

CURDRIDGE SO32 2HE

Home Farm, Reading Room Lane

Approx. 5.70 acres (2.31 ha) in All



Existing 4 bedroom house (Gross Internal 1,667ft²). Detached double garage with integral office. 2 single bedroom Flats. Equestrian facilities including covered yard with 10 Stables, 60m x 20m outdoor arena, horse walker and solarium. 3.79 acres of grazing.

2021 Planning Consent for a replacement 6 bedroom house (Gross External 2,400ft²). 2022 Planning Consent for a detached 2 bedroom bungalow with garage to replace one of the existing Flats.

A Commercial Equestrian Yard. Potential for alternative uses, subject to Planning Consent.

PRICE GUIDE: OFFERS INVITED £1,850,000

VIEWING INSTRUCTIONS: Strictly by Prior Appointment Only. Please contact this office to arrange a suitable date and time. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to arranging to view 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 within the rural village of Curdrige beyond the eastern outskirts of Southampton and 3.3 miles from Junction 7 of M27 Motorway at Hedge End.

DIRECTIONS: From **Junction 7 of the M27** follow the A334 through Botley and pass Botley Train Station towards Wickham, after a further ½ mile turn left onto Reading Room Lane and the entrance to Home Farm is on your left after approx. 150 yards.

From **Bishop's Waltham** take the B3035 road from the roundabout signed Botley and Curdrige and after 2.5 miles pass Curdrige Church on your right hand side and then look for 'Reading Room Lane' a further 150 yards on the left and turn into it. The entrance to Home Farm is on your right hand side after approx. 150 yards.

DESCRIPTION: Home Farm (built in 2006) in all extends to approx. 5.70 acres (2.31ha) as shaded green on the **Site Plan** and comprises a 4 bedroom house, a single building incorporating two separate single bedroom Flats and equestrian facilities including 10 stables, solarium, Outdoor Arena, and Horse Walker. Access to the Property is off Reading Room Lane. There is a second access off the A334 Botley Road to the pasture as identified on the **Site Plan**.

RESIDENTIAL: The Property currently includes three residential elements as set out below:

- **The House**, 4 bedrooms extending to approx. 154.9m² (1,667 ft²) gross internal floor area. The detached double garage has a converted first floor Home Office 80.5m² (866 ft²).
 - Underfloor Heating
 - Master Bedroom with En Suite
 - Woodburning Stove
 - Double Glazed
 - French Doors
 - Patio
- **Flat 1** (at rear) comprises a kitchen, living room, 1 bedroom and bathroom. Existing planning allows this property to be occupied by 'an equestrian worker' only. Approx. 66m² (710 ft²) gross internal floor area. (This Flat will be replaced by the 3 bedroom bungalow, if constructed. The space occupied by the Flat must then be used for ancillary equestrian purposes only).
- **Flat 2** (at front) comprises an open plan kitchen and living room with a single bedroom and bathroom on the first floor. Approx. 74m² (796 ft²) gross internal floor area. (If the detached 3 bedroom dwelling is constructed this Flat will have its occupancy restricted to those employed in equestrian in the locality).

EQUESTRIAN FACILITIES:

- **Stable Yard:** Set within a single building there are 10 stables of block/brick construction with typical internal dimensions 3.65m x 3.65m (12ft x 12ft), a workshop/store, tack room, washdown bay and a solarium bay. The building also has an office area identified on the Stables Floor Plan, currently used as storage.
- **Outdoor Arena:** 60m x 20m (197ft x 65.7ft) Arena with mirrors at one end. 'Martin Collins' 'waxed sand' and cloth Ecotrack surface (16 years). Well drained.
- **Horse Walker:** An extra wide Monarch electric walker of metal frame construction with rubber base of approx. 11m diameter. Capable of taking 5 horses, variable speed and auto reverse.
- **Occupation:** The stables and facilities are now vacant.

PLANNING CONSENT: Permission was granted in September 2006 for general livery use here (W01903/20) and Condition 2 imposed on that consent required that '**The site shall be used for equine convalescent livery, holiday care and general livery and not for riding school or any equine-related purpose**'



GRAZING LAND: The pasture land extends to approx. 3.79 acres (1.53 ha) and is fenced with post and rail, divided into 4 paddocks with water troughs.

DOG BOARDING: The Property benefits from a Licence from Winchester City Council for the breeding and boarding of up to 6 dogs, which the Vendor has undertaken commercially for 10 years.

