

Hurst Lane, Marwell - SO21 1JQ

Stables, Arena and Pasture Land

Approx. 15.10 acres (6.11 ha) in All



A range of 5 Stables with secure hay barn and tack room with wash down bay all set around a fenced concrete yard. 20m x 40m Sand and Fibre Arena.

A total of 14.30 acres (5.79ha) Pasture land split into paddocks with timber field shelters. Network of quiet lanes and public bridleways nearby.

Within the South Downs National Park.

Available as a Whole or in 3 Lots

For sale by Private Treaty

Lot	Description	Price Guide
Lot 1	Approx. 5.11 acres in all comprising stable block with tack room and barn, riding arena and Pasture Land (approx. 4.30 acres).	£200,000
Lot 2	Approx. 4.99 acres of Pasture Land. With exclusive vehicular access.	£125,000
Lot 3	Approx. 5.00 acres of Pasture Land. Double field shelter on skids. Shared access (with Lot 1).	£115,000
The Whole		UNDER OFFER £440,000

FREEHOLD FOR SALE - OFFERS INVITED

VIEWING: Please proceed unaccompanied and on foot only during daylight hours, taking a set of these sales particulars with you.

LOCATION: See **Location Plan**. The property lies just off the B2177 and within 7 miles of Winchester, 11 miles from Southampton and 3.5 miles of Bishops Waltham. Access to the property is off Hurst Lane as indicated on the **Site Plan**. Take the turning north off the B2177 Bishop's Waltham onto Hurst Lane, signed Owslebury. Pass the Marwell Activity Centre and the land is then approx. 500 yards on the left hand side.

DESCRIPTION: The Property is generally bound and well screened by either post and rail fencing or established broadleaved hedgerows and extends to approx. 15.10 acres (6.11 ha) in all as coloured on the site plan. The Property is currently used as a private equestrian centre. The pasture land is used for the grazing of horses and cutting of hay. The Property is available for sale as a whole or in 3 Lots, as identified on the Site Plan. The Property benefits from two vehicular access points. The Agricultural Land Classification Map indicates the land to be Grade 3. The British Geological Survey plan indicates the soils to be clay-with-flints formation over chalk. The land is level and lies approx. 40 - 50m above sea level.

LOT 1: Approx. 5.11 acres comprising Stable Block, riding Arena and Pasture Land (approx. 4.30 acres). Metal Storage Container.

LOT 2: Approx. 4.99 acres of Pasture Land. With exclusive vehicular access.

LOT 3: Approx. 5.00 acres of Pasture Land. Double field shelter on skids. Shared access (with Lot 1).

EQUESTRIAN FACILITIES: The yard is set back off the road and accessed by a vehicular track. The stables adjoin a concrete yard fenced with post and rail. There is an area offering plenty of parking (one horse box or trailer allowed) and turning which is made up of level hard-core. The Stables, Yard and parking areas extend to approx. 0.21 acres.

STABLE BLOCK: See Floor Plan. A U-shaped building consisting of 5 stables (14ft x 12ft), secure hay barn, secure tack room and an open wash down/storage bay. The stables are in a very good condition and of timber construction under black Onduline pitched roofing on a concrete and brick base with damp proof course. To the rear of the stable block is a manure heap of concrete post and panel construction and a number of water butts used for the collection of rainwater from the roof.

ARENA: 20m x 40m Sand and Fibre arena. Post and rail fencing. The arena is drained to a soakaway.

FIELD SHELTER: Double field shelter on skids currently positioned in Lot 3. This did not require planning permission.

CONTAINER: A metal storage container positioned for Lot 1 has consent to be used for agricultural storage.

FENCING: The external fencing is generally a post and rail fence (historic boundary fencing also remains and is owned). Each of the Lots is divided by existing post and rail fencing with the exception of length A to B, marked on the site plan, between Lots 1 and 2 which is currently unfenced but with a peg positioned at A. It will be an obligation of the purchaser of Lot 2 to erect a fence between A and B.

PUBLIC RIGHTS OF WAY: None cross the property.

