

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

New Road, SWANMORE, SO32 2PF
PASTURE LAND with BUILDINGS and YARD
Approx. 0.89 acre (0.36 Ha)



A small range of homemade buildings with an area of hard standing.
Polytunnel. Road frontage. Fenced boundary. Services available nearby.
May have future development potential.

FREEHOLD FOR SALE
PRICE GUIDE: £125,000
OFFERS INVITED - SALE BY PRIVATE TREATY



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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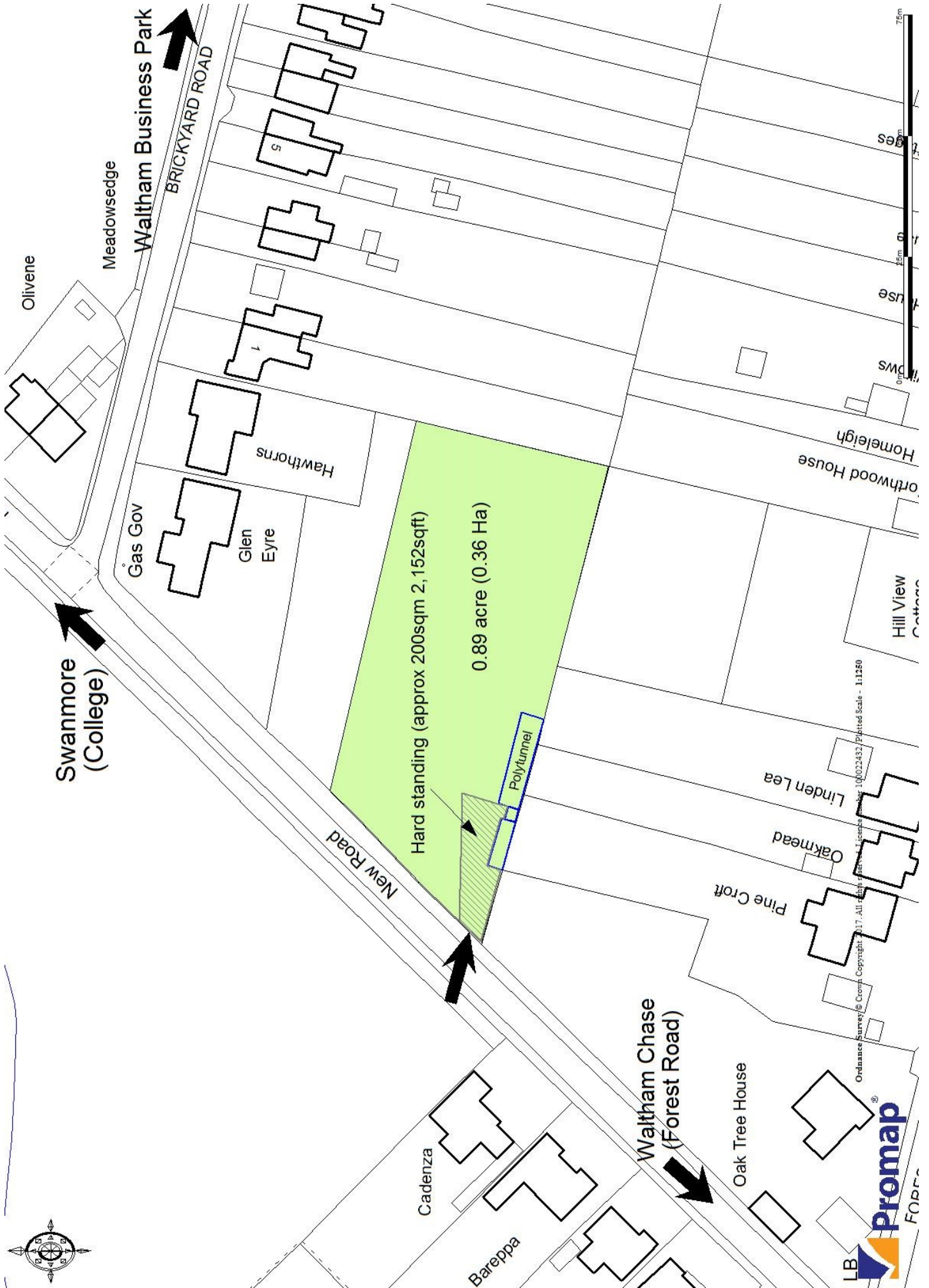
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- LOCATION** See **Location Plan**. The property is located to the Eastern edge of Waltham Chase towards Swanmore, at the Southern end of New Road close to Forest Road, and is surrounded by residential property.
- THE LAND** The property extends in all to approx. 0.89 acres (0.36 Ha) as shaded green on the **Site Plan** which includes 0.72 acres (0.29 Ha) of pasture and a range of buildings. The land is bound on all sides by post and stock net fencing with a single strand of barbed wire above. The front and rear boundaries are bound by mature hedgerows. Access to the property is through a pair of galvanised steel gates (opening approx. 4.3m (14ft)). There is a useful area of hard standing (approx. 200m² (2,152ft²)) at the entrance and beside the buildings.
The Agricultural Land Classification Map indicates the land to be of Grade 4 quality and the Geological Survey Plan of England indicates the subsoils to be 'London Clay Formation - Clay, Silt And Sand'. The land is level and lies approx. 51m above sea level.
- THE BUILDINGS** **1) A three bay timber frame open fronted building**, under a plastic coated steel sheeting monopitch roof and is of homemade construction. Approximate dimensions: width: 9.5m (31 ft), depth: 2.8m (9 ft), opening height: 2.08m (6ft 9in).
2) A timber frame building with wooden secure doors. Ply board cladding to the walls and roof under a tarpaulin sheet. Of homemade construction. Approximate dimensions: width: 2.15m (7ft), depth: 2.5m (8ft).
3) A polytunnel constructed of steel galvanised hoops under a single polythene sheet, internal ply board up to 1.15m on all sides, previously used for sheep shelter. Approximate dimensions: width: 4.85m (15ft 11in), length: 19.5m (64ft), maximum internal height: 2.35m (7ft 8in).
- PREVIOUS USE** The land has been used for agricultural purposes for many years. The polytunnel has also been used for sheep housing. There is an existing vegetable garden in use.
- SERVICES** None connected. Electricity available in the locality. Mains water available in New Road.
- PLANNING** The land is shown as 'countryside' and designated a 'settlement gap' in the Local Plan. The property is surrounded by existing residential development. The local authority is Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ. Tel: 01962 840222
The property benefits from a planning consent dated 27/2/2007 (Ref:06/03658/FUL) for the permanent siting of the polytunnel.
- VIEWING** Please proceed unaccompanied and on foot only during daylight hours, taking a set of these sales particulars with you.
- PUBLIC RIGHTS OF WAY** None cross the property.
- ENVIRONMENTAL DESIGNATIONS** There are no environmental designations affecting the property.

