

BLACK HORSE FARM

SOLOMONS LANE, WALTHAM CHASE, SOUTHAMPTON SO32 2LY

Farmhouse, Range of Outbuildings and Stables,
Mobile Home, Pasture Land.

DEVELOPMENT POTENTIAL

Extending to 20.02 acres (8.10 ha) in all



A secluded yet accessible location comprising of Farmhouse in need of complete refurbishment or replacement, Planning Consent for a replacement Farmhouse (Implemented 2015), Mobile Home (CLUED) with development potential. A range of Outbuildings and Stables adjoining a block of approx. 18 acres of pasture land.

Lot	Available as a Whole or in up to 5 Lots	Price Guide
1	Existing Farmhouse, Outbuildings, Pasture Land. 2.33 acres in all.	£485,000
2	Mobile Home, Outbuildings and Stables, Pasture Land. 6.07 acres in all.	£475,000
3	Pasture Land on frontage of Solomons Lane. 0.19 acre in all.	£50,000
4	Pasture Land. 6.58 acres in all.	£115,000
5	Pasture Land. 4.85 acres in all.	£125,000
	The Whole 20.02 acres	£1,250,000

FREEHOLD FOR SALE — OFFERS INVITED

VIEWING: Unaccompanied - Please call the offices of Giles Wheeler-Bennett, telephone 01489 896977, to inform us in advance of your visit. Then please view on foot via the main entrance off Solomons Lane for access to Lots 1 - 3. Viewing of Lots 4 and 5 please access via the gateway off Winchester Road. View on foot only and only in daylight taking a set of these details.

SEE LOCATION PLAN: The Property is shaded red and circled.

DIRECTIONS: From Bishop's Waltham take the B2177 south towards Wickham, pass through the traffic lights in Waltham Chase and go a further $\frac{2}{3}$ of a mile and turn left into Solomons Lane. The entrance to Black Horse Farm is approx. 330m on the right hand side.

GENERAL DESCRIPTION: Black Horse Farm extends in all to approx. 20.02 acres (8.10 ha) as shown coloured on the **Site Plan**. The Property is comprised within Land Registry Title HP725821. The Farm has been occupied by Tenants for many years but has now become vacant in recent months.

The Property comprises:

- The existing 2 bedroom Farmhouse with gross internal area approx. 1,311ft² positioned within a spacious garden. The house is in need of complete refurbishment or replacement. House and Garden alone approx. 0.66 acre.
- Planning Consent for a replacement 4 bedroom Farmhouse to provide gross external floor area including single Garage approx. 2,325ft². The Vendor commenced the development in 2015 by the construction of footings and more recently these works has been confirmed by a 'Certificate of Lawfulness of Existing Use or Development' dated 6th April 2018.
- A range of mainly homemade Barns, Stables and Outbuildings (total area of all buildings approx. 4,919ft² (457m²) around a central yard.
- A Mobile Home positioned within the yard and connected to services and drainage and benefiting from a 'Certificate of Lawful Use or Development', reference 18/00348/LDC.
- A block of Pasture extending to a approx. 18.81 acres and split into separate fields with road frontage onto Solomons Lane and Winchester Road.

As set out on the Site Plan the Property is available for sale as a Whole or in up to 5 Lots as briefly described below. Where necessary, if the Property is split into separate Lots then access could be shared.

LOT 1:	The existing Farmhouse, Garden, Outbuilding. Pasture land. Planning Consent for replacement 4 bedroom Farmhouse. 2.33 acres in all.
LOT 2:	Mobile Home positioned with Certificate of Lawful Use or Development and existing development. Range of Barns, Outbuildings and Stables. Pasture land. 6.07 acres in all.
LOT 3:	A parcel of Pasture land with road frontage along Solomons Lane. Fenced. No services connected. 0.19 acres in all.
LOT 4:	6.58 acres of Pasture land. Access either via Lot 5 (Winchester Road) or via main entrance (off Solomons Lane).
LOT 5:	4.85 acres of Pasture land. Vehicular access onto Winchester Road.

