

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Durley, Nr Southampton SO32 2AN

Mixed Mature Woodland

Approx. 13.27 acres (5.37 ha) in All



An attractive block of mature woodland comprising conifers and broadleaved species.

At the northern end a woodland known as 'Greenwood'.

With road frontage and shared access. Quiet rural location.

Site of Importance for Nature Conservation.

Available as a Whole or in up to 3 Lots

	Description	Price Guide
Lot 1	To the west. Approx. 4.43 acres. Woodland with Road Frontage.	£40,000
Lot 2	Approx. 4.42 acres. Woodland.	£40,000
Lot 3	To the east. Approx. 4.42 acres . Woodland.	£40,000
Whole	Approx. 13.27 acres in all.	£120,000

FOR SALE BY PRIVATE TREATY

PRICE GUIDE £120,000

FREEHOLD FOR SALE - OFFERS INVITED



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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VIEWING INSTRUCTIONS: It is recommended to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property. Please proceed to visit the Property on foot but unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. Please take care to park so that you do not obstruct the narrow lane. Parking opportunity opposite the entrance or further along the lane to the north.

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

LOCATION AND DIRECTIONS: See **Location Plan**. The Property lies approx. 3 miles to the west of Bishop's Waltham. From the South - take Church Lane at the Durley Car Sales and proceed north past the Church. The Property is on the right hand side after approx. 1 mile.

From the North - take Alma Lane (beside The Alma Restaurant) at Upham and proceed south and the Property is on the left hand side after approx. 1¼ mile.

DESCRIPTION: The Property extends in all to approx. 13.27 acres of mature mixed woodland as coloured on the **Site Plan**. The Property is registered on the Land Registry - part of Title No. HP698000 (ask the Selling Agents for a copy). The Property is positioned at the northern end and immediately adjoins a larger block of woodland known as 'Greenwood'. The woodland contains well spaced Larch (planted 1950s), Oaks, Sycamore, Scots Pine and Ash with an understorey of Hazel in places. The Property is reasonably level and lies approx. 57 above sea level. There is an access track immediately adjoining the southern boundary along the entire length of the woodland.

The woodland was thinned (removal of some trees) in 2019. It is anticipated that a further thinning of the Larch might be due in 5 - 6 years.

ACCESS: Access to the Property is off Greenwood Lane as indicated on the **Site Plan** via an access track (shown brown) currently with logs controlling unauthorised access. A gate can be installed at this point for easier future access. The Property (each of the 3 Lots) benefits from a right of way over the entire length of this track shown brown on the **Site Plan** "at all times for all purposes with or without motor vehicles along the track such access with motor vehicles to be limited to machinery required for the extraction of timber and other regular maintenance of the Property together with sporting and amenity uses including the passage of livestock". There is also the right to maintain the access track and keep it clear.

BOUNDARIES: The southern boundary is identified by the access track (access track excluded from the freehold). The eastern boundary is identified by the Public Footpath. The north eastern corner at position X on the **Site Plan** is identified on the ground and nearby trees with fluorescent paint. Position Y is identified by the wooden HCC Footpath Post in place by the track. The western boundary adjoins Greenwood Lane.

PRIVATE RIGHTS OF WAY: There are no private rights across the Property.

PUBLIC RIGHTS OF WAY: There are no Public Rights of Way that pass through the Property. A Public Footpath passes over the access track and beside the eastern boundary X - Y as identified in blue on the **Site Plan**.

SERVICES: None connected.

PLANNING: The land lies within 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.

RESTRICTIVE COVENANT: The Vendor will impose a restriction that there will be no Shooting or Sporting Rights exercised on the Property in perpetuity.

SPORTING RIGHTS: No other party has the right to enter or carry out any Sporting activity within the woodland.

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.

FELLING LICENCES: There are no current Forestry Grants, Permission or Licences affecting the woodland. 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.

