

## Shedfield, Nr Southampton SO32 2HS

### 'Oak Tree Field'

Approx. 1.18 acres (0.48 ha) in All



An interesting parcel of land with road frontage and services available. Lapsed Planning Consent for 2 Stables and Store. Grazing, recreation, amenity or commercial use. May have long term hope of development.

	Description	Price Guide
Lot 1	Approx. 0.96 acres. Pasture land and timber store with track.	£75,000
Lot 2	Approx. 0.22 acres. Fenced pasture land.	£40,000
Whole	Approx. 1.18 acres	£115,000

**FOR SALE BY PRIVATE TREATY**

**Available as a Whole or in 2 Lots**

**FREEHOLD FOR SALE - OFFERS INVITED**

**VIEWING INSTRUCTIONS:**

**Lot 1** - Restricted times only — The gates will be unlocked Monday—Friday between 11am and 4pm. Proceed on foot during daylight hours taking a set of these Sales Particulars with you. The Timber Store will remain locked.

**Lot 2** - Proceed on foot during daylight hours taking a set of these Sales Particulars with you.

**LOCATION:** See **Location Plan**.

**DIRECTIONS:** The entrance to Oak Field is positioned within 60m of the western end of Black Horse Lane as its junction with Winchester Road (B2177).

**DESCRIPTION:** A parcel of land purchased in 1975 by the Vendor extending in all to 1.18 acres as shaded on the **Site Plan**. The Property is split by a vehicular track creating Lots 1 and 2 as identified on the **Site Plan**. (Lot 1 includes the track).

**Lot 1** - Shaded green. With a timber shed (with woodburning stove) and Parking Area. Fenced area of pasture. Currently used for dog exercise area.

**Lot 2** - Shaded pink. With tubular gate and fenced away from the track. Currently with vegetable patch and greenhouse.

**PRIVATE RIGHT OF WAY:** The track off Black Horse Lane forms part of the Property positioned between Lots 1 and 2 is shared to access neighbouring land to the east.

**PUBLIC RIGHT OF WAY:** No Public Rights of Way cross the Property.

**SERVICES:** Mains water connected. Electricity and telephone available near by.

**PLANNING:** The Property lies within the 'Countryside' in the current Local Plan of Winchester City Council. Historical applications for a dwelling were refused in 1981 and 1985. Planning Consent for 2 Stables for private use was achieved on 5th July 1999 (Ref: W06445/04) but they were not erected.

**DEVELOPMENT UPLIFT:** Subject to the Sale Price the Vendor is mindful to retain a share of any increase in value caused by any future planning consent for residential development. Please ask Dominic Plumpton of Giles Wheeler-Bennett for further details.

**ENVIRONMENTAL DESIGNATIONS:** None.

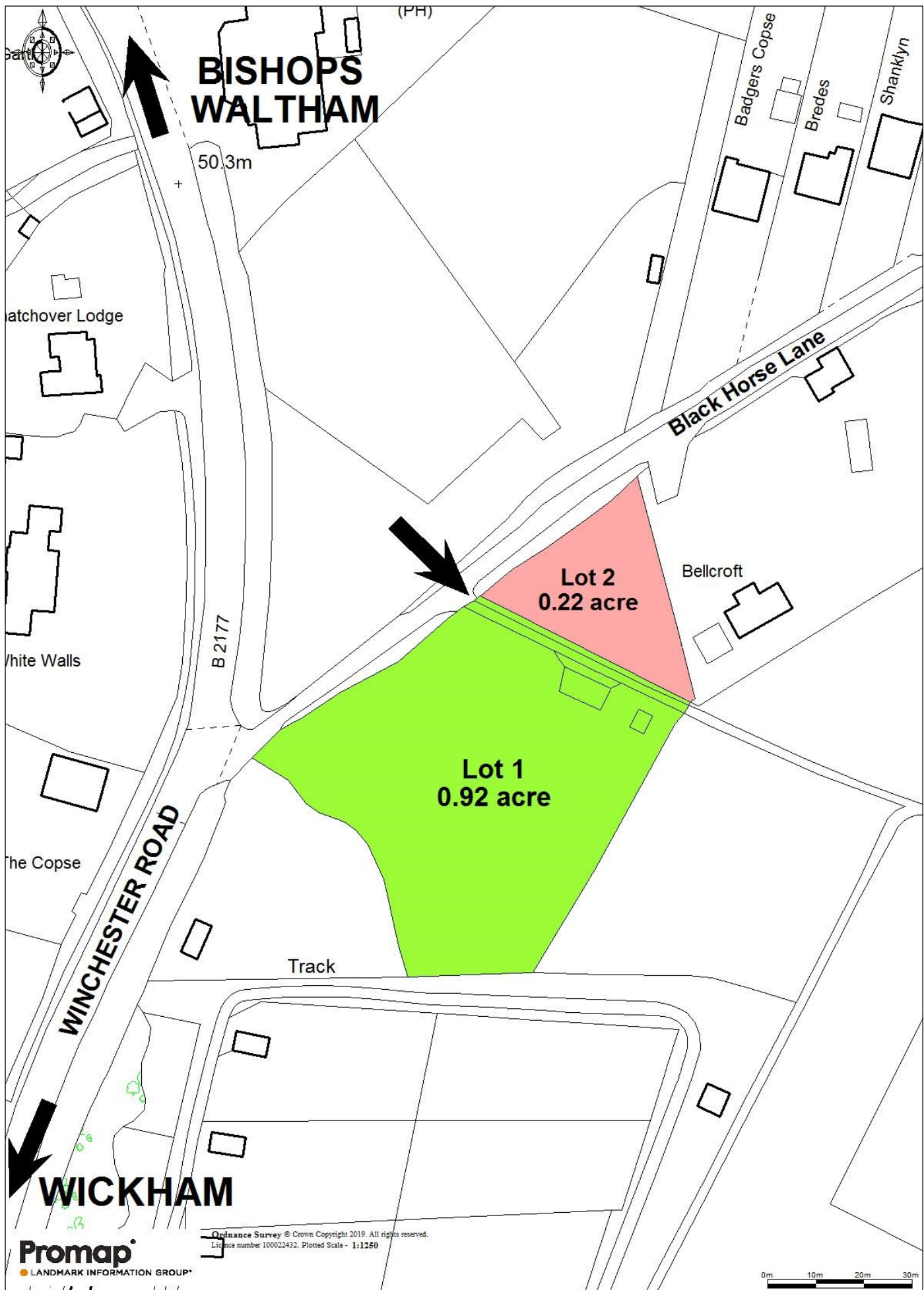
**LOCAL AUTHORITY:** Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [http:// www.winchester.gov.uk/](http://www.winchester.gov.uk/).