REPLACEMENT FARMHOUSE: Planning Consent was achieved 25th April 2012. (Case No: 11/02292/FUL. W Ref: W03102/19). See plans and elevations. The proposed dwelling provides 4 bedroom accommodation with gross external floor area approx. 2,100ft² (including integral Garage). See 3D images of the proposed dwelling. Part of the footings have been constructed in 2015. There is no obligation for a Purchaser to build the replacement house. It is possible to refurbish and improve the existing Farmhouse, subject to Planning Consent for any additions or alterations. If a replacement house is built then conditions of the Planning Consent state that the existing Farmhouse must be demolished and its rubble removed upon the site. There is a Certificate of Lawfulness of Existing Use or Development dated 6th April 2018 which confirms that the works on the footings in 2015 commenced the development. Ask Messrs Giles Wheeler-Bennett for more details.

THE MOBILE HOME: The existing 2 bedroom Mobile Home benefits from a Certificate of Lawfulness of Existing Use or Development (CLUED) dated 10th July 2008. It is our understanding that the existing Mobile Home could be replaced with a timber framed bungalow (approx. 951ft² Subject to Survey), subject to certain criteria and in accordance with Section 29 of the Caravan Site and Control of Development Act 1960, without the need for any further Planning Consent. For examples and prices of timber framed structures see www.timberspecs.com. Timberspecs UK Ltd have provided a specification and costing for a cabin to fit the CLUED site of approximate size to be in the sum £73,800 (no VAT is payable). Please ask Messrs Giles Wheeler-Bennett for more details if required. It may also be possible to achieve Planning Consent for a replacement dwelling.

DEVELOPMENT UPLIFT: The Vendors are mindful to retain a share of any uplift in value caused by residential development on the pasture land in the future.

STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA): The Property has been included in the recent SHELAA process arranged by Winchester City Council. See www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/

SERVICES: Mains water and electricity connected to the Farmhouse. Private drainage. There is a disused Well close to the Farmhouse.

WAYLEAVES AND EASEMENTS: An 11kv overhead electricity line crosses the Property.

PUBLIC RIGHTS OF WAY: None cross the Property.

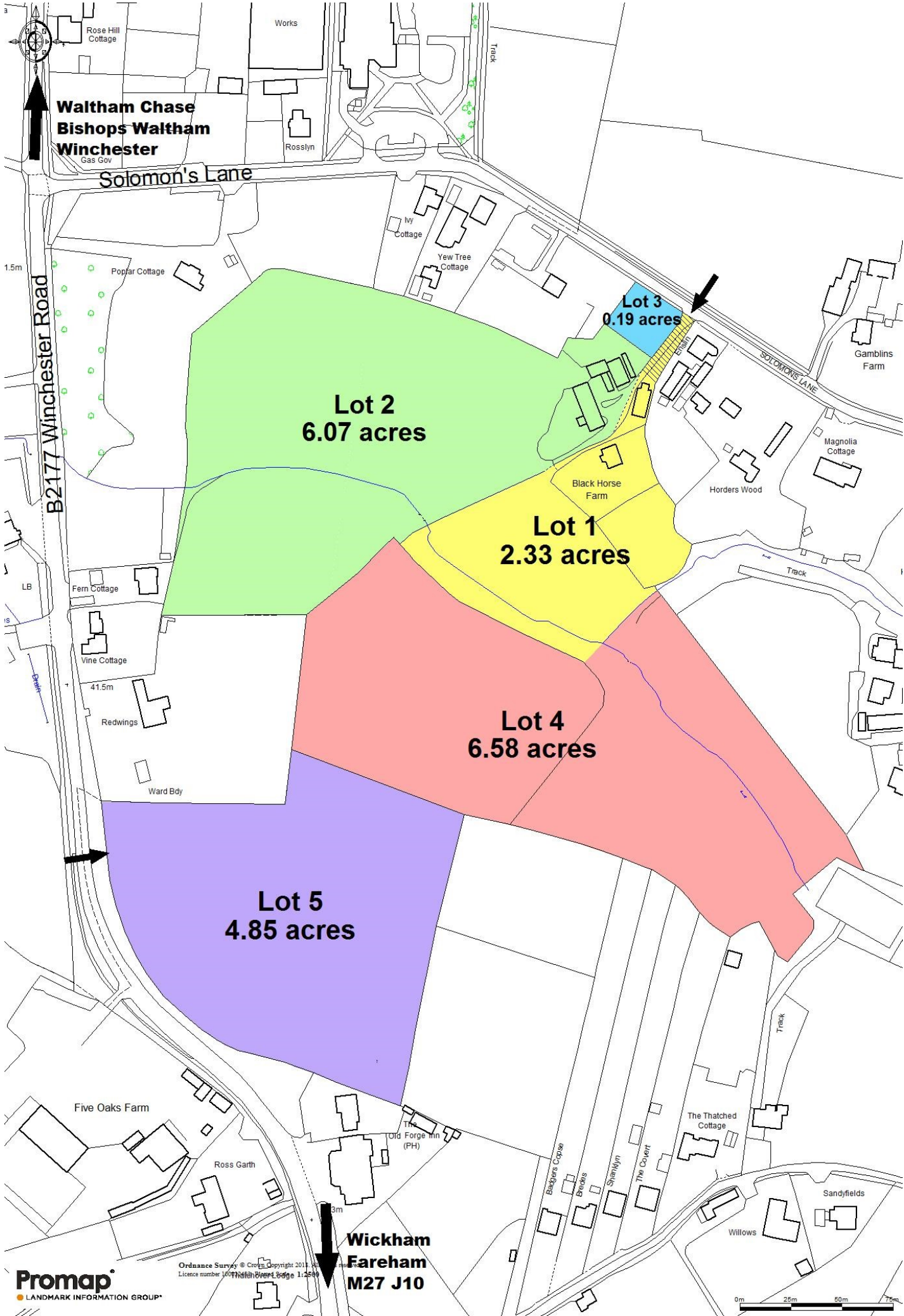
LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>

