

## DURLEY

**Greenwood Lane, Southampton SO32 2AP**

**Land at Church Copse**

**5.12 acres (2.07 ha)**



**A former sand pit with existing sand reserves and not yet infilled. A parcel of mainly woodland suitable for amenity, recreation, forestry or other uses, subject to planning where necessary. May have long term hope of residential development, subject to planning.**

**Price Guide £195,000**

**Offers Invited**

**Freehold for Sale by Private Treaty**

**VIEWING INSTRUCTIONS:** It is recommended to view the Drone Video Footage prior to visiting the Property. At any time during daylight hours on foot and taking a copy of the Sales Particulars with you. Park in the loading bay at the southern end of the road frontage.

**DRONE VIDEO FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://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 is approx. 3 miles from junction 7 Hedge End M27 motorway. From Durley take Church Lane at the Durley Car Sales signed 'Church', pass the Church on your left and continue for approx. 200m along Greenwood Lane and the Property is then on your right hand side.

**DESCRIPTION:** Church Copse extends in all to approx. 5.12 acres (2.07 ha) as shaded green on the **Site Plan**. The Property is a former sand pit used to extract reserves of sand. Whilst a significant volume of sand has been extracted there remain reserves available (estimated at potentially 250,000 tonnes). The perimeter of the woodland has mature broadleaves and conifers standing. Along the road frontage there are mature Oak and Beech trees with an understorey of Hazel and Holly. The land slopes down from the road frontage.

At present there is no Planning Consent to allow further extraction of sand from the Property but the Vendors consider that there is a real and significant potential for obtaining planning permission.

A significant part of the area has recently been planted with broadleaved trees following the felling of conifers in recent years. These are also open areas.

**FELLING LICENCE:** Licence from the Forestry Commission required restocking with Hazel, Oak, Alder and Hornbeam trees which has been carried out earlier in 2019 and these need to be maintained for 10 years. Copy of Licence and arboricultural advice from the Vendor's tree specialist, Mark Hinsley, is available from the Selling Agents.

**ACCESS AND LOADING BAY:** The Property benefits from a loading bay at the southern end of the road frontage. At the northern end a further vehicular access has historically been used to exit the woodlands. There is an existing track through the woodland and as identified in bold on the **Site Plan**.

**TRACK RESTORATION:** The existing track through the woodland could be improved by importing inert material. There is the very real potential to bring in and put down up to 7,000 tonnes of inert material. The track is marked by red posts on site and shown for identification only on the **Site Plan**.

The Vendor has achieved the necessary Exemption 'U1- Use of Waste in Construction' from the Environment Agency. In addition, it is understood that the formation of a track for forestry purposes is Permitted Development 'Class E' and so will not require a planning application. Please contact the Selling Agents for more details.

**EXISTING SAND RESERVES:** Estimated in the region of 250,000 tonnes. Further details and information can be obtained from the Selling Agent.

**TREE PRESERVATION ORDER (TPO):** A TPO was imposed on some of the existing mainly broadleaved trees along the road frontage in September 2017 in order to protect them. The TPO only affects the existing trees. Please contact the Selling Agent for a copy of the TPO.

