

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

**Durley, Nr Southampton SO32 2AN**

**Mixed Mature Woodland**

**Approx. 6.50 acres (2.63 ha) in All**



**A block of mature woodland comprising conifers and broadleaved species.  
With road frontage and shared access. Quiet rural location off narrow lane.  
Site of Importance for Nature Conservation.**

**FOR SALE BY PRIVATE TREATY  
PRICE GUIDE £60,000  
FREEHOLD FOR SALE - OFFERS INVITED**



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**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 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 immediately opposite the entrance or on the verge further along the lane to the north.

**VIDEO DRONE FOOTAGE:** See the 'Property for Sale' section on 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 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 (SO32 2AR) and proceed north past the Church and continue along the lane and the Property is on the right hand side after approx. 1 mile.

From the North - From Upham 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. 6.50 acres (2.63 Ha) 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 of 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 a track immediately adjoining the southern boundary along the entire length of the woodland which provides vehicular access to the Property.

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, but there is no obligation for a Purchaser to do this.

**ACCESS:** Access to the Property is off Greenwood Lane as indicated on the **Site Plan** via the shared access track (shown brown) currently with logs controlling unauthorised access. A gate can be installed at this point for easier future access. The Property benefits from a right of way over the track as shown shaded 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. A Purchaser will be able to install a gate at the roadside (to replace the existing log) and the lock/code would need to be shared with the owner of the adjoining woodland. For full details of the Right of Way ask for documents from the Selling Agent.

**BOUNDARIES:** The southern boundary extends for a distance of approx. 202m as identified on the **Site Plan** and is identified by the northern extent of the access track (the access track is excluded from the freehold). The eastern boundary is a straight line and pegged on site at either end. There is no obligation for a Purchaser to fence any boundary. The western boundary adjoins Greenwood Lane. The northern boundary is identified by the post and rail fence (owned by the neighbouring property).

**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 that adjoins the southern boundary.

**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.

**JAPANESE KNOTWEED:** Two areas of Knotweed has been identified on the Property as approximately shown hatched on the **Site Plan**. Knotweed is not harmful to humans. It's roots are harmful to buildings and structures. It can be contained and reduced by a combination of chemical and cutting treatment at the appropriate times of the year. Advice and a quote to manage this small area has been received from The Japanese Knotweed Company in Romsey. See their website: [www.japaneseknotweed.co.uk](http://www.japaneseknotweed.co.uk). Tel: 0333 2414 413. **A summary copy of the report can be obtained from the GWB website under the ADDITIONAL DOCUMENTS button. For full copy of Report please contact this office.**

**RESTRICTIVE COVENANT:** The Vendor intends to 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) owing to the fact that the adjoining 'Greenwood' comprises areas of Ancient Woodland. Development which is likely to have a direct or indirect adverse affect on a SINC will not generally be permitted.

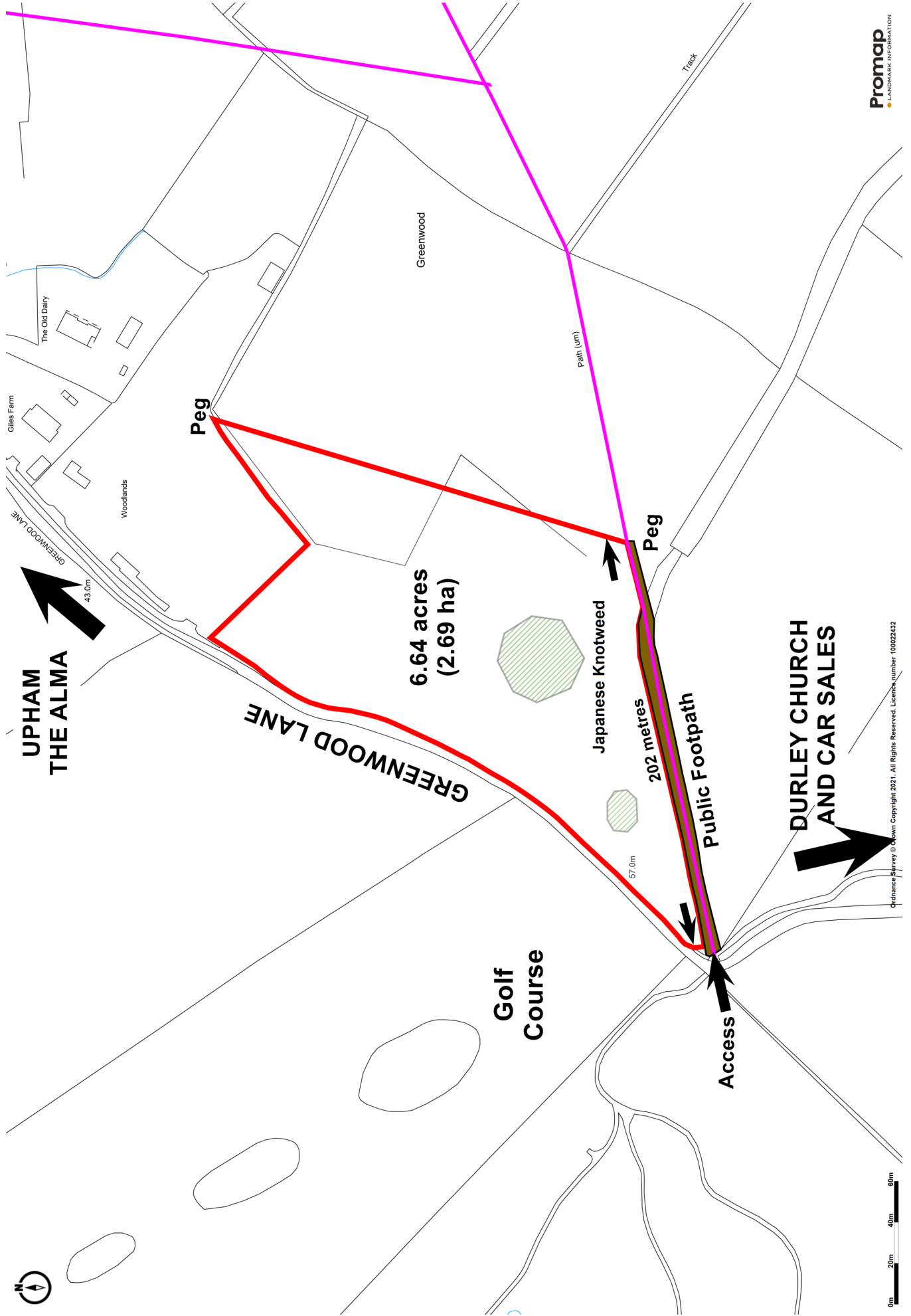
**FELLING LICENCES:** There are no current Forestry Grants, Permission or Licences affecting the woodland. The Forestry Commission are responsible for administering Felling Licences to fell standing trees. You can fell up to 5 cubic meters of timber within each quarter without a Licence (effectively 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](mailto:southeast.fce@forestrycommission.gov.uk).



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# SITE PLAN





# 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.

June 2021