SOUTH DOWNS NATIONAL PARK: The Property is not in the National Park.

COUNCIL TAX: Farmhouse - Property Band = C for year 2018/2019 = £1,456.50.

Mobile Home - Property Band = A for year 2018/2019 = £1,092.38.

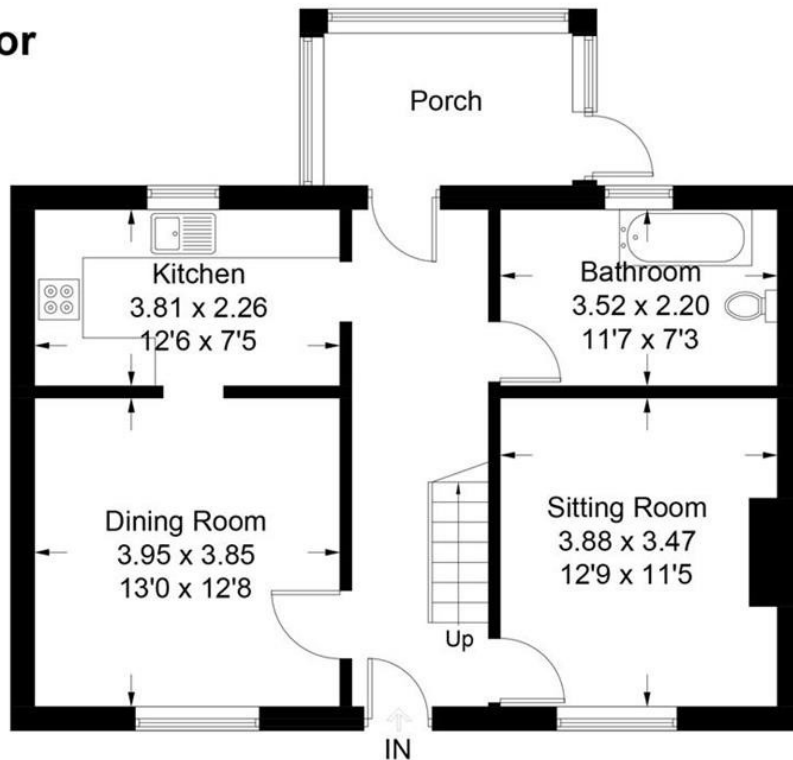
Site Plan



Black Horse Farm - Existing Farmhouse

Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft
(Including Eaves Storage)