SERVICES: Mains water, electricity, gas are connected. Private drainage. Telephone. Mains gas is available locally.

STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA): The Property was included in the 2020 SHELAA process arranged by Winchester City Council whose response was “Given the sites location within the Countryside a density of 30 dwellings per hectare was applied providing a yield of 44 dwellings” and were phased within 0-5 years. “The site has been scored Green so therefore is deemed as deliverable/developable”. There may be the long term hope of residential development at the Property. The Vendor has not entered into an Agreement with a developer.

TPOs: There are a number of Tree Preservation Orders on tree around the boundaries of the property. More information is available from the Selling Agent.

DEVELOPMENT UPLIFT: The Vendors are mindful to retain a 25% share of any uplift in value caused by planning consent for residential development in the future. More details from the Selling Agent.

COUNCIL TAX: House - Band = F for year 2022/2023 = £2,783.93
Flat 1 and 2 each Band = A for year 2022/23 = £1,284.90

BUSINESS RATES: Rateable value of £5,900 for the 2020/21 year. Small Business Rates Relief currently applies. Ask Selling Agent for more details.

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/).



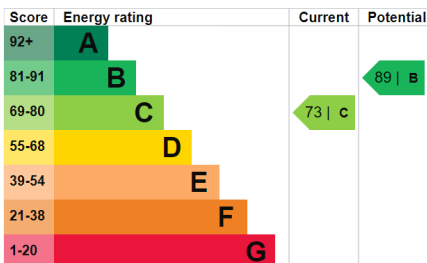
For Further Information Contact:

Dominic Plumpton

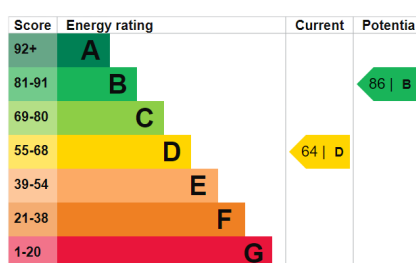
Tel: 01489 896977 Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

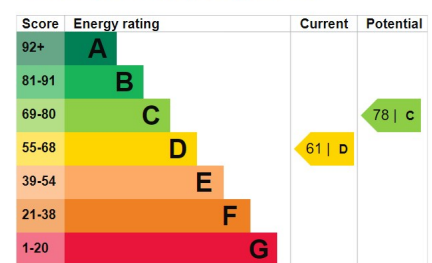
EPC - House



EPC - Flat 1



EPC - Flat 2



PLANNING HISTORY OF HOME FARM

Since 2004 the current owners have been successful in achieving a number of planning consents to construct the existing house, Flats and equestrian facilities. The most recent consent dated 5th May 2022 as set out below. Further details of these consents are contained within our Particulars and via the link below which will take you through to Winchester City Council individual application details.

2022 PLANNING:

21/02938/FUL - Consent dated 05/05/2022. Construction of 2 bedroom bungalow with detached garage, relocation of grooms flat (existing Flat 1 at front of barn) and that space to then be used as ancillary equestrian purposes. Occupation of the retained (Flat 2 at the rear of the barn), to be limited to a person working in the locality in equestrian work. See more information via link.

[Planning Application Documents](#)

2021 PLANNING:

20/02842/FUL - Consent dated 23/02/2021. Construction of a replacement 6 bedroom dwelling (Gross Internal Area 2,400ft²) and detached garage. Resubmission of 18/00656/FUL. **Not yet been built/implemented.** See more information via link.

[Planning Application Documents](#)

21/00042/FUL - Consent dated 07/01/2021. Construction of a detached 3 bedroom dwelling, with detached garage effectively the relocation and replacement of the existing Flat 1 and then subsequent use of the flat for ancillary equestrian purposes only. As a consequence, the occupancy of Flat 2, which will be retained, will be restricted to persons working in equestrian employment in the locality. **Not yet been built/implemented.** See more information via link. **THIS CONSENT HAS SUBSEQUENTLY BEEN AMENDED TO ALLOW A DETACHED BUNGALOW TO BE CONSTRUCTED IN A NEW POSITION. SEE PLANNING 2022 ABOVE.**

[Planning Application Documents](#)

PLANNING HISTORY PRIOR TO 2021: Planning permission W01903/14 was granted in January 2004 to change the use of this holding from agriculture to equestrian convalescent livery and holiday care, in association with the construction of a barn extension, sand-school and horse-walker. The terms 'convalescent livery' and 'holiday care' are strongly indicative that the animals require special, round-the-clock supervision and management during their stay. Relief from the provisions of Condition 5 was granted in August 2004 to allow occupation of the house by equestrian workers (04/01486/FUL). See more information via link.

