

**Nob's Crook, Nr Fisher's Pond,
Eastleigh SO21 1TH
Land and Buildings
Approx. 0.92 acres (0.37 ha) in All**



**Former Riding School and Livery with Certificate of Lawful Use.
2 Buildings comprising 8 Stables and Storage. Pasture land with
Road Frontage and services connected. Suitable for alternative uses.
May have long term hope for development.**

FOR SALE BY PRIVATE TREATY

PRICE GUIDE £125,000

FREEHOLD FOR SALE - OFFERS INVITED

VIEWING INSTRUCTIONS: 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 is situated off a lane called Nob's Crook which lies close to Fisher's Pond and south of Colden Common. The Property is approx. 1.7 miles north of Fair Oak and approx. 5 miles from Bishops' Waltham

DIRECTIONS: At the Fisher's Pond traffic lights continue north towards Winchester on the B3354 for approx. 350m and take the first left into Nob's Crook Lane. The Property is on the left after 140m. Park in the gateway.

DESCRIPTION: The Property for sale extends to 0.92 acres (0.37 ha) in all as identified shaded green on the **Site Plan** and comprises of pasture land and buildings. The Property is bound by mature hedgerows and an internal post and barbed wire fence along the western boundary. The Property has two buildings as detailed below. The internal width of the Property varies between 13.7m and 23.4m and is 200m in length.

The Property was used as a commercial Riding School and Livery business in the past.

Currently the Property is not being used for equestrian purposes but the Stables remain.

The Agricultural Land Classification Map indicates the land to be Grade 3. The land is reasonably and at a height level between 34m and 38m above sea level. The British Geological Survey indicates the land to be 'Windsor - Some fine loamy over clayey soils'

BUILDINGS: Two buildings set in a yard area of approx. 0.23 acres.

Building 1: A 7 bay tubular steel framed building approx. 22m x 8.2m with an additional covered overhang clad with corrugated sheet metal under a corrugated sheet metal roof. Part concrete and part earth floor. There are 5 internal stables/horse boxes, more recently the building has been used for the storage of firewood.

Building 2: Timber framed, approx. 3.1m x 12.5m, clad in corrugated sheet metal under a pitched sheet metal roof. The building has a brick floor and comprises 3 Stables.

THE LAND: Approx. 0.54 acres of grazeable pasture. Bound by mature hedgerows and partly fenced.

USE: The Property has historically been used for the operation of an equestrian riding school and livery business.

SERVICES: Electricity appears to be connected to the buildings however may require checking/upgrading. Water is connected to a stand pipe at the point W on the **Site Plan**.

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 uses. The Property lies to the north of the area of agricultural land currently included within the Draft Local Plan for Eastleigh Borough Council proposed to be developed for residential purposes including a new Link Road between Lower Upham and Allbrook. The Property may have long term hope of residential development.

LAWFUL DEVELOPMENT CERTIFICATE: The Property benefits from a CLUED (Certificate of lawful use or development) dated 11th October 1994 for a historic use as a "use of land as a riding school which includes use for stables, manège and paddock" which is no longer operating. Please contact the selling agent for further information.

ACCESS: The Property is accessed off Nob's Crook Lane via a 12ft metal tubular gate off Nob's Crook as identified on the **Site Plan** by a black arrow. There is a made-up track leading from the entrance to the buildings along the eastern boundary as identified on the **Site Plan**.

DEVELOPMENT UPLIFT: The Vendors are mindful to reserve a share of any uplift in value as a consequence of planning consent being achieved by a Purchaser for residential development in the future. The Uplift would not apply to any future agricultural or equestrian development on the Property. If an Uplift is agreed, it will require a specific percentage (%) of the increase in value, and the length that the arrangement will be in place (years). At terms of 25% of the increase over a 25 year period are an example. Further details available from the Selling Agent, or discussion.

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/).

WAYLEAVES AND EASEMENTS: None cross the Property.