Ground Floor



First Floor

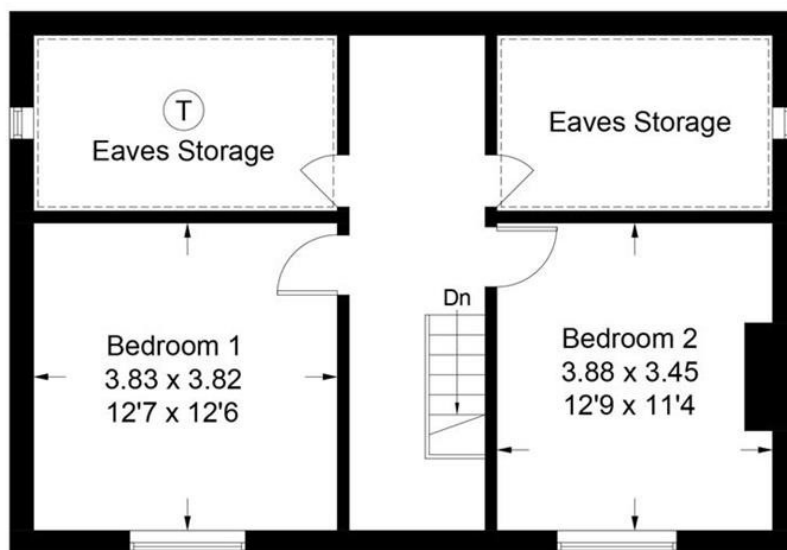
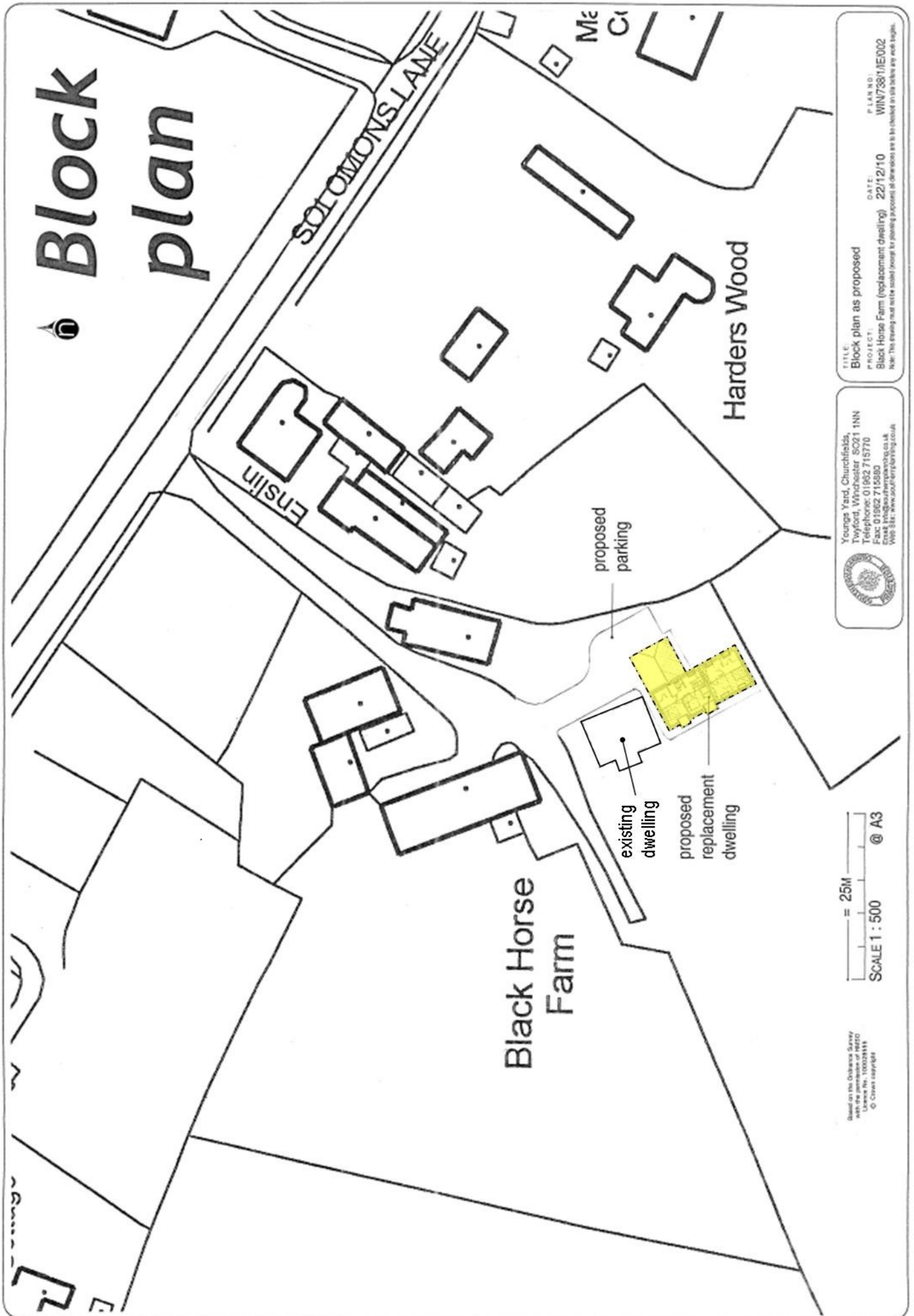