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# SITE PLAN



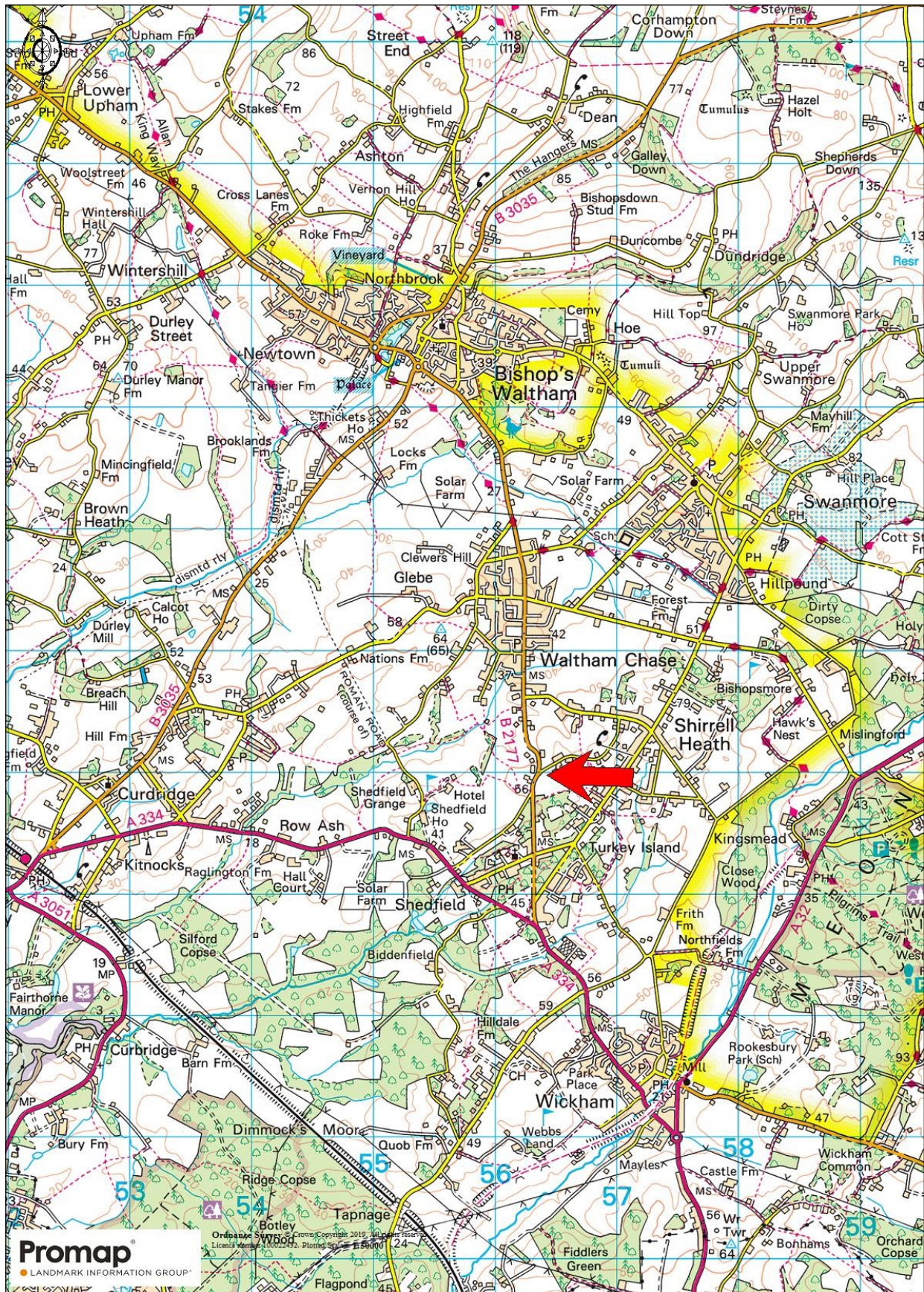
Subject to Survey







# 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.

September 2019