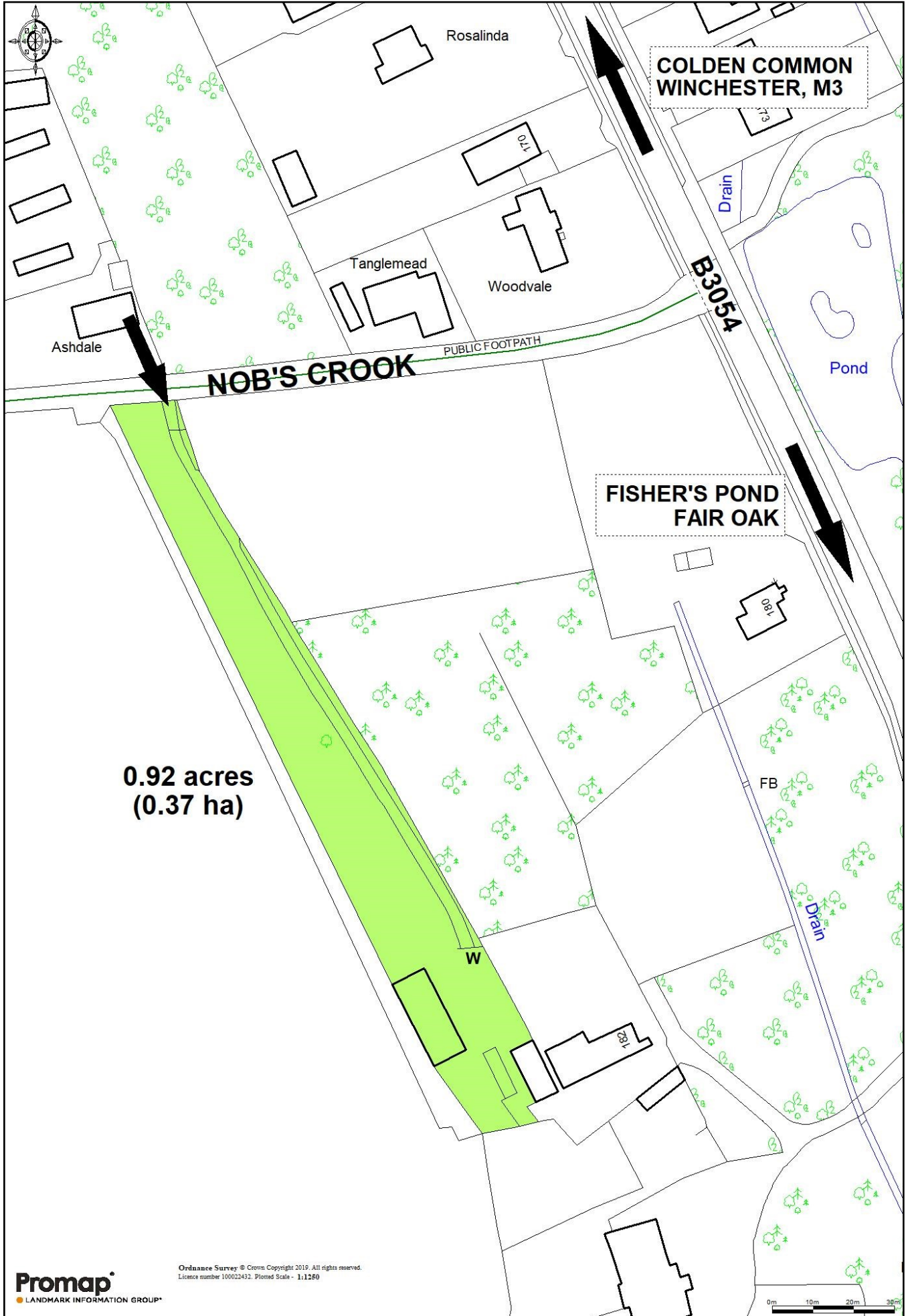
PUBLIC RIGHT OF WAY: None cross the Property.