[Planning Application Documents](#)

In 2005 permission was granted for a revised design for the house. The occupation condition was re-imposed.

In January 2009, permission was granted for the temporary use of part of the stable/barn building as residential accommodation for an equestrian groom at Home Farm Equestrian.

Planning application P/12/02039/FUL for the continued use of the grooms quarters was successfully at Appeal to allow the equestrian worker accommodation to be retained within the building.

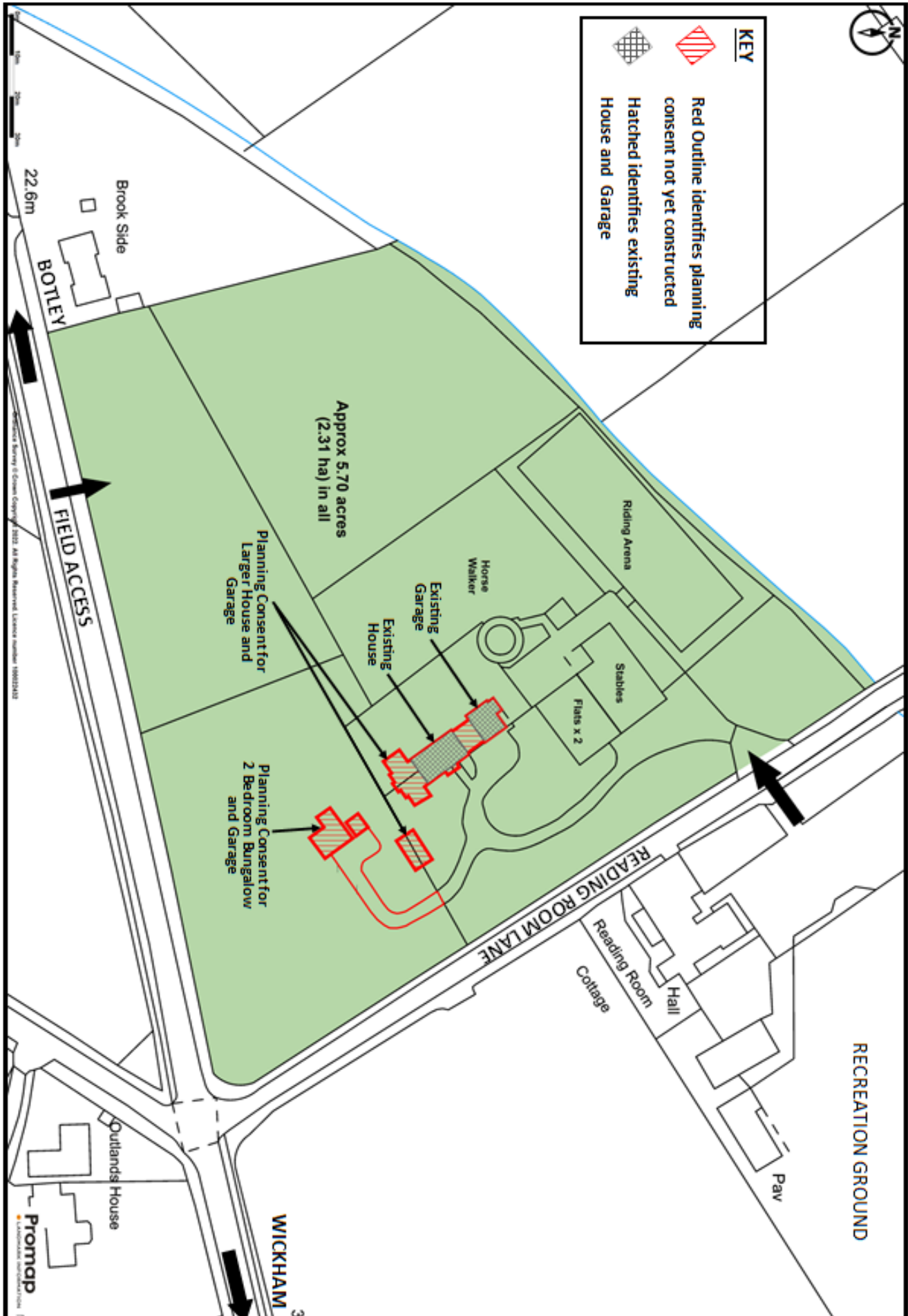
Planning permission was granted in 2017 to remove the agricultural occupancy condition.



