

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

In the Heart of the Meon Valley Water Meadows' Pasture with Trout Fishing on the River Meon

Approx. 38.94 acres (15.76 ha) in all



Traditional Water Meadows providing summer grazing with high conservation value. Approx 1,320 yards of mainly double bank trout fishing on the River Meon. Historic Water Wheel. Adjoining the Public Bridleway along the disused railway line. With quiet lanes. Within South Downs National Park.

AVAILABLE AS A WHOLE OR IN LOTS - OFFERS INVITED

	DESCRIPTION	PRICE GUIDE £
Lot 1	Approx 38.94 acres of pasture including a stretch of the River Meon	250,000
Lot 3	Fishing Rights - Approx 1,320 yards of mainly double bank trout fishing along the River Meon	100,000
Whole	38.94 acres	350,000

FREEHOLD FOR SALE WITH VACANT POSSESSION ON COMPLETION



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LOCATION: See **Location Plan**. The Property is located in Soberton between Wickham and Droxford just off the A32 road and on the banks of the River Meon. The main vehicular access is provided along the southern boundary off Selworth Lane.

DESCRIPTION: The Property extends in all to approx 38.94 acres (15.76 ha) and comprises water meadow pasture with the main channel of the River Meon passing through.

The Ministry of Agriculture Land Classification Map indicates the land to be of Grade 3 and 4. The Geological Survey Plan of England indicates the soils to be River Alluvium. The land lies approx 50m above sea level.

LOT 1: Approx 38.94 acres of pasture on the banks of the River Meon

Shaded green and blue on the **Site Plan**. Water meadow pasture including a stretch of the River Meon (1.69 acres). Vehicular access off Selworth Lane at the southern boundary. The majority of the pasture is on the eastern bank of the River Meon but livestock are able to cross the River Meon easily to graze the approx 6.84 acres of land on the west bank. The external boundaries are fenced and the main area is sub-divided by an existing fence and gate as indicated on the **Site Plan**. There is a disused historical **Water Wheel** on the banks of the river as indicated on the **Site Plan**. The Fishing Rights along the river are marketed for sale separately - see Lot 3 below.

LOT 3: Fishing Rights - Approx 1,320 yards of mainly double bank trout fishing

One of the well known chalk streams in Hampshire, the River Meon provides good quality fly fishing in an attractive rural setting. Mainly wild brown trout but with grayling and chubb too. Fishing from the bank and wading required. In recent years the fishing has been operated as a 'catch and release' policy and with no stocking. The stock of wild trout has improved from surveys. A section of the bank in the middle of the stretch has been fenced out to provide a sanctuary for wild trout spawning.

PARKING & ACCESS: At the southern boundary there is a highway verge sufficient for parking of one or two cars. A 9ft wide pedestrian access will be provided along the banks in order to fish or to undertake management relating to the fishing.

ENVIRONMENTAL SCHEMES: The land is currently within an Entry Level Scheme and Higher Level Scheme administered by Natural England promoting management of the land for environmental benefits. The scheme expires in October 2017, but could be terminated early. In addition, the current Owners have allowed permissive pedestrian access across the northern section of Lot 1 as identified on the **Site Plan** but this use will terminate with the scheme in October 2017 at the latest. There is no obligation for a purchaser of Lot 1 to continue on with the current scheme or any subsequent schemes that may be available. However, there is the potential to enter such schemes in return for annual grants and Messrs Giles Wheeler-Bennett can provide interested parties with additional information if required.

BASIC PAYMENT SCHEME: An annual Agricultural Subsidy. Entitlements are available for the purchase of Lot 1 by separate negotiation.

PUBLIC RIGHTS OF WAY: There is a Public Footpath that crosses the very northern tip of Lot 1. Permissive Access has also been provided by the current Owners across northern area.

WAYLEAVES AND EASEMENTS: An 11kv overhead electricity line crosses the Property. A 300mm Portsmouth Water pipe (not suitable for connection) is laid through the Property.

SERVICES: None connected. Mains water and electricity are available nearby to the southern boundary.