SERVICES: None connected. Mains Electricity is available in the locality with the necessary consents. The Vendor has paid for a water meter to be installed in along Hurst Lane but the work to lay a pipe approx 47m up the lane to the meter has not yet been completed. The Vendor but has provided water to horses by utilising water butts to collect water off the Stable roof and that arrangement has proved to be satisfactory to date.

PLANNING: The land lies within the South Downs National Park and is currently zoned as Countryside where policies generally protect against development apart from agricultural or equestrian. The planning applications below have been achieved on the property. Details are available from the SDNP website stated below. Please contact Messrs Giles Wheeler-Bennett for copies if you require.

The above planning consent REF: SDNP/16/03622/FUL was granted permission with a number of conditions. **This included that the use of the equestrian paddock and stables shall be restricted to the keeping of horses for private recreational use by the owner of the land only and shall not at any time be used for any other form of equestrian activity such as for any commercial riding, breeding or training purposes.**

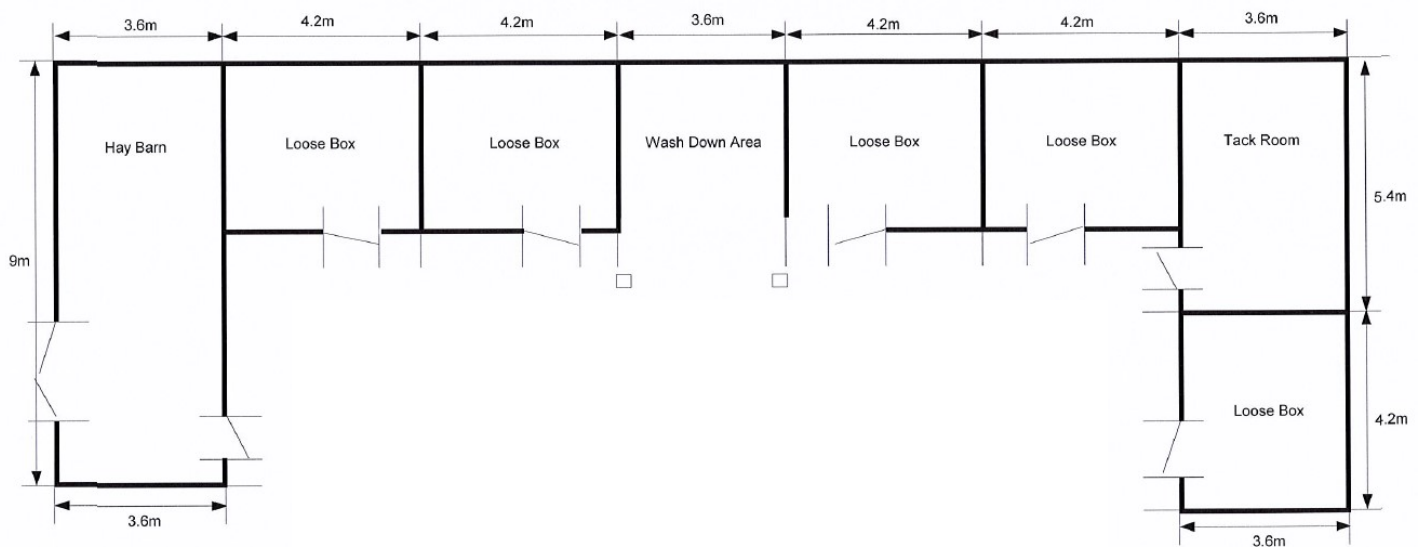
2016	SDNP/16/03622/FUL	Change of use from Agricultural/Grazing to Equestrian. Development of stable building consisting of 5 stables, hay barn, tack room and wash bay. Development of 20x40m sand manège (REVISED SITING 24/08/16)
2016	SDNP/16/05139/DCOND	Discharge of conditions 8 & 9 in relation to SDNP/16/03622/FUL
In Progress	SDNP/18/03532/DCOND	Discharge of condition 6 application SDNP/16/03622/FUL - Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park as outlined in pink dash on the **Location Plan**. South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk. The South Downs National Park Authority deals with all planning enquiries.

