

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

HEATH ROAD SO32 3PQ

SOBERTON

Pasture Land with 2 Stables

Approx. 9.31 acres (3.77 ha)



A parcel of pasture land on the edge of the Village. [With 2 Stables and Yard available]. Adjoining a Public Bridleway. Recently fenced and with mains water and electricity available. Within the South Downs National Park.

Price Guide £195,000 for the 9.31 acres of Land

Offers Invited

Freehold for Sale

Private Treaty



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VIEWING: Please proceed unaccompanied and on foot only during daylight hours, taking a set of these Sales Particulars with you. It is recommended to view the Drone Footage available at the website www.gileswheeler-bennett.co.uk prior to visiting on site.

DRONE VIDEO FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. Soberton Heath lies approx. 2.5 miles north east of Wickham off the eastern side of the A32.

DIRECTIONS: From Wickham, travel north on the A32 for approx. 1.4 miles and take the right turn for Soberton Heath along Heath Road. Proceed past Mill Lane on your left hand side, and the Property is approx. 300m on the left hand side when you will see a timber gateway.

DESCRIPTION: The Property for sale extends to 9.31 acres of pasture land. The pasture has been fenced around the perimeter with post and stock netting with two plain wires above. In addition, the fencing has attachments suitable for electric type fencing if required.

The freehold Property for sale does not include the Stables and Yard. The Vendor is retaining ownership of the Stables and Yard but will allow the Purchaser of the land to occupy and use the Stables on a permanent basis with a written agreement. There are two new Stables (11½ ft internal dimension) with secure Store Room in between (accessed internally). Timber constructions with kick boards, concrete floor on brick foundation. Mains electric and water connected. There is the ability to store a trailer, horsebox or container on the Yard. Manure to be contained within a trailer.

The Agricultural Land Classification Map indicates the land to be Grade 4. The British Geological Survey indicates the land to be 'Lambeth Group - Clay, Silt and Sand'. The land lies approx. 55 - 65m above sea level. The land is reasonably level at the eastern end, and then drops gently down towards the western boundary where it adjoins the old and disused Meon Valley railway, which is now a Public Bridleway. Access to the Bridleway can be achieved via Mill Lane to the south, and there may be potential to provide direct access from the western boundary, subject to achieving whatever consents are necessary (the disused railway is owned by Hampshire County Council).

SERVICES: Mains water and electricity are available and connected.

PUBLIC RIGHTS OF WAY: None cross the Property.

HORSE RIDING: The 'Meon Valley Rail Path' Public Bridleway passes close by as indicated on the **Site Plan** and extends 5 miles to the north to Warnford and 4 miles to the south at Wickham. The largest remaining fragment of the Forest of Bere shown as West Walk on the **Location Plan** (approx. 865 acres) is located 0.5 miles to the south, accessible via the Bridleway. Horse riding within this woodland owned by the Forestry Commission is available by permit, see www.tollrides.org.uk.

ARTICLE 4 DIRECTION: The land is subject to an 'Article 4 Direction' dated June 2014. This requires that planning permission is applied for any fence/wall/enclosure works to be carried out on the land. The Vendor has achieved the necessary planning permission for all the existing fencing and gates. The post and wire fencing design includes electric fixings if required. Please contact Messrs Giles Wheeler-Bennett for further details or copy of this.

PLANNING: The land lies within the South Downs National Park who act as agents for the Local Planning Authority of Winchester City Council 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. Further details are available from the SDNP website stated below. Please contact Messrs Giles Wheeler-Bennett for copies if you require.

2017- SDNP/17/02684/FUL - Stable block and fencing and equestrian use of paddock. The keeping of horses for private recreational use by the owner of the land - no commercial use. Either horsebox/trailer/container can be parked. Manure to be in trailer.

DEVELOPMENT UPLIFT: There is an existing covenant on the Property in which the previous owner has retained a 50% interest in any increase in value if it is used for any dwelling or building for commercial use. This expires on 12th July 2020 (less than 2 years). **Therefore, this covenant does not affect the use of the land for equestrian or agricultural purposes.**

ACCESS: The land benefits from a right of way through the gate at the roadside. The Stables have a separate access into the Yard.

