

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Wickham, Nr Fareham PO17 5ND

Mayles Farm

Extending to 77.54 acres (31.37 Ha) in all



A range of former dairy buildings extending to over 21,000 ft² currently used for an established Equestrian DIY Livery business including 31 Stables. With approx. 71.81 acres (29.06 Ha) of pasture land. No dwelling included.

On the outskirts of Wickham and on the banks of the River Meon.

With the hope of Development in the long term.

	Description	Price Guide
Lot 1	Extending to 62.48 acres in all. Buildings and Pasture land.	£1,500,000
Lot 2	Extending to 15.06 acres in all. Pasture and Woodland.	£250,000
Whole	77.54 acres in all	£1,750,000

**AVAILABLE AS A WHOLE OR IN 2 LOTS
FREEHOLD FOR SALE BY PRIVATE TREATY
OFFERS INVITED**



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VIEWING INSTRUCTIONS:

- LOT 1 - BUILDINGS AND GRAZING LAND - Strictly by prior appointment with selling agent. Contact Dominic Plumptre on mobile 07780 000201 / office 01489 896977 to arrange a viewing appointment.**
- LOT 2 - GRAZING LAND - View on foot during daylight hours taking a printed set of these Sales Particulars with you. Please proceed unaccompanied and without an appointment.**

LOCATION: See **Location Plan**. The Property adjoins the A32 and is approx. 2¼ miles off the Junction 10 of the M27 from the northern end of Mayles Lane on the outskirts of Wickham proceed along Mayles Lane southwards towards Knowle. Mayles Farm is on the left hand side within 400m.

DESCRIPTION: Mayles Farm extends in all to 77.54 acres (31.37 Ha) as shaded green on the **Site Plan** and comprises a range of buildings with Stables and adjoining areas of pasture land on both sides of Mayles Lane. The Property for sale comprises part of Land Registry Title No: HP705530.

LOT 1	Extending to 62.48 acres (25.28 Ha) in all comprising the range of buildings (1.40 acres) now used for equestrian purposes with car parking and yards positioned along the road frontage of Mayles Lane with a single block of 61.08 acres adjoining of pasture land.
LOT 2	Extending to 15.06 acres (6.09 Ha) in all on the western side of Mayles Lane and on the banks of the River Meon and contains approx. 10.73 acres open grazing, with approx. 1.95 acres of grazed woodland and then with the remaining 2.38 acres of brambles/rough/river grazing at the northern end. No mains water connected. Grazing livestock can drink from the River Meon.

THE BUILDINGS: See Buildings Plan and Schedule. These include: Office. Workshop. Stables (31). Toilet. Tack Rooms. The range of buildings and Stables comprise in excess of 21,000ft² of floor area set around yards and access track extending to 1.40 acres. There are 4 Polytunnels to the south of the buildings.

THE LAND: There is a total of approx. 71.81 acres of pastureland available at the Property. The majority of the land is grazed all year but the pasture immediately to the west of the buildings has been typically used to make hay. The land is split up into various fields and is fenced. Water troughs serve the grazing land. The eastern boundary of Lot 1 adjoins residential back gardens and along this section there is a drainage ditch which demarks the extent of the Property and in accordance with Land Registry Title Plan HP705530.

The pasture land in Lot 1 is more or less level adjoining the buildings but further east and to the south of the buildings the land rises up and the height above sea level ranges between 17m and 57m. The Geological Survey Plan of Great Britain indicates the sub-soils to be mainly London Clay Formation—Clay, Silt and Sand. The Agricultural Land Classification indicates the land to be of Grade 3 quality.

ACCESS: **LOT 1** - Two vehicular access points off Mayles Lane serve Lot 1 as indicated on the **Site Plan**. There is a vehicular access point onto the A32 at Hoads Hill as identified as point A on the **Site Plan** but this has not been used for many years. Mayles Lane is privately owned to the south of position B on the **Site Plan**.