OFFER INSTRUCTIONS:

Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

SITE PLAN—SHOWING ALL PLANNING CONSENTS



THE HOUSE





Office above Garage



Office above Garage



Flat 1



Flat 1



Flat 1



Flat 2



Flat 2



Flat 2



EXISTING HOUSE AND GARAGE FLOOR PLAN



HOUSE

Approximate Gross Internal Area = 154.9 sq m / 1,667 sq ft
 Garage and Office = 80.5 sq m / 866 sq ft
 (Including Plant Room / Excluding Void)
 Total = 235.4 sq m / 2,533 sq ft

= Reduced headroom below 1.5m / 5'0"

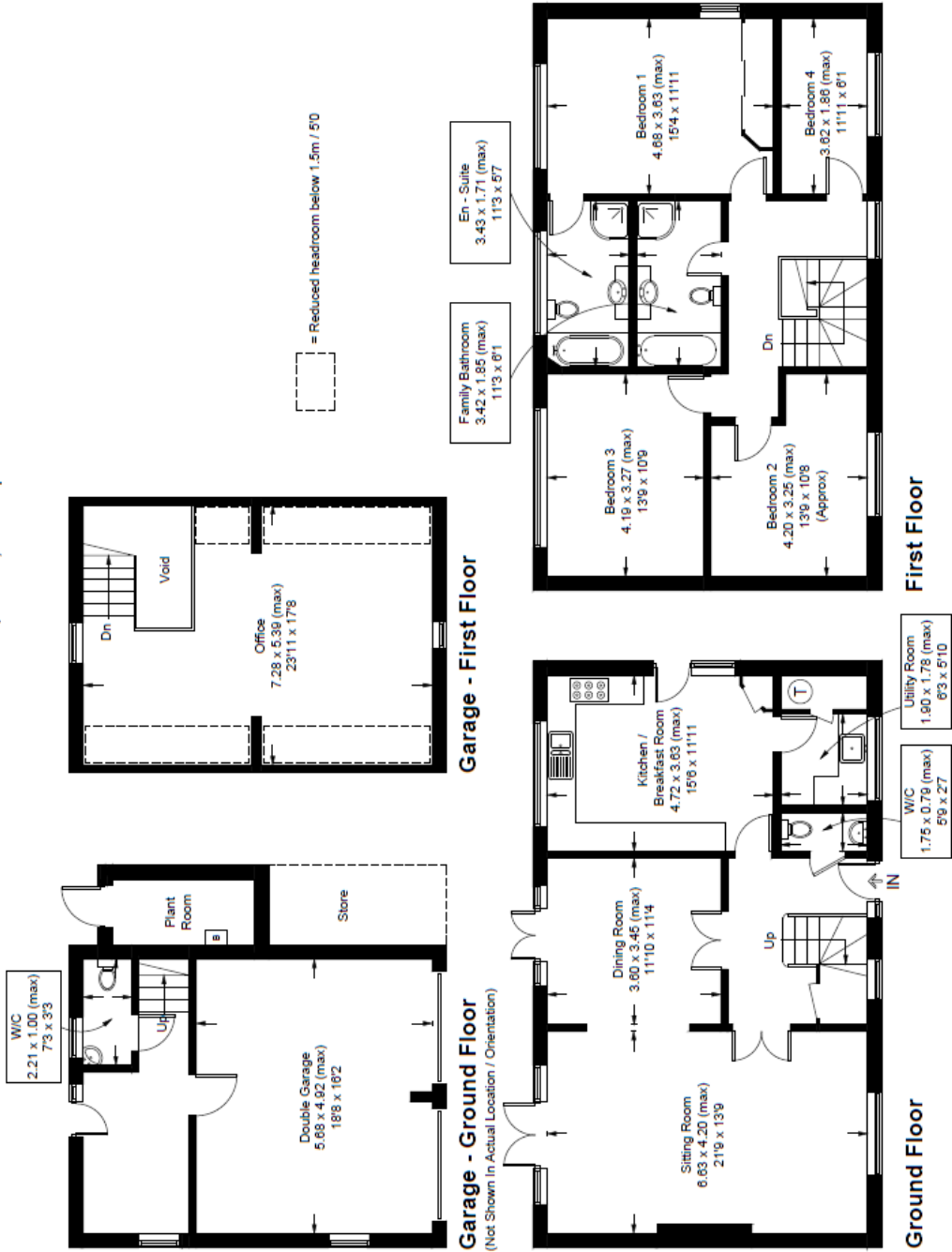
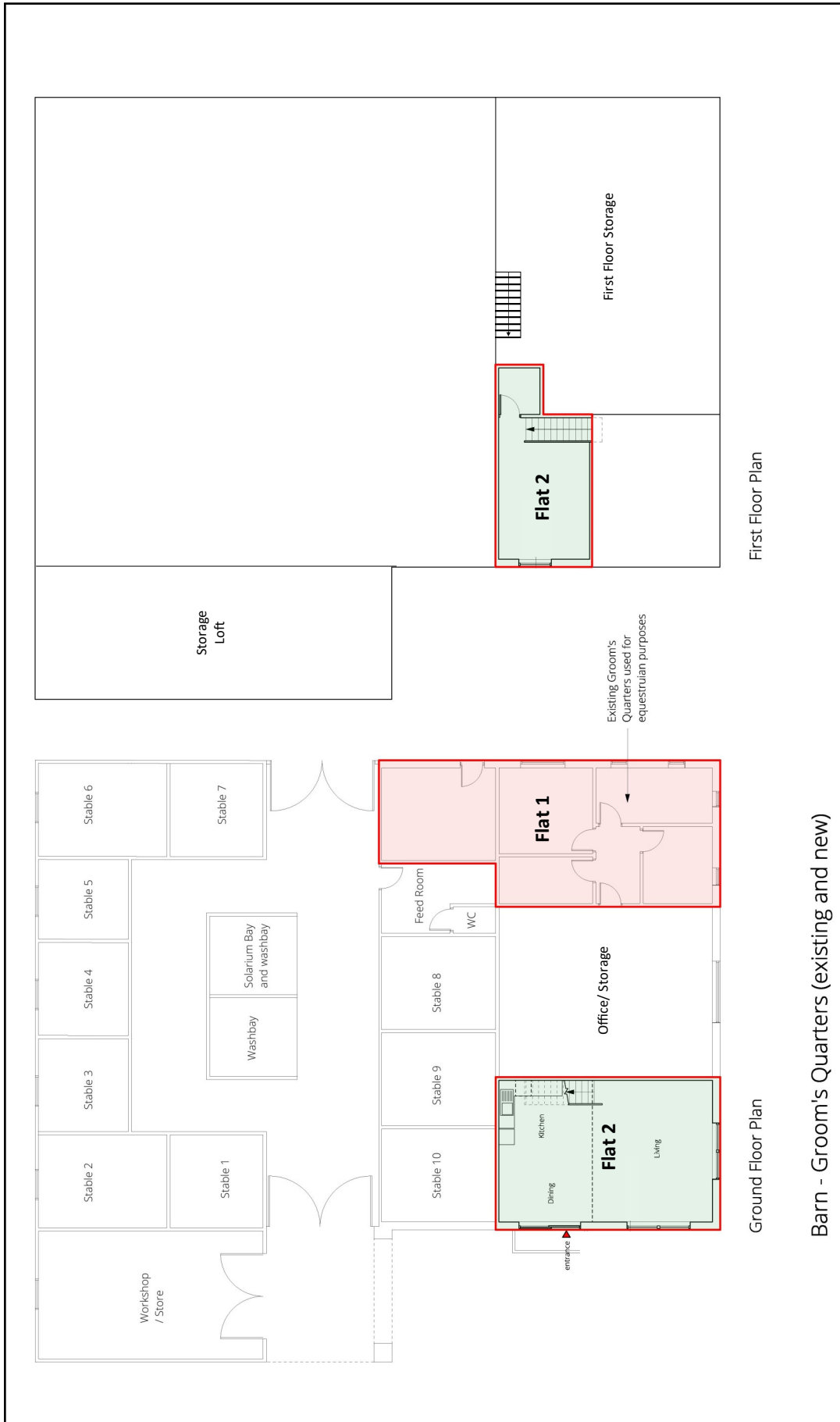


Illustration for identification purposes only, measurements are approximate, not to scale. (ID747503)

