

## **WARNFORD TOP POND**

**In the Heart of the Meon Valley, SO32 3LB**

**Approx. 4.91 acres (1.98 ha)**



**Woodland with a stretch of the River Meon passing through and an adjoining pond (0.79 acres). A unique habitat providing privacy and sanctuary with high conservational value and being very accessible.**

**Price Guide £150,000**

**Offers Invited**

**Freehold for Sale**

**VIEWING INSTRUCTIONS:** It is recommended to view the Drone Video Footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to visiting on site. Please contact Messrs Giles Wheeler-Bennett to arrange a viewing of the Property. Parking is available at the main entrance.

**DRONE VIDEO FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) for further details, photographs and drone video footage available showing the whole Property.

**LOCATION:** See **Location Plan**. The Property is positioned on the western side of the A32, approx. 1.1 miles south of West Meon, approx. 5.7 miles from Cheriton and approx. 3.5 miles north of Droxford, within the village of Warnford.

**DIRECTIONS:** At the village of Warnford, head north along the A32 from the George & Falcon Public House and the entrance to Warnford Top Pond is after approx. 500 m on the left hand side where there is a metal field gate providing vehicular access.

**DESCRIPTION:** The Property extends in all to approx. 4.91 acres (1.98 Ha) as outlined red on the **Site Plan**. The Property is contained within Land Registry Title No HP487028.

**Woodland:** The mixed broad leaved woodland includes Willow, Horse Chestnut, Alder, Hazel and Beech trees. There are hedges along the roadside and within the woodland to provide additional privacy. There are no existing Woodland Grant Schemes, permissions or licences.

**River Meon:** The double bank single channel of the River Meon passes through the Property. Approximate length of the stretch is 190 m and with average width 5-8 m. This chalk stream runs incredibly clear and of high quality water as demonstrated by the commercial watercress beds immediately down stream and evidence of the water voles which have been successfully reintroduced to the River Meon. So far as the Vendors are aware Fishing Rights are in hand and the Vendors have seen Brown and Rainbow Trout.

**Pond:** Historically 'Warnford Top Pond' occupied the larger area than the existing pond today which the Vendors reinstated when they purchased the Property over 20 years ago. There is a small island within a pond. There are no fish currently stocked but in the past the pond has been used for Mirror and Common Carp. The pond supports an abundance of wildlife including Kingfishers, Coots, Moorhens and Little Egrets, and extends to 0.79 acres (0.32 Ha).

**Buildings:** There are two wooden sheds used for storage of tools and equipment and the larger having a decked seating area. See photographs.

**SERVICES:** None connected.

**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 AUTHORITY:** The Property is within the South Downs National Park. Please contact South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. [www.southdowns.gov.uk](http://www.southdowns.gov.uk).

**COVENANT:** There are various covenants that affect the Property including that the use of the Property should not be for any purpose other than low key leisure purposes conservation or educational purposes. For further information and copies please contact the selling agent.

**SITE OF IMPORTANCE FOR NATURE CONSERVATION (SINC):** The River Meon is designated as a SINC.

**PLANNING HISTORY:** Consent for "Erection of storage shed and creation of new vehicular access" was achieved 25th June 1998 (Ref W15042/01). This permission included a turning area used for parking.



**For Further Information Contact:**  
Dominic Plumptre  
Tel: 01489 896977 Mob: 07780 000201  
Email: [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk)