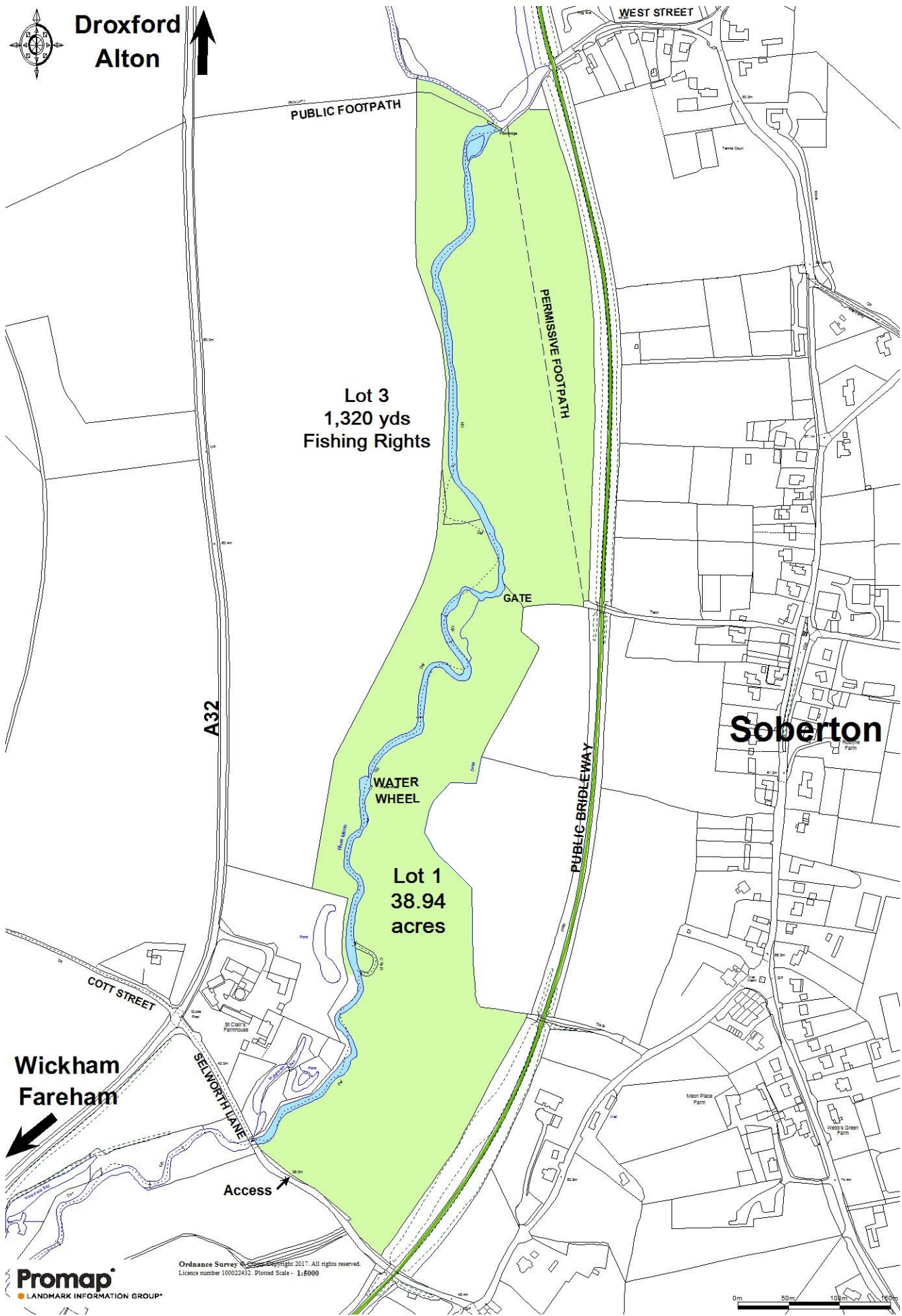
VIEWING: Any time on foot during daylight hours taking a copy of these Sales Particulars with you. **Beware** parts of the River Meon are deep and the banks are unstable in places.