LOT 2 - benefits from 3 vehicular access points off Mayles Lane as indicated on the **Site Plan**. The River Meon forms the western boundary of Lot 2.

EQUESTRIAN DIY LIVERY: The buildings and yards have been used for equestrian purposes and operated as a DIY Livery Business for over 30 years. There are 31 stables and other pens contained within the buildings. The Vendors currently have up to 19 customers who keep their horses within these stables. The current annual revenue from the DIY enterprise is in the region of £40,000. The horses graze the land and are ridden on the designated Riding Area as indicated on the **Site Plan**.

RIDING AREA: There is a fenced area extending to approx. 1.12 acres of pasture suitable for riding and jumping that is used by DIY Livery customers as indicated on the **Site Plan**. No other part of the Property is currently used for riding.

FISHING RIGHTS: Lot 2. No other party exercises fishing rights along the River Meon from the Property and it is understood that the rights are 'in-hand' but this subject to legal confirmation.

PUBLIC RIGHTS OF WAY: None cross the Property.

PRIVATE RIGHTS OF WAY: The neighbouring woodland 'Birchfrith Copse' to the south west as identified on the **Site Plan** benefits from a right of way off Mayles Lane across the Property. Please ask Messrs Giles Wheeler-Bennett for more details.

SERVICES: 3 Phase mains electricity available. Mains water (troughs in Lot 1). Modern diesel tank. Cesspit in the yard. Telephone available. Security System at the Buildings with CCTV recording and audio.

PLANNING HISTORY: Reference W/1324 dated 7th July 1975 for 'Erection of Beef Unit'.
Reference W/1324/1 dated 2nd July 1980 for the 'Erection of Lean-To Extension to Farm Buildings'.

The Vendor has applied for a Lawful Development Certificate confirming the historic (30 years) equestrian use of the buildings and land.

PLANNING POLICY: The Property lies within Winchester City Council area. Along the southern boundary of Lot 1 the Property adjoins the proposed residential development known as 'Welborne' (proposed 6,000 occupants) due to be developed through to 2042. Within the current Local Plan (2013—2031) Mayles Farm lies within an area zoned as 'Countryside'.

ENVIRONMENTAL DESIGNATIONS: None currently recorded on the Property.

DEVELOPMENT UPLIFT: The Vendors are mindful to retain a 25% share in any future development if planning consent is achieved within a period of 40 years. Contact the selling agent Dominic Plumptre for more details.

BASIC PAYMENT SCHEME: Whilst the land is eligible the Vendor has not previously claimed this agricultural subsidy on the land and there are no Basic Payment Scheme Entitlements available from the Vendor.

