

Fair Oak, Nr Eastleigh SO50 7HB

‘Chestnut Gully Wood’

WOODLAND

Approx. 17.95 acres (7.26 ha) in All



Coniferous and Broadleaved Woodland. Mature and partly managed woodland. Secluded yet accessible location.

Shared access. Available in 2 Lots.

	Description	Price Guide
Lot 1	Approx. 6.21 acres of woodland	£85,000
Lot 2	Approx. 11.74 acres of woodland	£110,000
Whole	17.95 acres in all	£195,000

AVAILABLE AS A WHOLE OR IN 2 LOTS

FREEHOLD FOR SALE

OFFERS INVITED

VIEWING INSTRUCTIONS: Please park at position A at the end of the access track shown on the **Site Plan**. Do not drive over the pasture. Continue your viewing on foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. It is recommended to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO DRONE 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**. The Property lies within 1 mile of the north of Fair Oak, approx. 8 miles from Southampton, approx. 6 miles from either J7 M27 or J3 M3 motorways, and approx. 7 miles south of Winchester.

DIRECTIONS: Travelling north from Fair Oak along the B3354 Winchester Road towards Fishers Pond and Winchester continue past the Fox and Hounds Public House (on your left) and after a further 300m the access track to the Property is on the right hand side (immediately before the 40mph speed limit change) with a Public Footpath wooden sign post at the roadside.

Travelling south from 'The Fishers Pond traffic lights' continue south towards Fair Oak for approx. 800m. The access track is on the left hand side at the brow of the hill immediately after the 30mph speed limit change and with a Public Footpath wooden sign post at the roadside.

Continue along the access track for approximately 200m and then you will arrive at the woodland at position A on the **Site Plan 1**

THE WOODLAND: The Property comprises approx. 17.95 acres of mature mixed woodland as coloured on the **Site Plans**. The woodland contains stands of mature Pine and areas of Ash and Oak standards with an understorey of Hazel throughout. These are areas of open ground. There is a vehicular track (not made up) the route of which goes through Lot 1 and Lot 2 as identified on **Site Plan 1**. The land lies approximately 38m to 64m above sea level.

Lot 1	Approx. 6.21 acres of mature woodland as coloured Green on the Site Plan 1 . A right of vehicular access as coloured yellow, brown and red on the Site Plan 1 .
Lot 2	Approx. 11.74 acres of mature woodland as coloured pink on the Site Plan 1 . A right of vehicular access as coloured brown on the Site Plan .

ACCESS: Access to the Property is via a gravel track leading off the B3354 Winchester Road as shaded yellow on the **Site Plans** to point A. From there Lot 1 will benefit from a right of way along the route coloured (position C) and red (position B) on the **Site Plan 1**. Lot 2 will benefit from a right of way coloured brown to position C and then through Lot 1 along the track to position D when the electricity line is positioned.

BOUNDARIES: The external boundaries are defined by a combination of ditches, banks and existing fences. Some parts of the boundaries are unmarked. The proposed boundary between Lot 1 and Lot 2 is 10m west of the 11kv overhead electricity line which passes through the woodland.

FELLING LICENCES: The Forestry Commission are responsible for administering Felling Licences to fell standing trees. You can fell up to 5 cubic meters of timber within each quarter without a Licence (effectively 20 cubic meters per annum). Trees that have a diameter of 10cm or less at 1.3m height can be thinned without a Felling Licence. Contact the Forestry Commission for more details: South East and London, Bucks Horn Oak, Farnham, Surrey, GU10 4LS. Tel: 0300 067 4420. southeast.fce@forestrycommission.gov.uk.

ENVIRONMENTAL DESIGNATIONS: The Property is designated as a Site for the Importance of Nature Conservation (SINC). Development which is likely to have a direct or indirect adverse affect on a SINC will not generally be permitted.

PLANNING: The land lies within the Local Planning Authority of Eastleigh Borough Council and is currently zoned as Countryside where policies generally protect against development apart from agricultural or equestrian.

PUBLIC RIGHTS OF WAY: There are no Public Rights of Way crossing the Property. A section of the access track off the B3354 is a Public Footpath as indicated Green on **Site Plan 1**, but it does not pass through the woodland.