Illustration for identification purposes only, measurements are approximate,
not to scale. (ID431686)





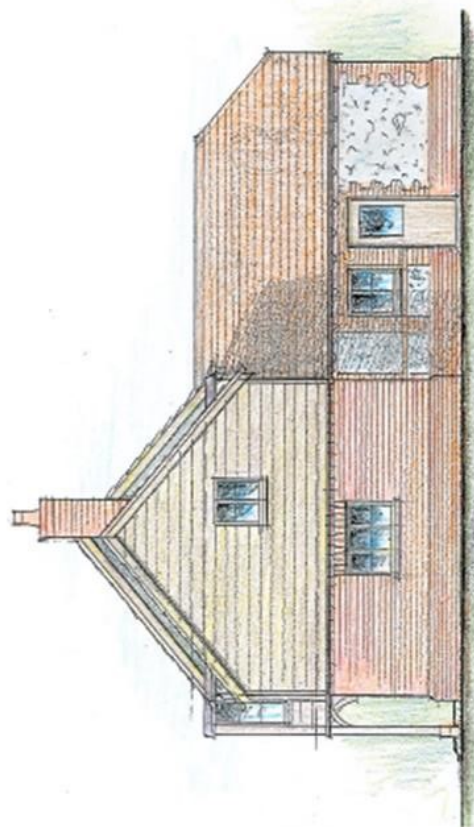
Replacement Dwelling Site Plan



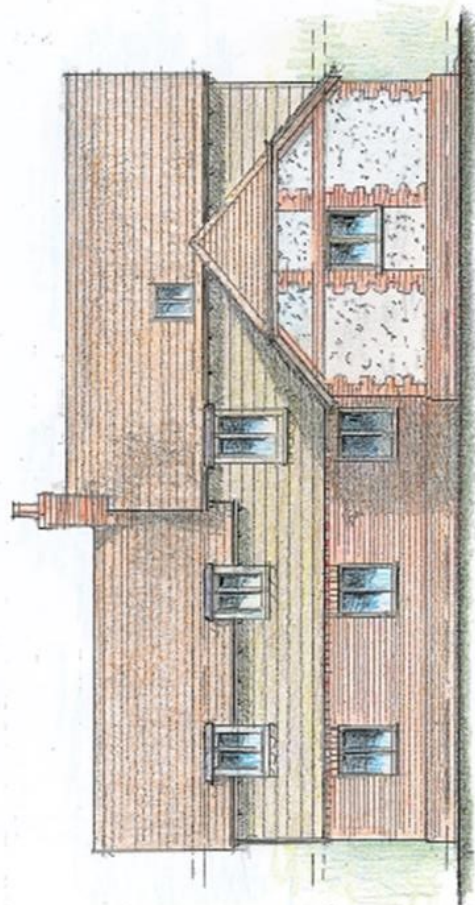
Elevations as proposed



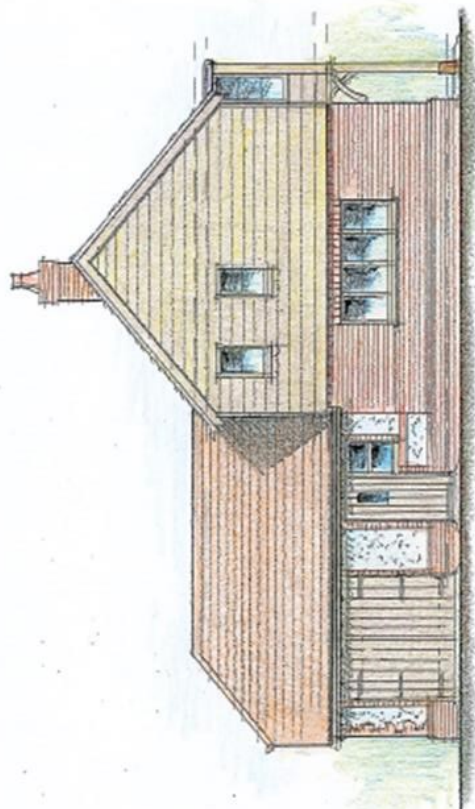
Front - south west




Side - south east



Rear - north east