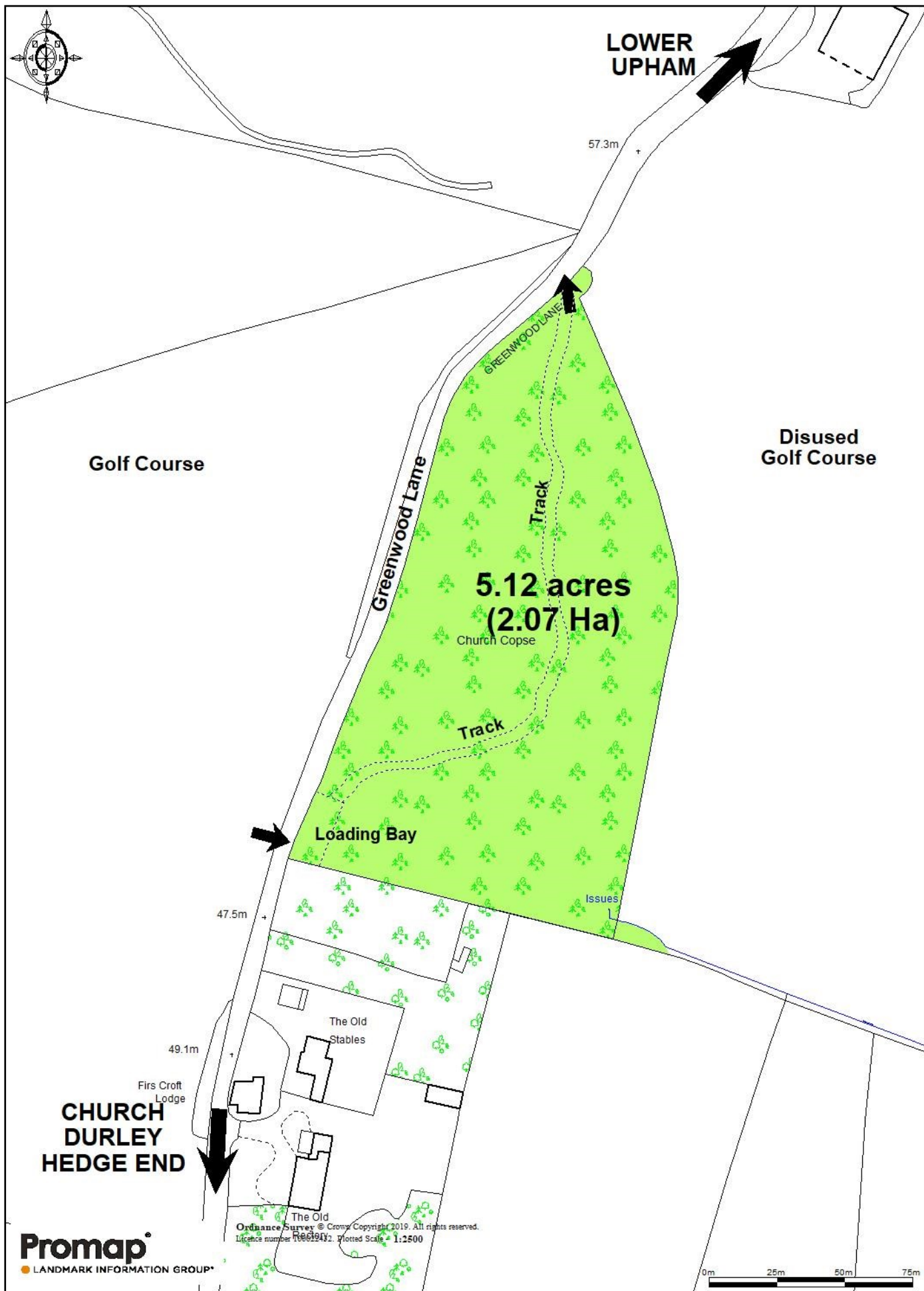
**SERVICES:** None currently connected. Mains water and electricity are anticipated to be available in the locality.

**LOCAL AUTHORITY:** Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>. The Property is not located within the South Downs National Park.