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

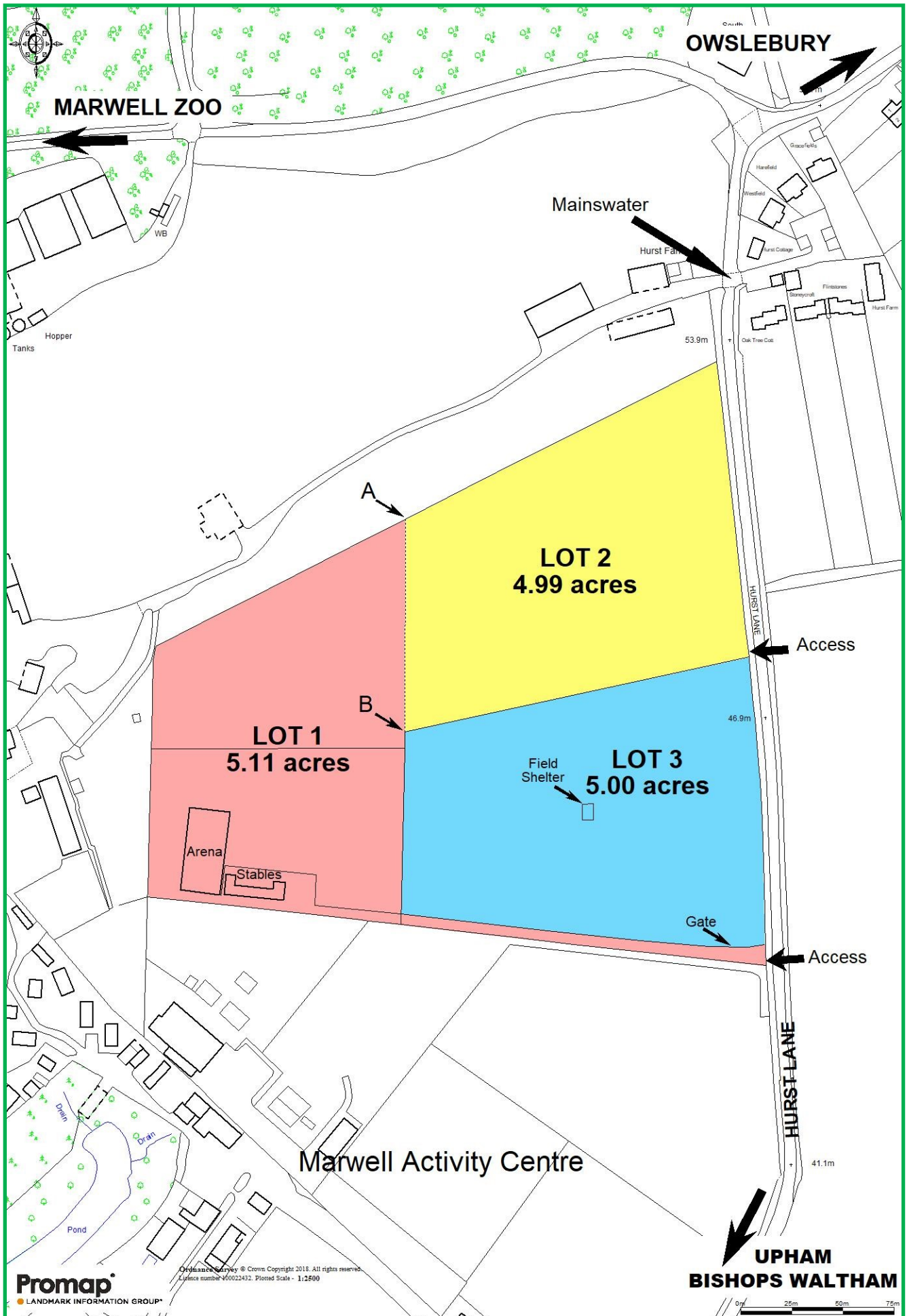


For Further Information Contact:
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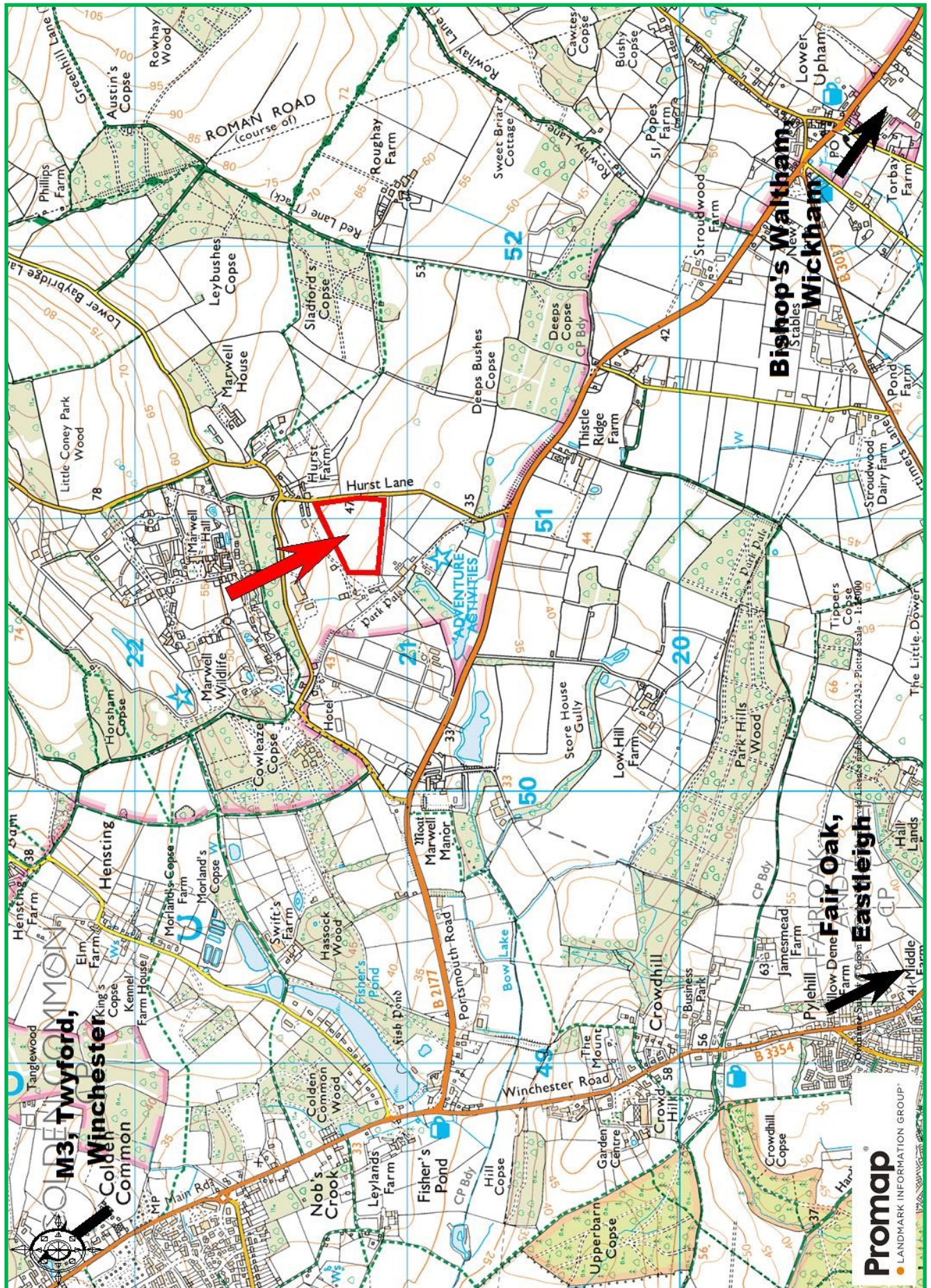


SITE PLAN



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 2018