For Further Information Contact :
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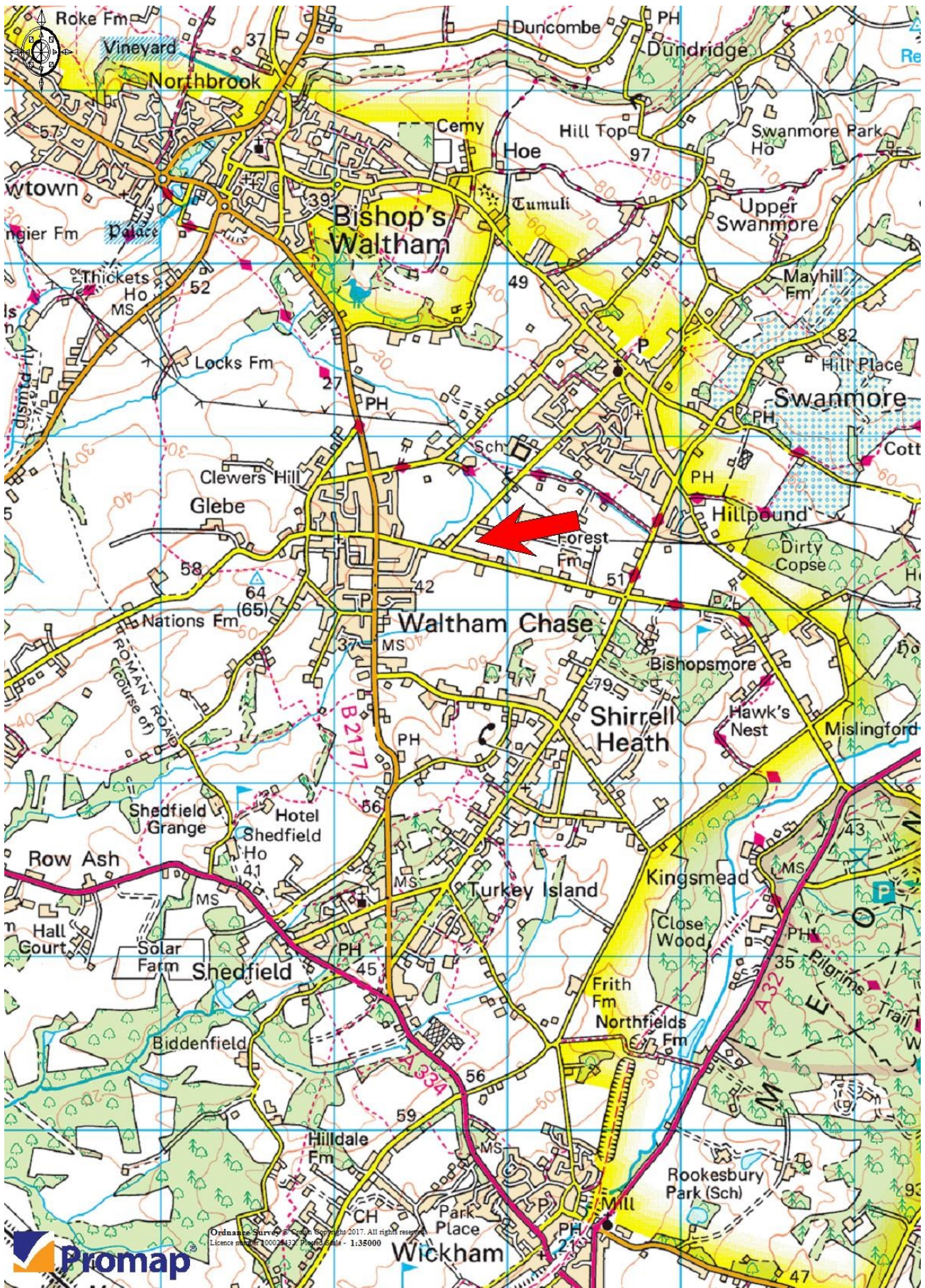


SITE PLAN



Subject to Survey

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.

June 2017