FLAT 1 AND 2 , OFFICE AND STABLES - EXISTING FLOOR PLAN

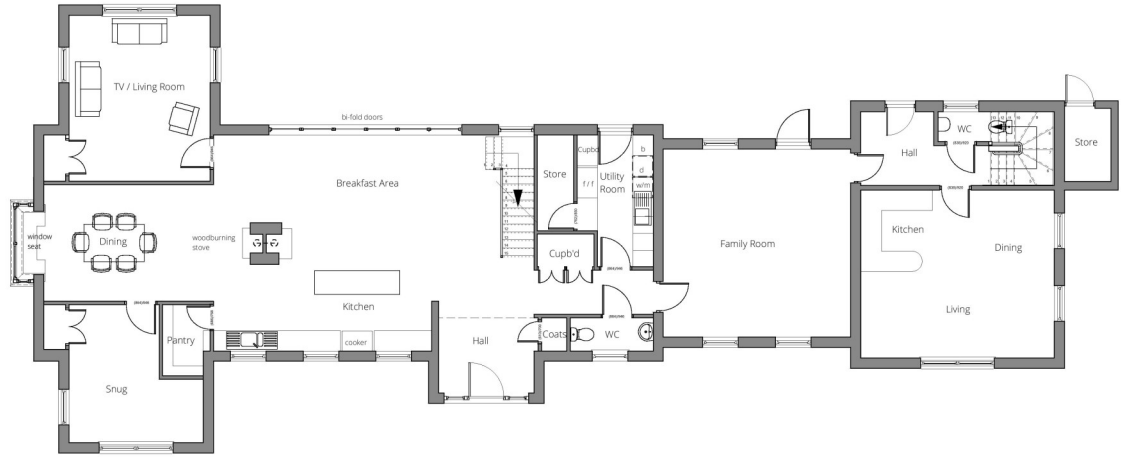
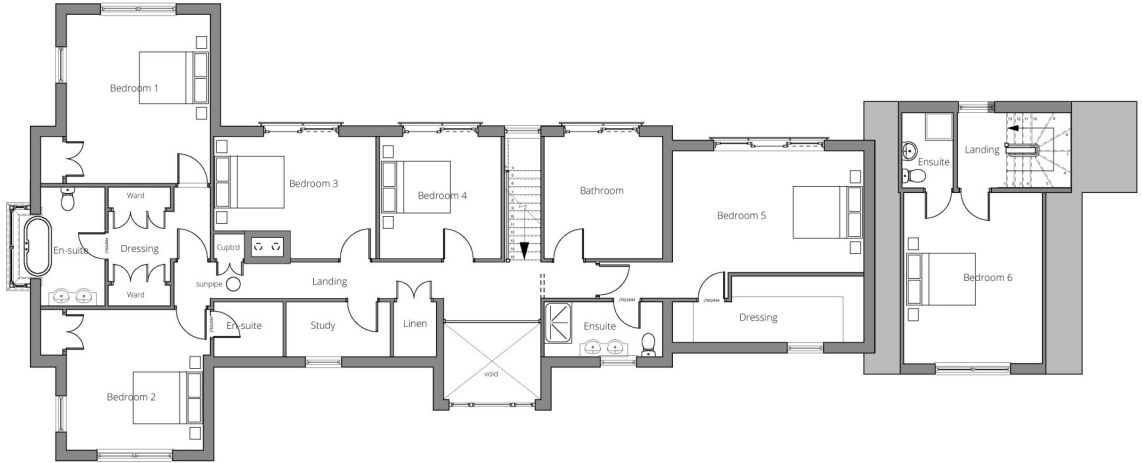


Barn - Groom's Quarters (existing and new)

Flat 1 Approx. 66m² (710 ft²) gross internal floor area.

Flat 2 Approx. 74m² (796 ft²) gross internal floor area.

2021 PLANNING CONSENT FOR REPLACEMENT HOUSE



New 6 Bedroom House
Plans and Elevations as proposed
Gross External footprint 223m² (2400ft²)