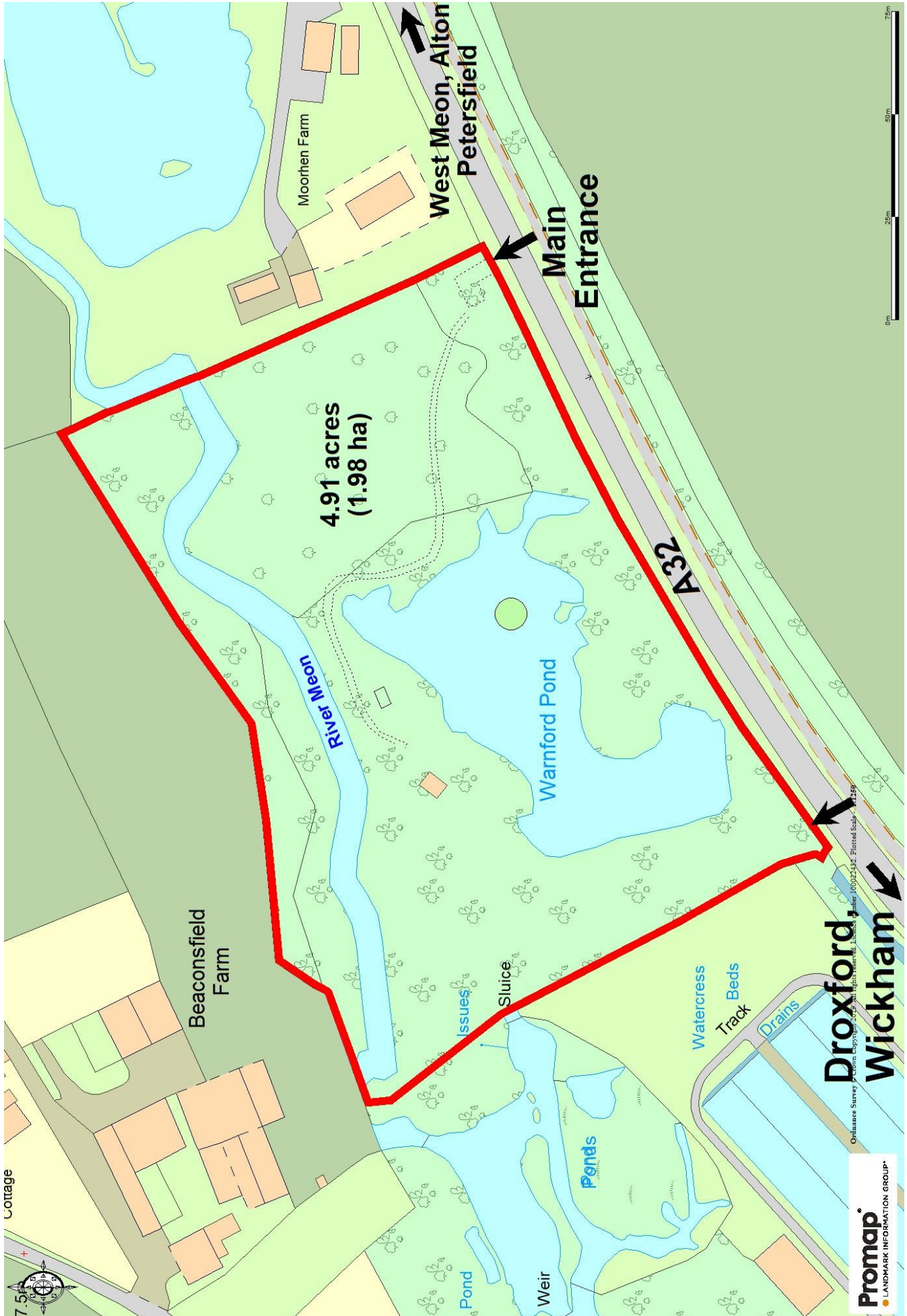








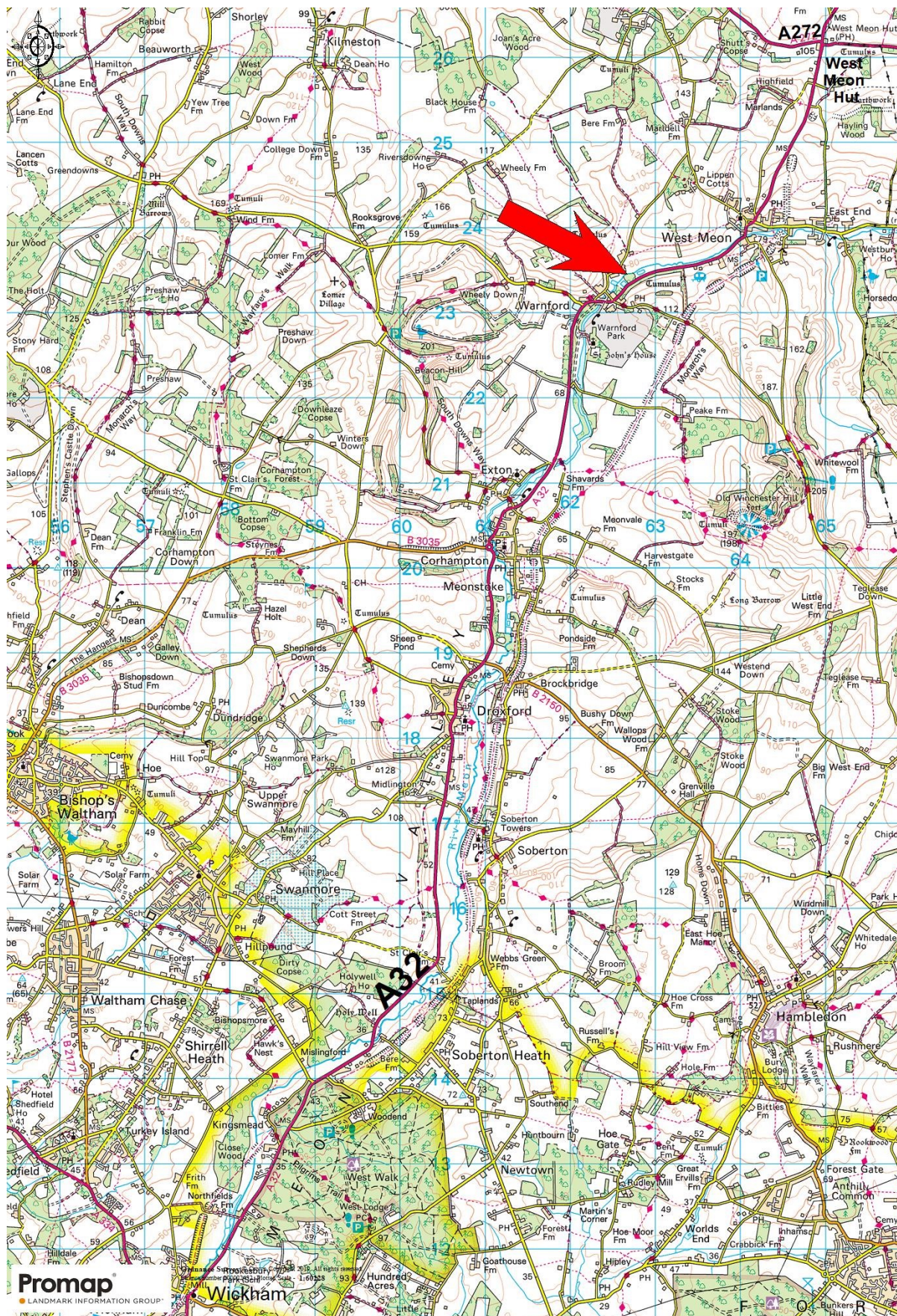
# SITE PLAN



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.
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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.