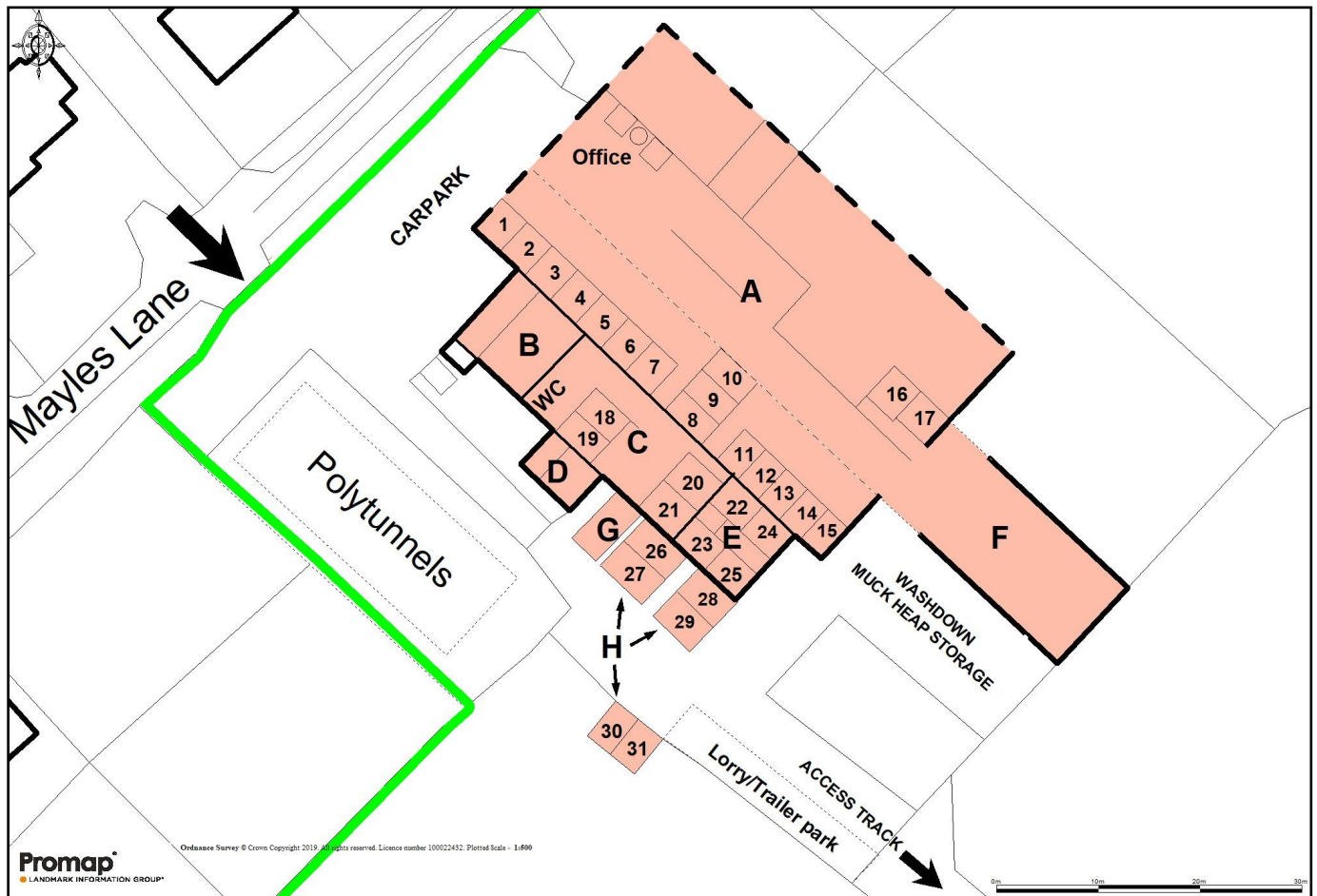
EASEMENTS AND WAYLEAVES: A high voltage electricity pylon and line crosses the Property. A water pipe crosses Lot 1. An 11kv overhead electricity line crosses the Property.

BUSINESS RATES: None demanded.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [http:// www.winchester.gov.uk/](http://www.winchester.gov.uk/).