EASEMENT AND WAYLEAVES: An 11kv overhead powerline crosses Lot 2 of the Property as indicated on the **Site Plan**.

LOCAL AUTHORITY: Eastleigh Borough Council, Eastleigh House, Upper Market St, Eastleigh, SO50 9YN www.eastleigh.gov.uk

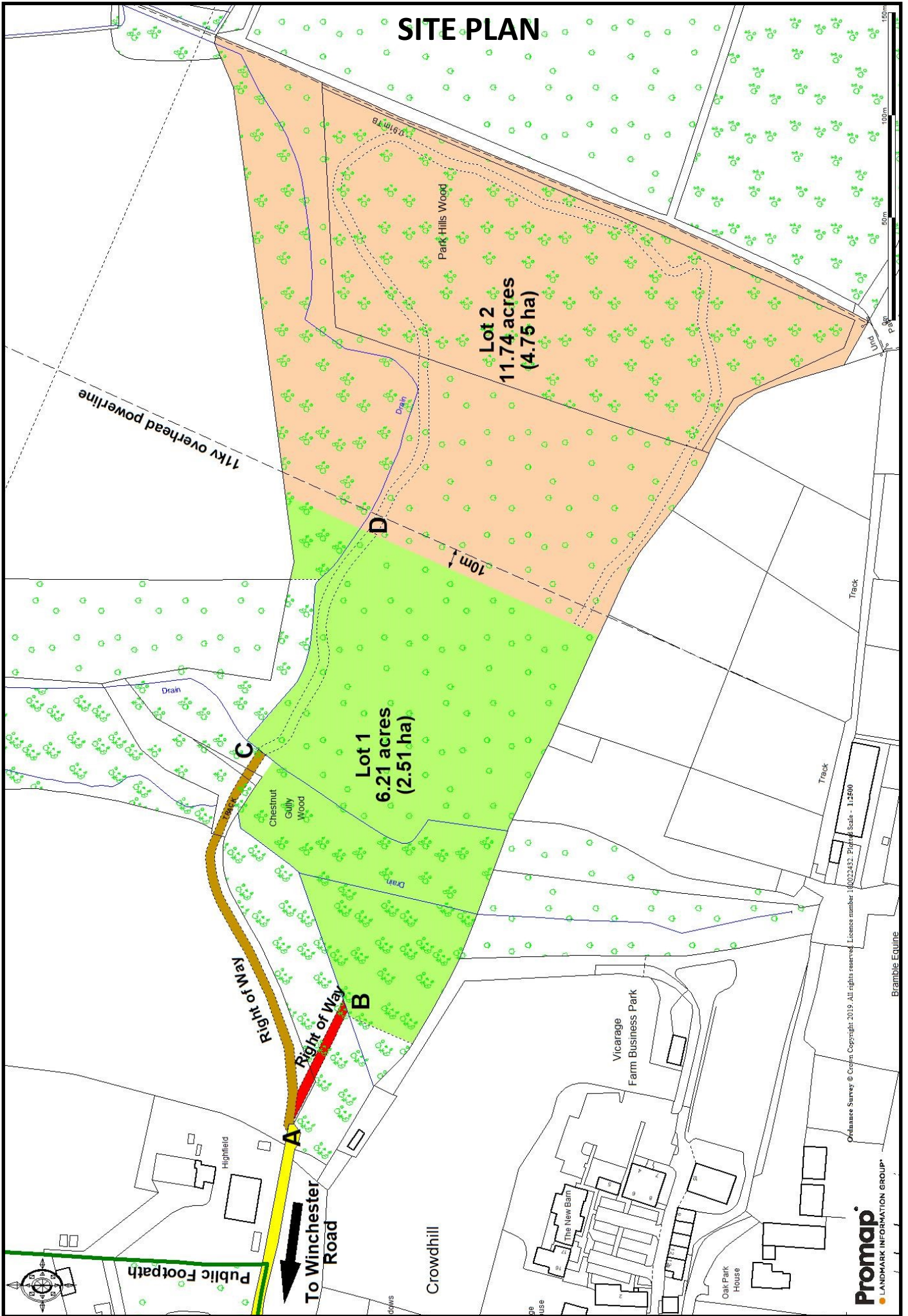


For Further Information Contact:
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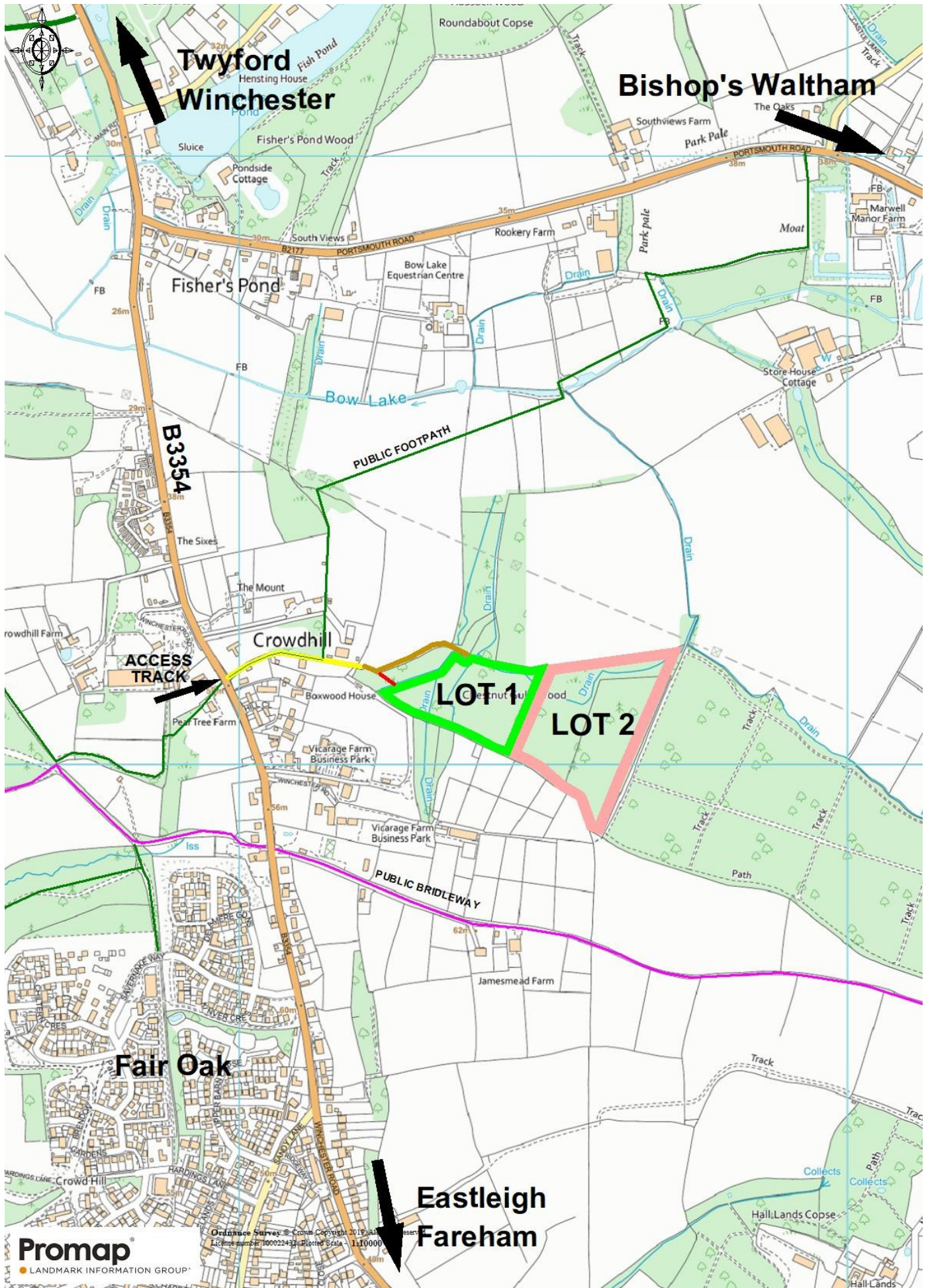