Side - north west

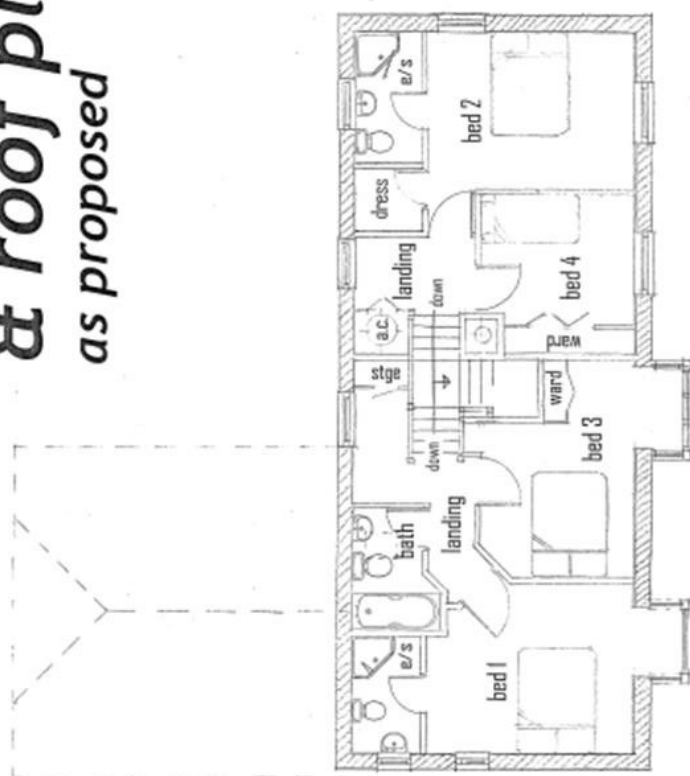

 Youngs Yard, Churchfields,
 Twyford, Winchester SO21 1NN
 Telephone: 01902 710770
 Fax: 01902 710980
 Email: info@youngsyards.co.uk
 Web Site: www.youngsyards.co.uk

SCALE 1 : 100 @ A3
 5M

TITLE: Elevations as proposed
 PROJECT: Black Horse Farm (replacement dwelling)
 DATE: 22/12/10
 PLAN NO: WIN7381/ME003