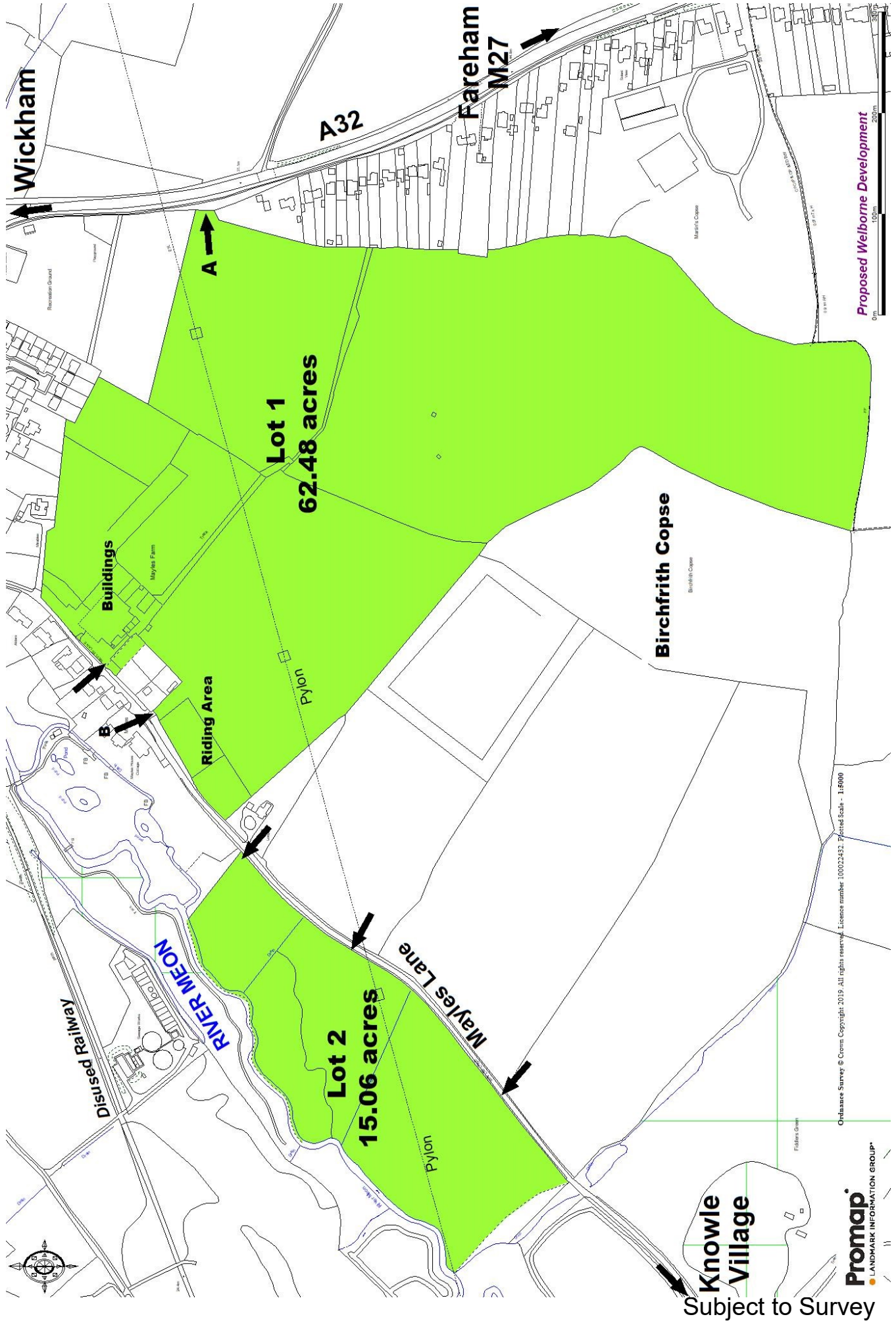
BUILDING PLAN



BUILDING OF BUILDINGS

BUILDING REF.	Description	Dimensions m	Dimensions ft	Area m ²	Area ft ²
A	Umbrella Building, Stables (17), Pens, Office and Storage	47 x 27.4	154 x 89.7	1300	13993.7
B	Workshop	10.4 x 9.2	34 x 30.2	94.4	1016
C	Stables (4) and Toilet	18.6 x 9.2	61 x 30.2	171.1	1842.2
D	Tack room and Storage	6.7 x 4.6	21.9 x 15.2	30.8	331.3
E	Stables (4) and Tack Storage	8.6 x 8.6	28.3 x 28.1	74	797
F	Fodder Storage	24 x 10.2	78.7 x 33.3	243.7	2624
G	Tack room	6.6 x 3.3	21.6 x 10.9	21.7	233
H	Stables (6)	6.8 x 5.7	21.6 x 18.6	36.9	396.8
		6.6 x 4.7	22.2 x 15.5	33.9	362.5
		6 x 4.5	19.5 x 14.6	26.6	285.9
Total:	31 Stables			2,033.1 m²	21,882.4 ft²