IMPORTANT NOTICE

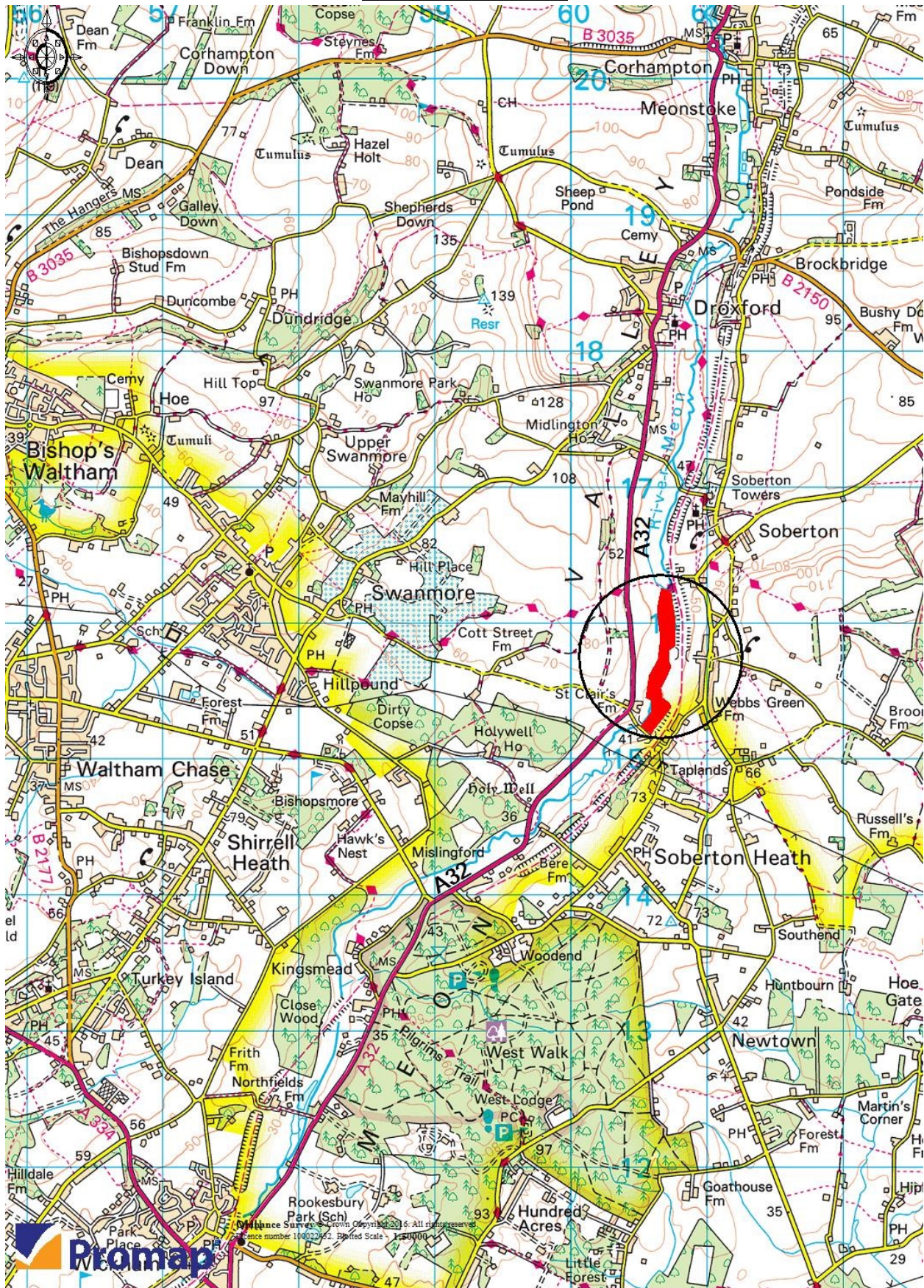
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2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that 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.

JUNE 2017

SITE PLAN



Location Plan



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE



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