For Further Information Contact:
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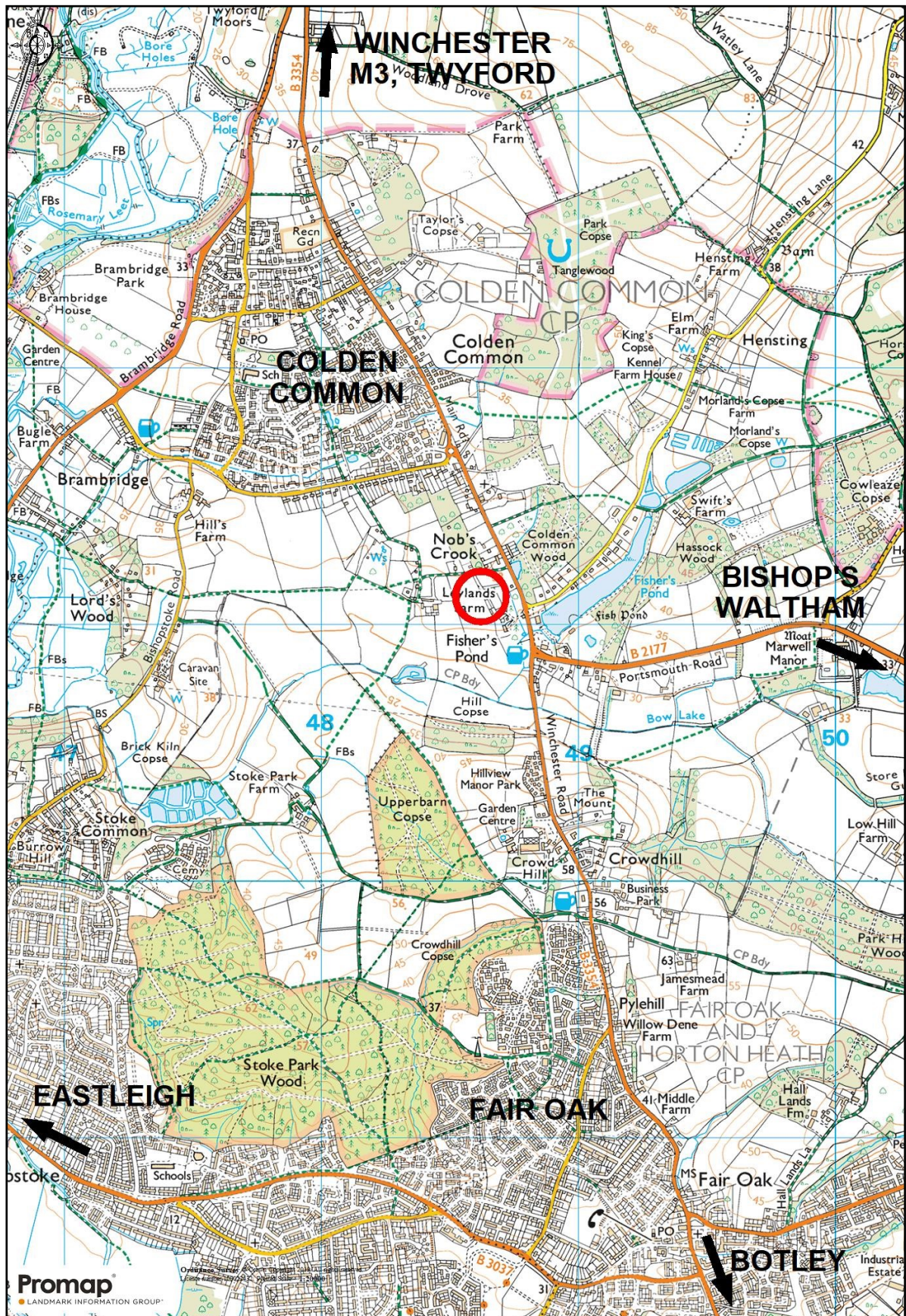
SITE PLAN



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.

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