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park as outlined in yellow 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.

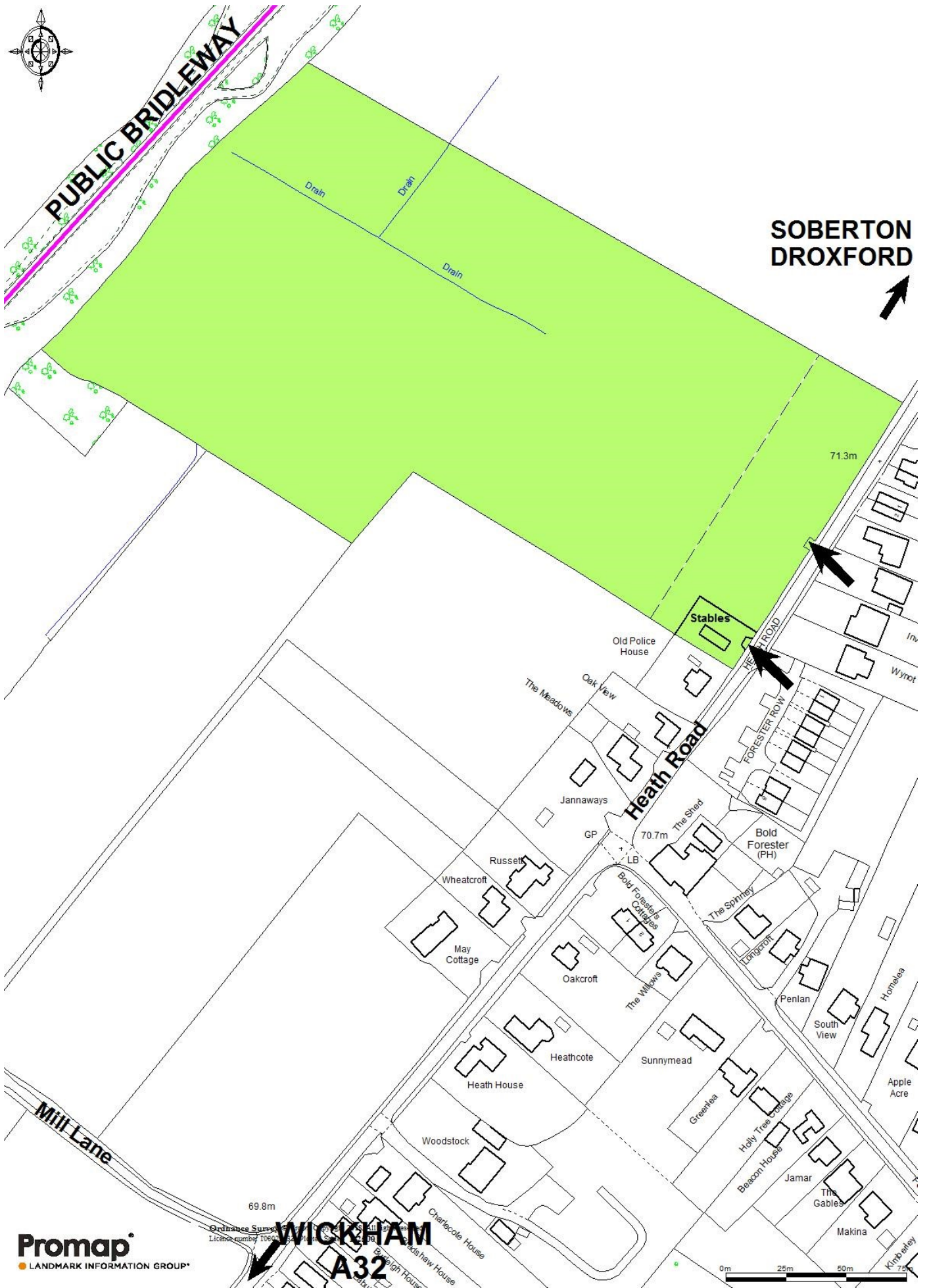
LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>.



