

HEATH ROAD SO32 3PQ

SOBERTON HEATH

Stables and Pasture Land

Approx. 10.61 acres (4.29 ha)



A parcel of pasture land in the heart of the Meon Valley.

Adjoining a Public Bridleway.

Fenced and with mains water and electricity.

2 Stables and Hardstanding yard.

Within the South Downs National Park.

TO LET £750

per calendar month

VIEWING: Please proceed unaccompanied and on foot only during daylight hours, taking a set of these Letting Particulars with you. It is recommended to view the Drone Footage available at the website www.gileswheeler-bennett.co.uk prior to visiting on site.

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

PROPERTY DESCRIPTION

LOCATION: See **Location Plan**. Soberton Heath lies approx. 2.5 miles north east of Wickham off the eastern side of the A32.

DIRECTIONS: From Wickham, travel north on the A32 for approx. 1.4 miles and take the right turn for Soberton Heath along Heath Road. Proceed pass Mill Lane on your left hand side, and the Property is approx. 300m on the left hand side when you will see a timber gateway.

DESCRIPTION: The Property for sale extends in all to 10.61 acres as shaded green on the Site Plan. *The pasture is substantially* fenced around the perimeter with post and stock netting with two plain wires above. In addition, the fencing has attachments suitable for electric type fencing if required.

The Agricultural Land Classification Map indicates the land to be Grade 4. The British Geological Survey indicates the land to be 'Lambeth Group - Clay, Silt and Sand'. The land lies approx. 55 - 65m above sea level. The land is reasonably level at the eastern end, and then drops gently down towards the western boundary where it adjoins the old and disused Meon Valley railway, which is now a Public Bridleway. Access to the Bridleway can be achieved via Mill Lane to the south.

STABLES - 2 purpose built stables with a secure store positioned on a fenced hardstanding yard.

PLANNING - The Property has consent for the keeping of horses for private recreational use. One horsebox/trailer/container can be parked. Manure to be stored in trailer.

SERVICES: Mains water and electricity are available and connected.

PUBLIC RIGHTS OF WAY: None cross the Property.

HORSE RIDING: The 'Meon Valley Rail Path' Public Bridleway passes close by as indicated on the **Site Plan** and extends 5 miles to the north to Warnford and 4 miles to the south at Wickham. The largest remaining fragment of the Forest of Bere shown as West Walk on the **Location Plan** (approx. 865 acres) is located 0.5 miles to the south, accessible via the Bridleway. Horse riding within this woodland owned by the Forestry Commission is available by permit, see www.tollrides.org.uk.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>.

TERMS

RENT: £750.00 per calendar month paid monthly in advance

DEPOSIT: £750.00 in advance.

SERVICES: Water and Electricity will be charged by the Landlord linked to the standing charge and use.

PERIOD: Initially for 12 month term and extended by agreement.



For Further Information Contact:

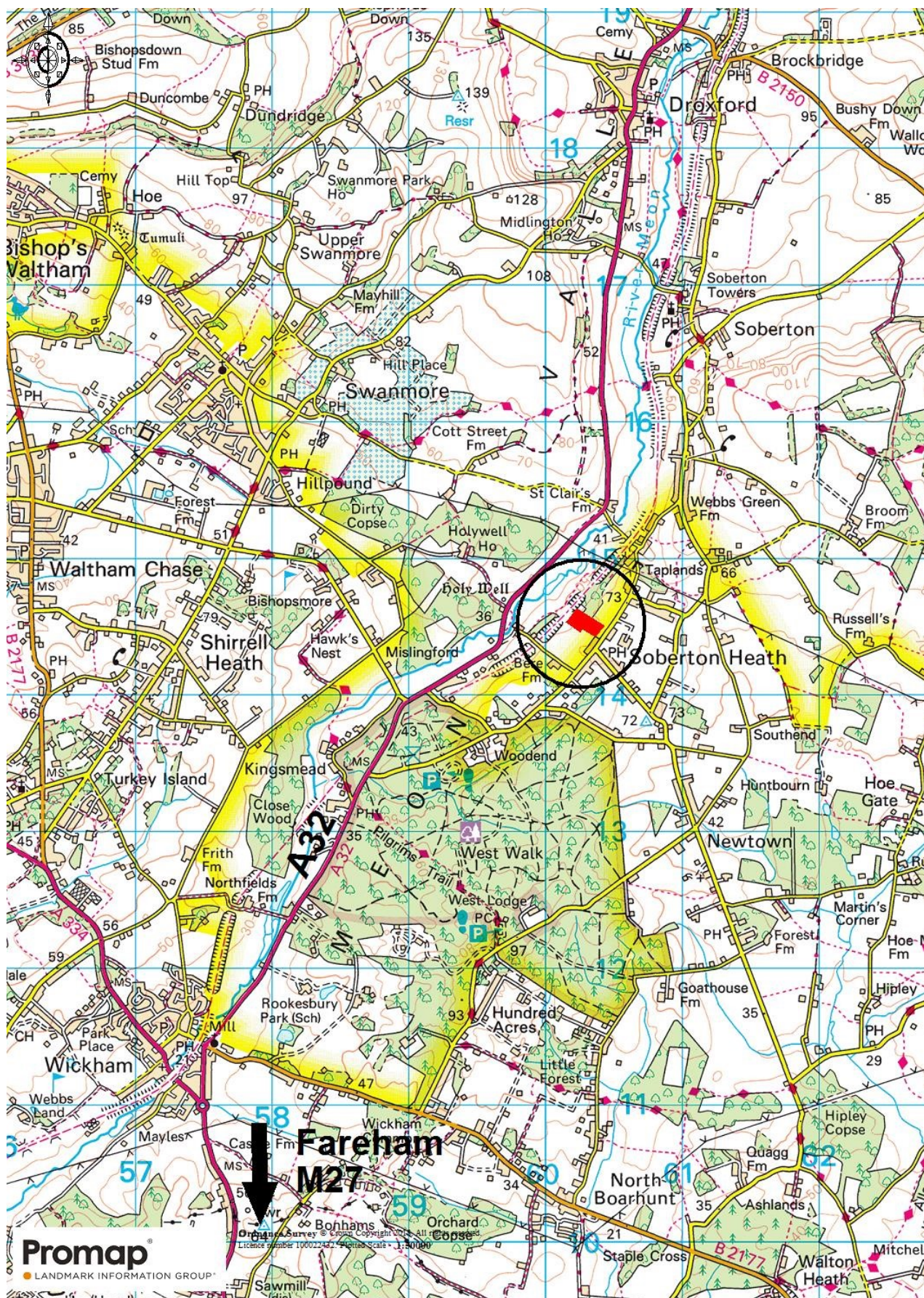
Dominic Plumpton

Tel: 01489 896977 **Mob:** 07780 000201

Email: dominic@gileswheeler-bennett.co.uk



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.

JANUARY 2020