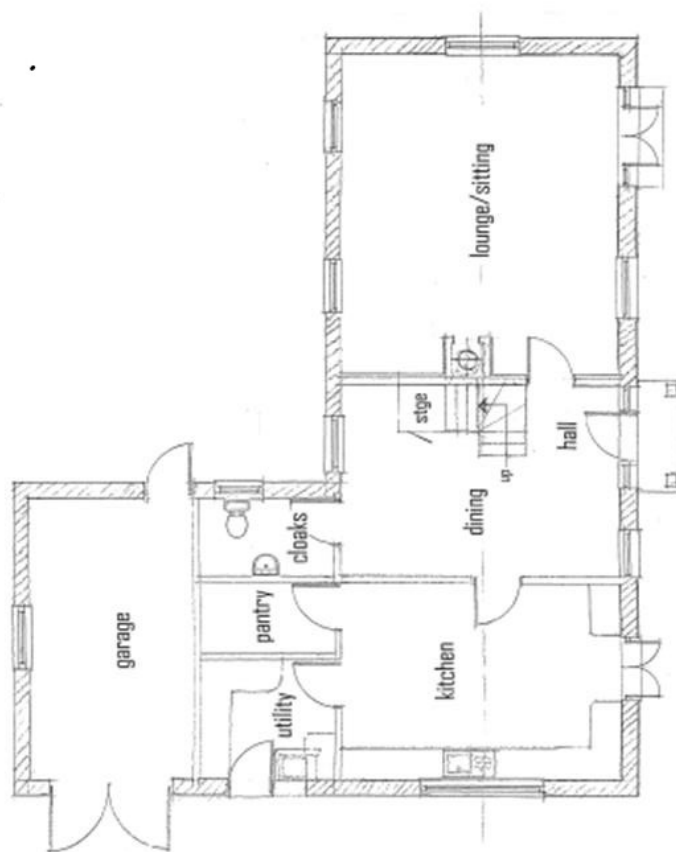
Note: This drawing must not be used (except for planning purposes) if it is checked or not checked any other way.

Floor plans & roof plan as proposed

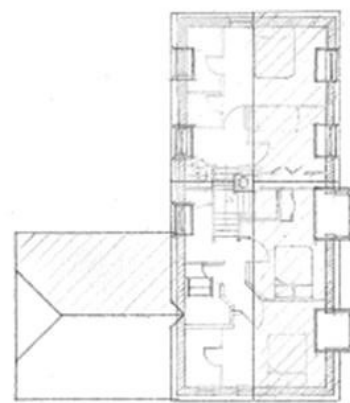


first

5M
SCALE 1 : 100 @ A3



ground



Roof

10M
SCALE 1 : 200 @ A3



Youngs Yard, Churchfields,
Twynford, Winchester SO21 1NN
Telephone: 01962 715770
Fax: 01962 715860
Email: info@youngsparking.co.uk
Web Site: www.youngsparking.co.uk

TITLE:
Floor plans as proposed

PROJECT:
Black Horse Farm (replacement dwelling)

DATE:
22/12/10

PLANNING:
WIN7361/IE004

Note: This drawing must not be used (except for planning purposes) at any time after the date of issue.



Energy Performance Certificate



Black Horse Farm, Solomons Lane, Waltham Chase, SOUTHAMPTON, SO32 2LY

Dwelling type: Detached house
Date of assessment: 17 April 2018
Date of certificate: 17 April 2018

Reference number: 8318-7424-5400-0743-8992
Type of assessment: RdSAP, existing dwelling
Total floor area: 105 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,047
Over 3 years you could save	£ 3,969

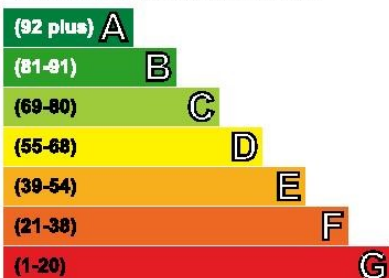
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 225 over 3 years	
Heating	£ 5,718 over 3 years	£ 2,541 over 3 years	
Hot Water	£ 966 over 3 years	£ 312 over 3 years	
Totals	£ 7,047	£ 3,078	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
25	74

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 EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,653
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 336
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 72