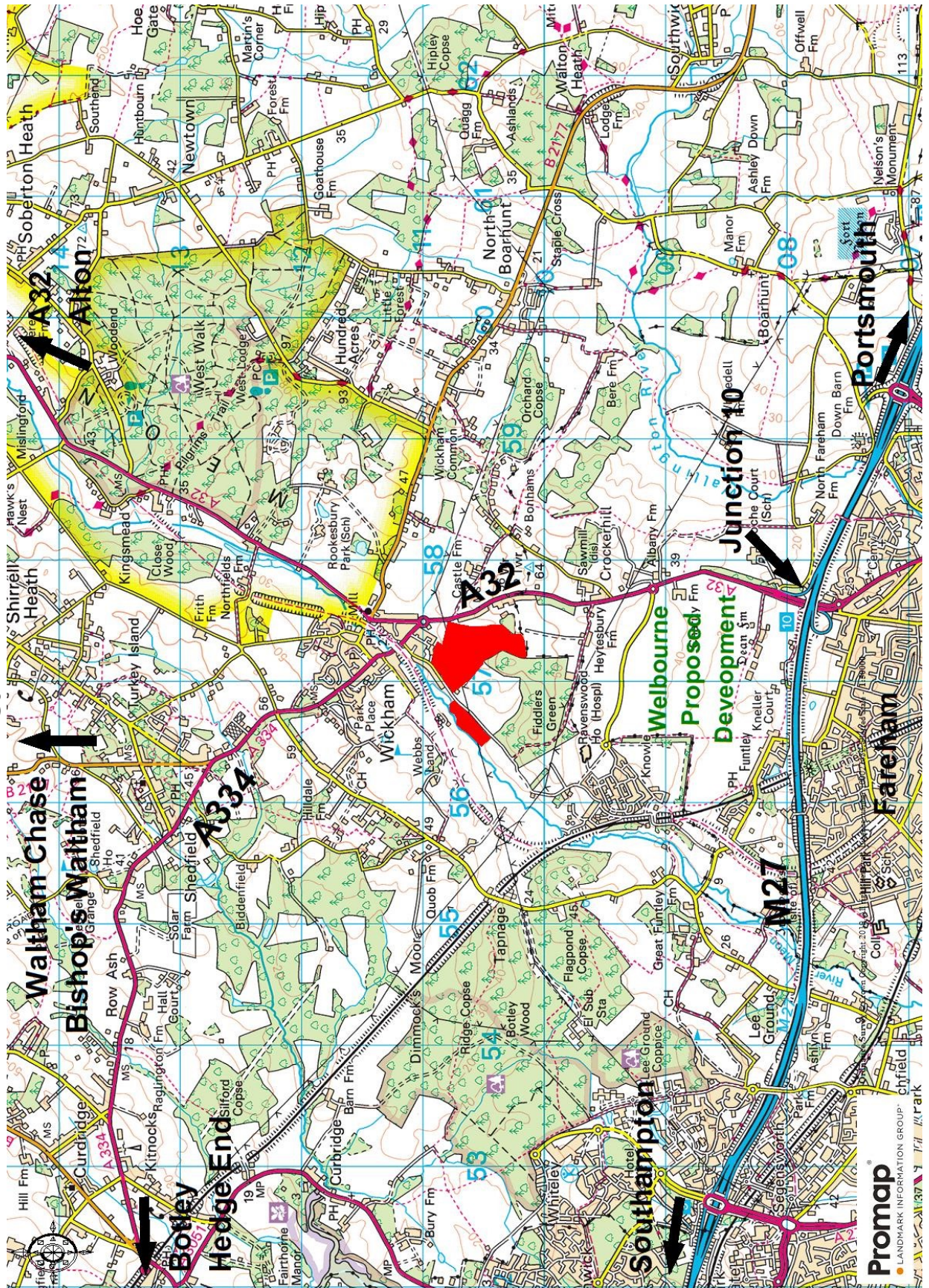
SITE PLAN



LOCATION PLAN



For Further Information Contact:
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FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

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April 2019