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# SITE PLAN



Golf Course

Disused Golf Course

LOWER UPHAM

Greenwood Lane

5.12 acres  
(2.07 Ha)

Church Copse

Track

Track

Loading Bay

Issues

The Old Stables

Firs Croft Lodge

CHURCH DURLEY HEDGE END

The Old Rect

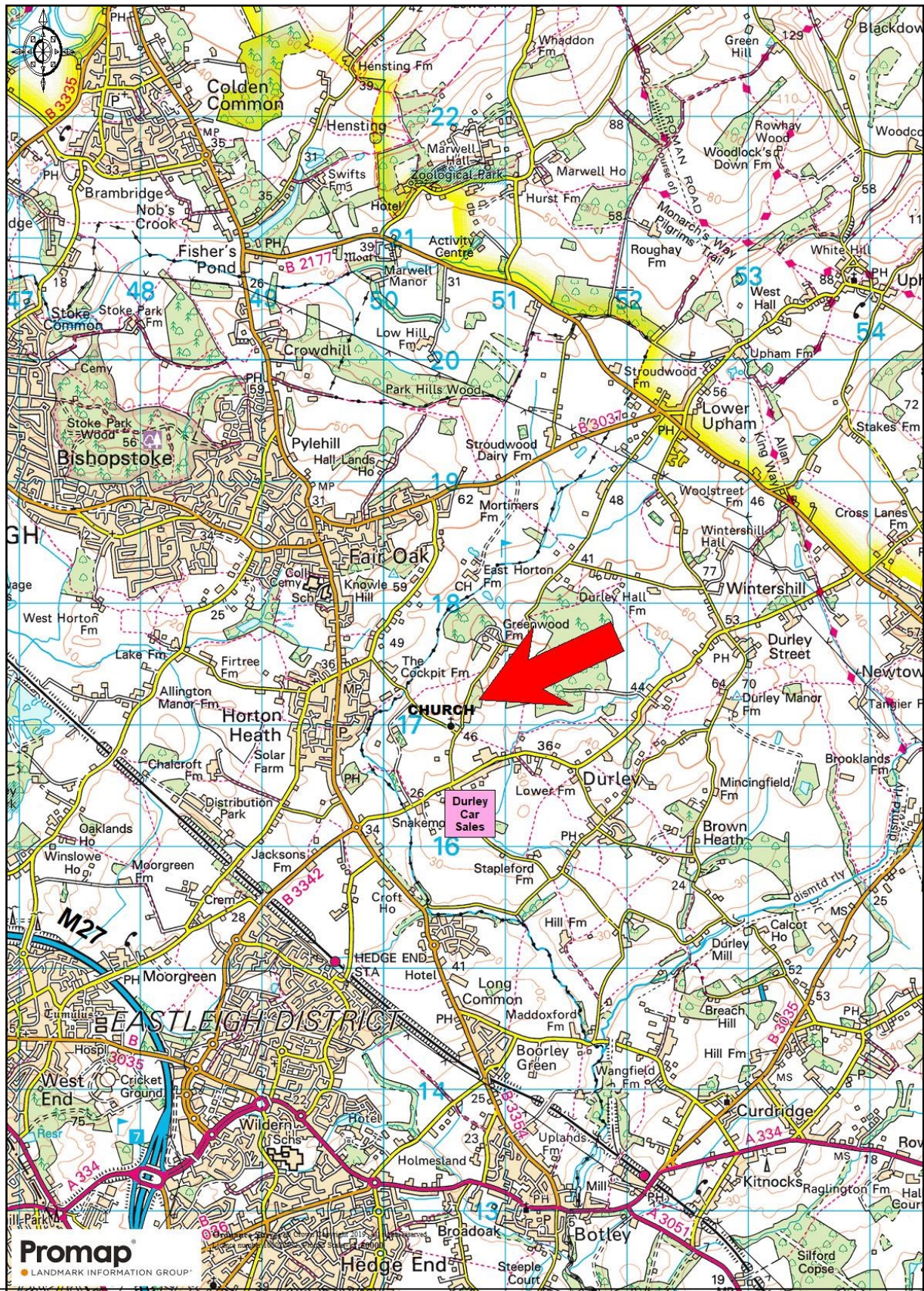
Ordnance Survey © Crown Copyright 2019. All rights reserved.  
Licence number 100019132. Plotted Scale = 1:2500

Promap  
LANDMARK INFORMATION GROUP\*

0m 25m 50m 75m



# 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.