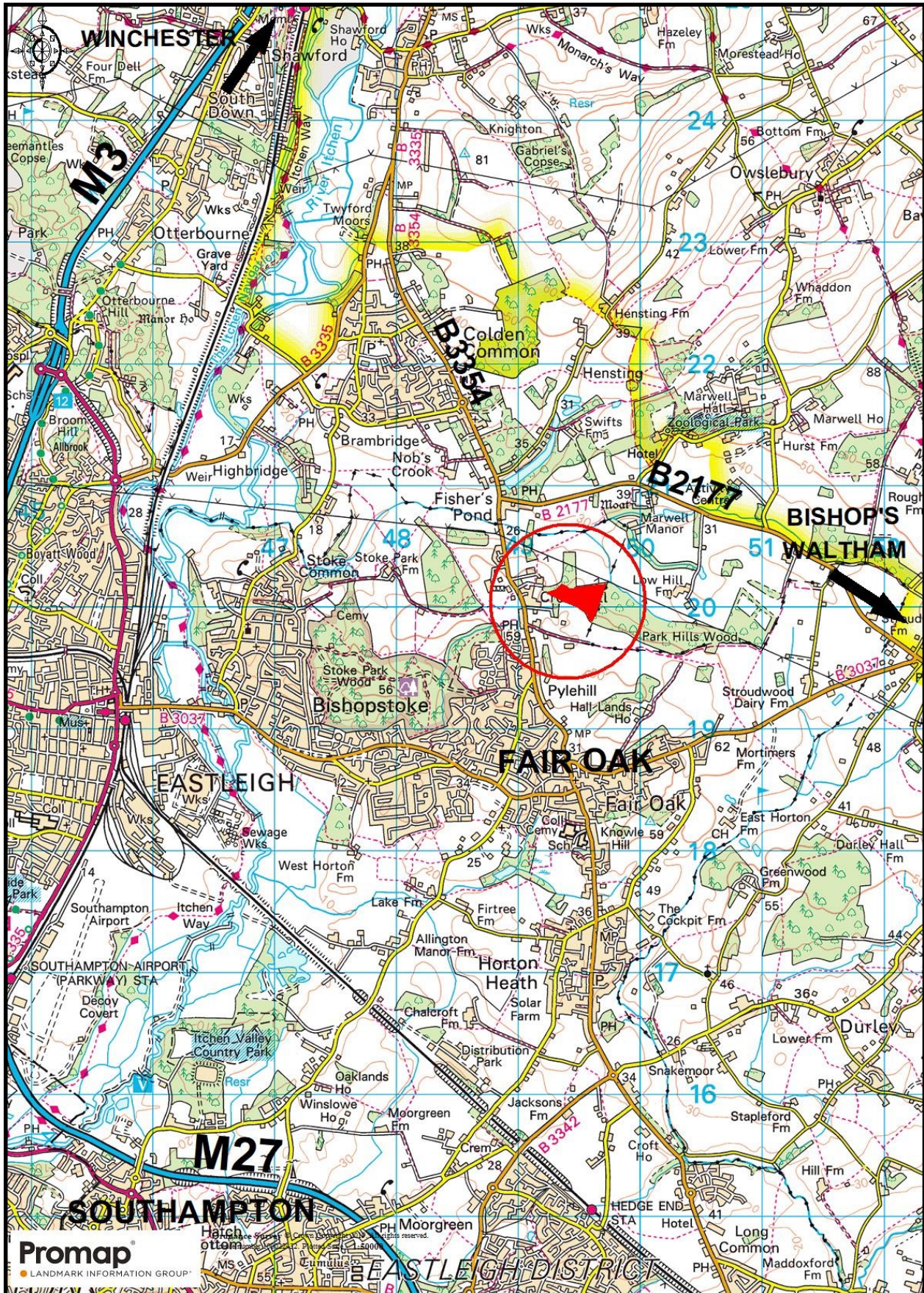
SITE PLAN



SITE PLAN 2



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.

August 2019