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



For Further Information Contact :

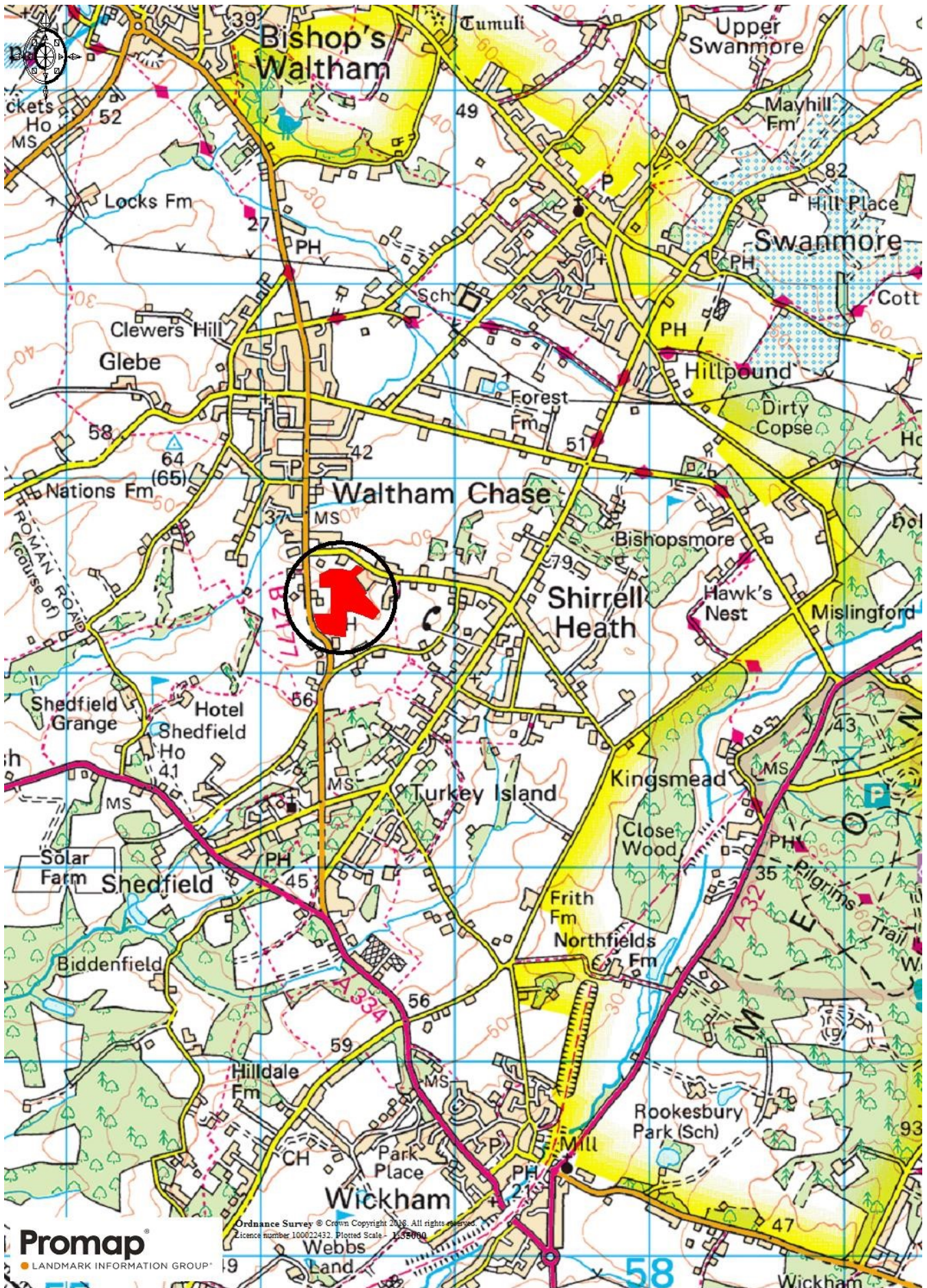
Dominic Plumptre

Tel: 01489 896977

Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

Location Plan



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.

23RD MAY 2018