For Further Information Contact:
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SITE PLAN



SOBERTON DROXFORD

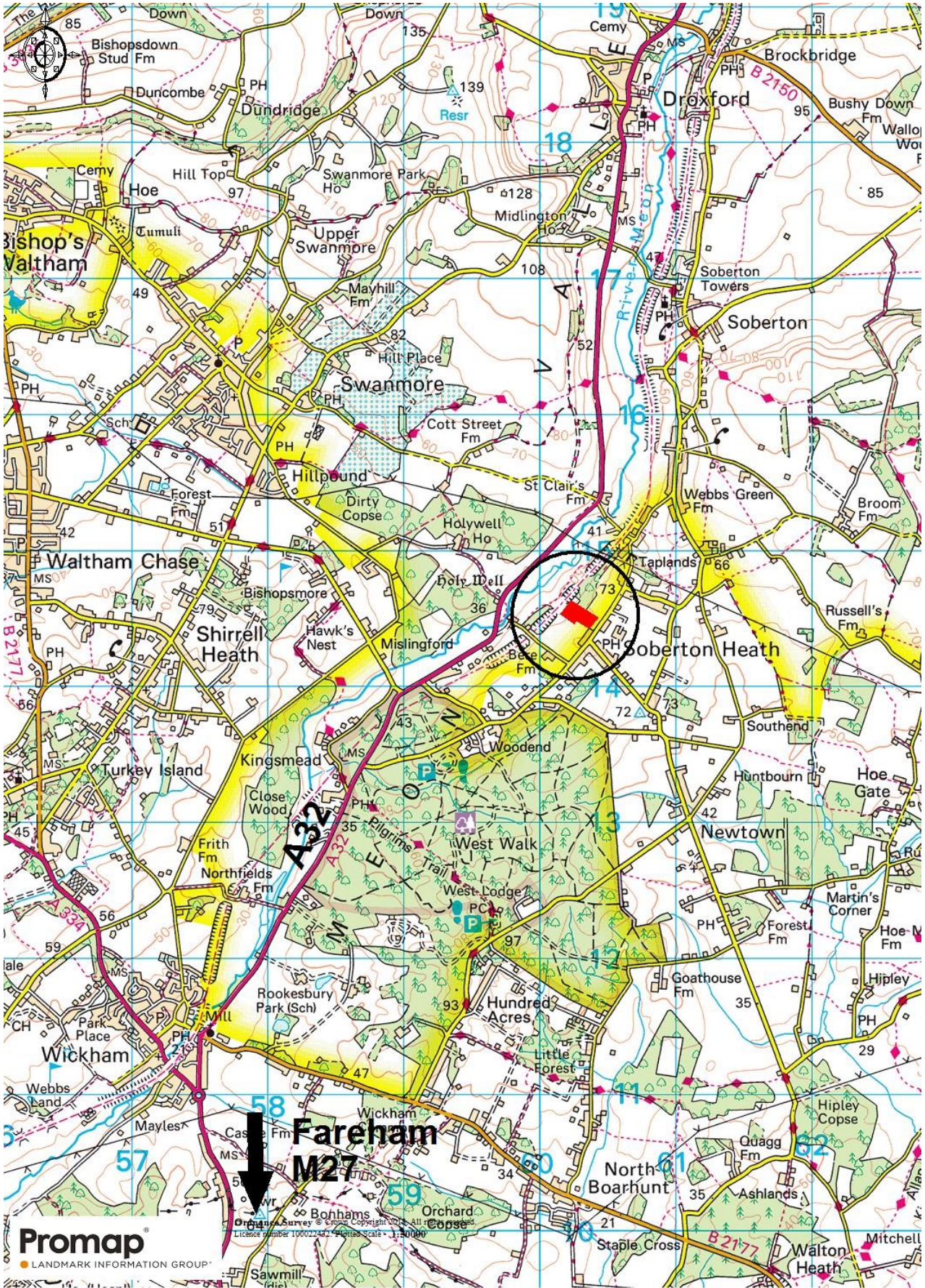


Promap
LANDMARK INFORMATION GROUP*

Ordnance Survey
License number 100019250
WICKHAM
A32

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.