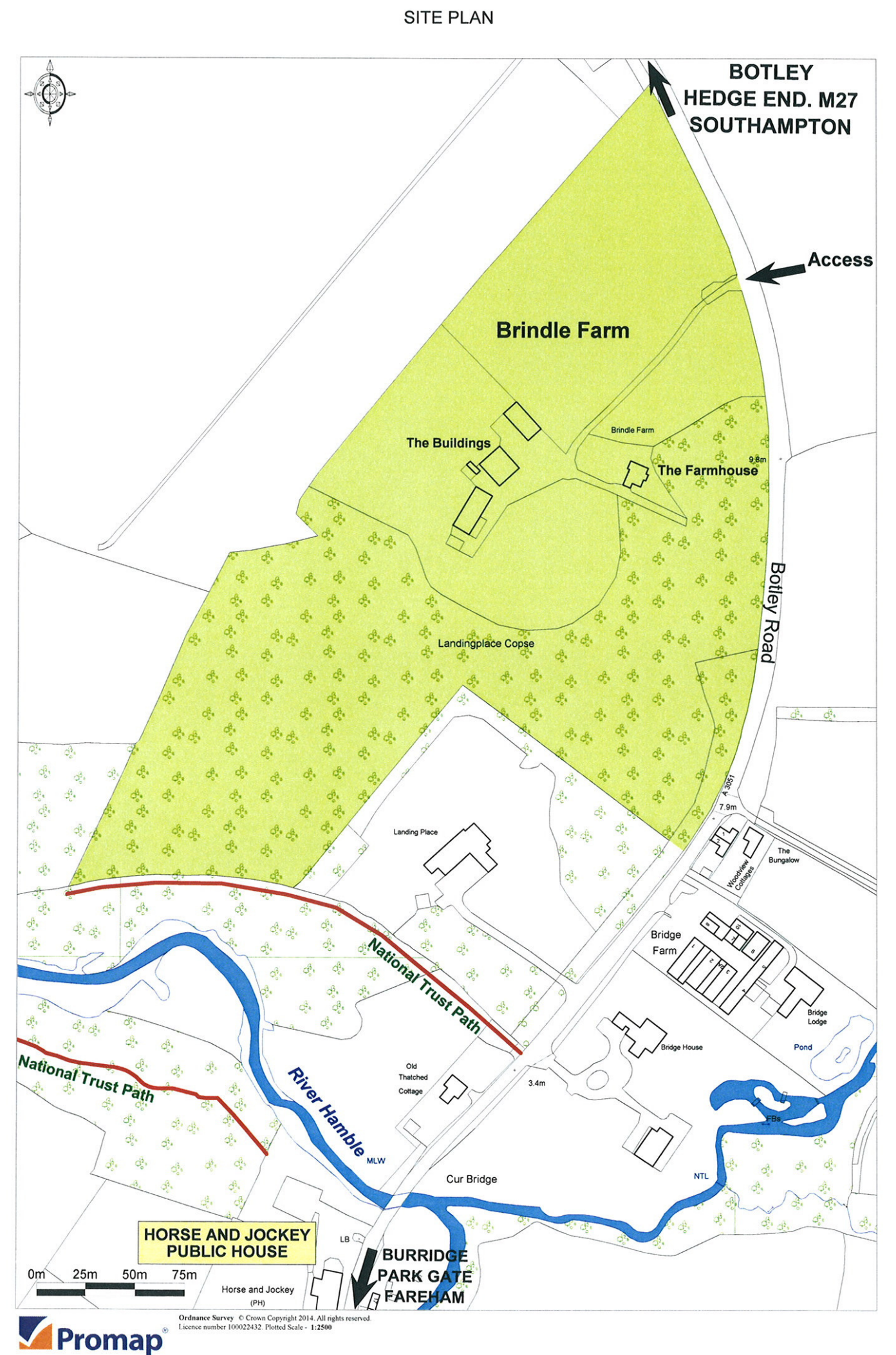
OFFERS INVITED

PRICE GUIDE: £1,200,000—FREEHOLD FOR SALE

IMPORTANT NOTICE

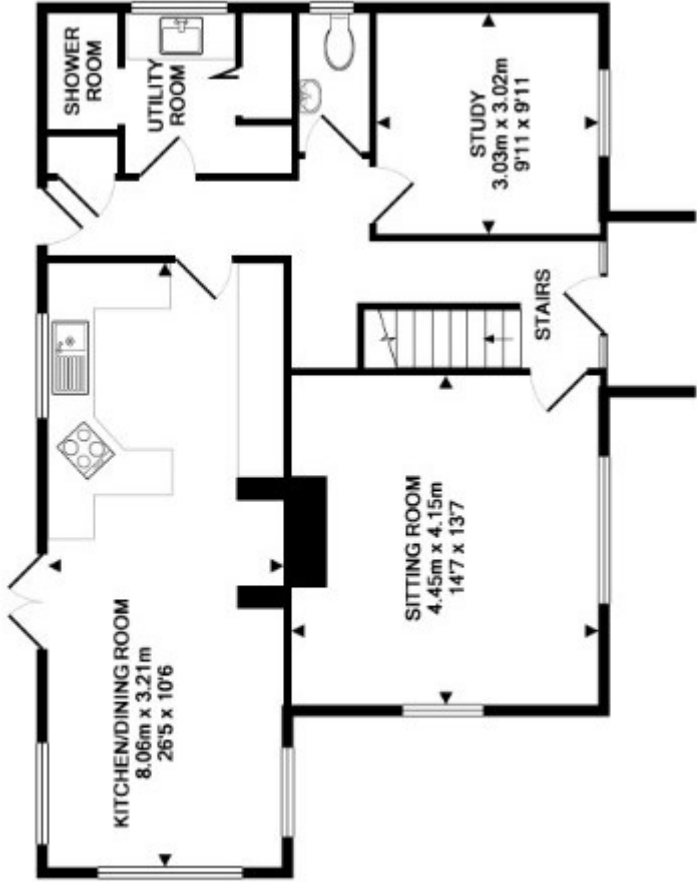
- No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
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- Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
- These particulars do not form part of any offer or contract.

July 2014

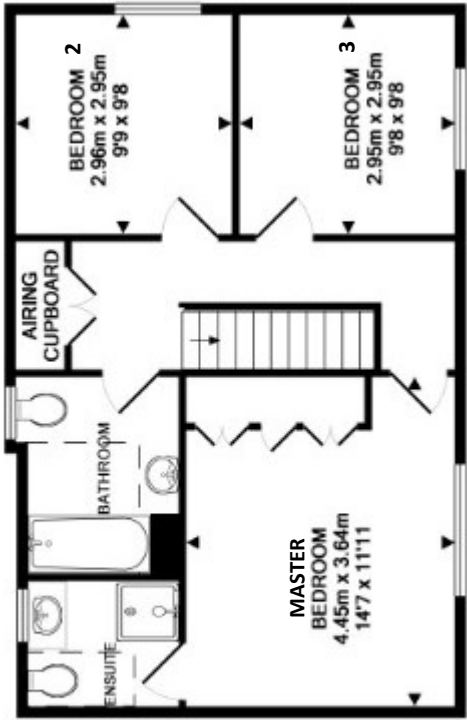




FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 76.5 SQ.M.
(824 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 53.7 SQ.M.
(578 SQ.FT.)

TOTAL APPROX FLOOR AREA 130.2 SQ.M. (1,401 SQ.FT.)

These plans and any measurements stated are for illustrative purposes only and should not be relied upon.