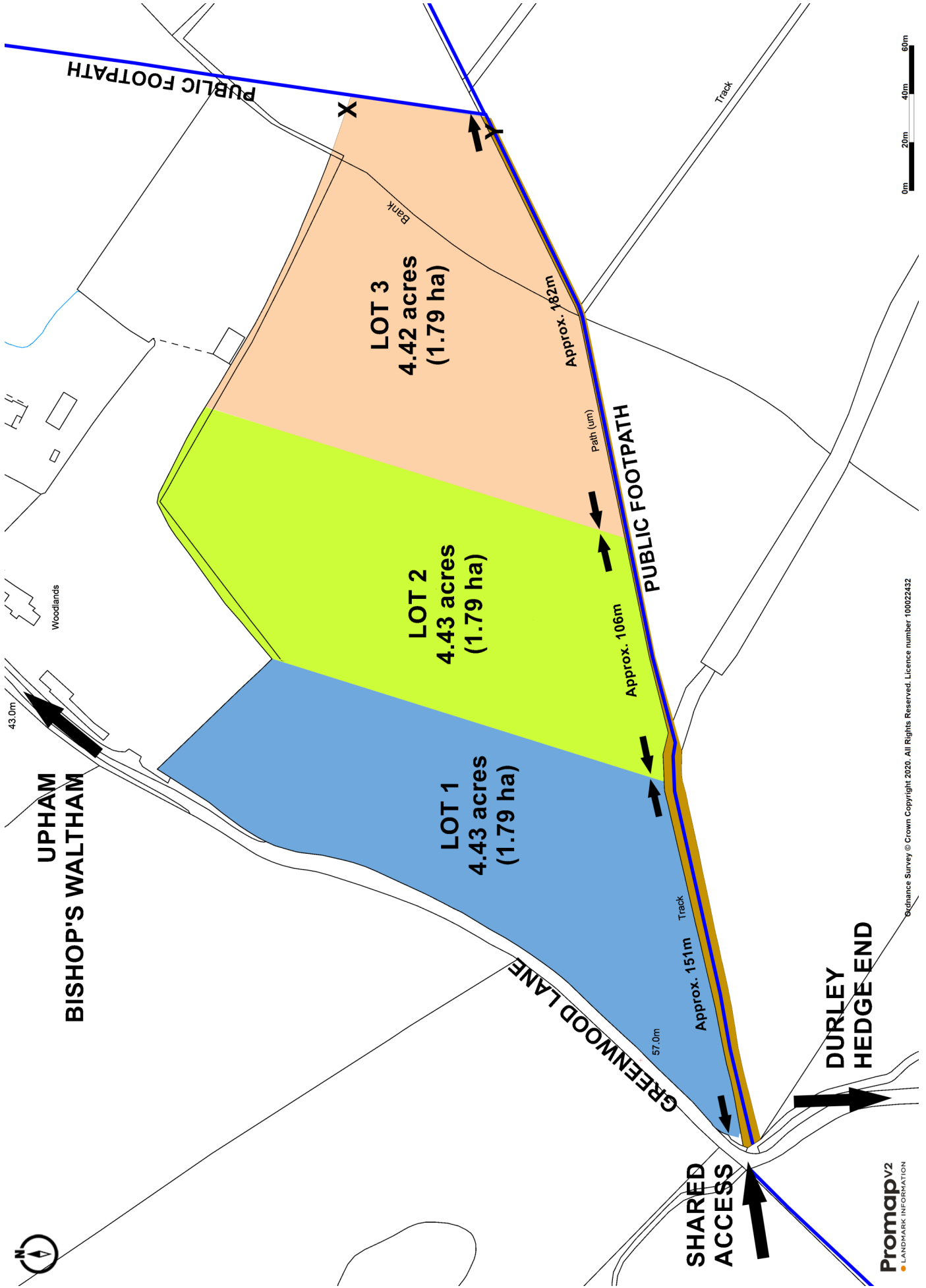
LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [http:// www.winchester.gov.uk/](http://www.winchester.gov.uk/).



For Further Information Contact:
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SITE PLAN



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Promap V2
LANDMARK INFORMATION

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.