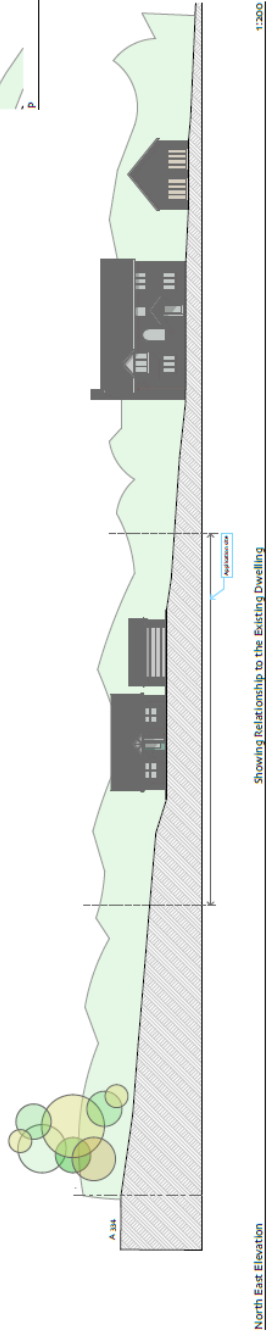
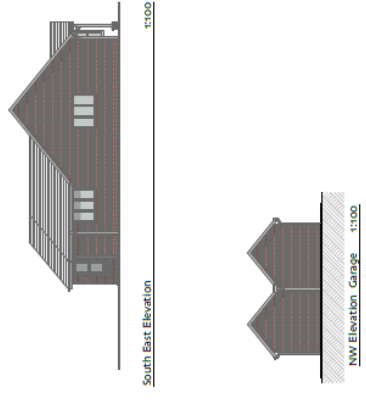
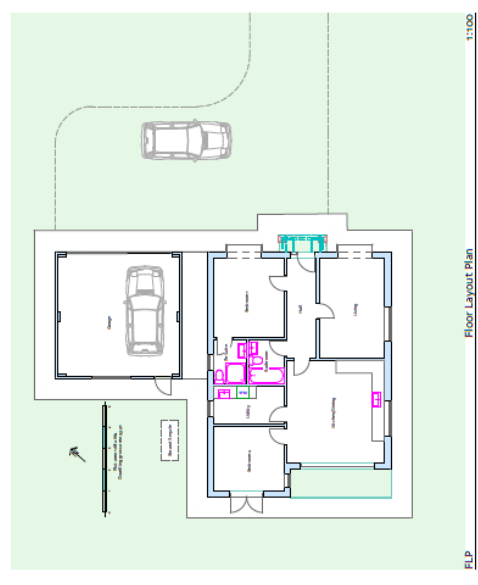
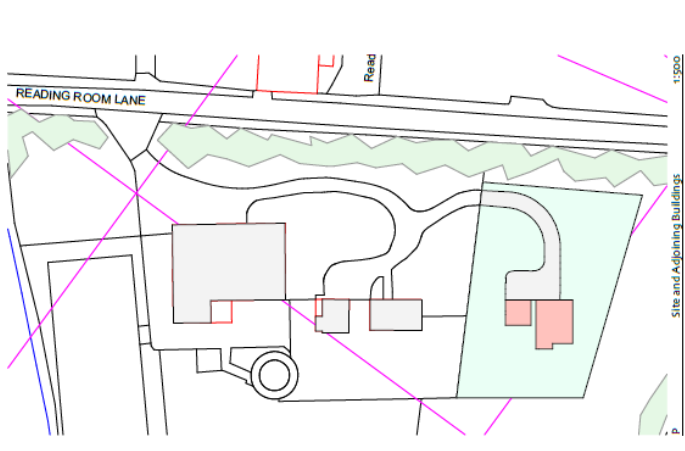
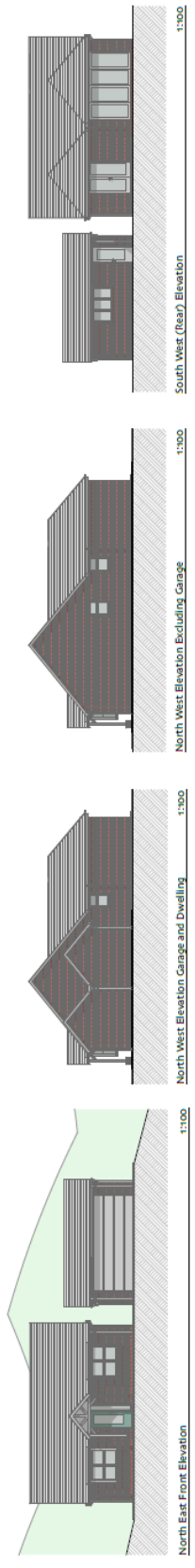
North West (Front) Elevation



South West Elevation

2022 PLANNING CONSENT FOR 2 BEDROOM DETACHED BUNGALOW

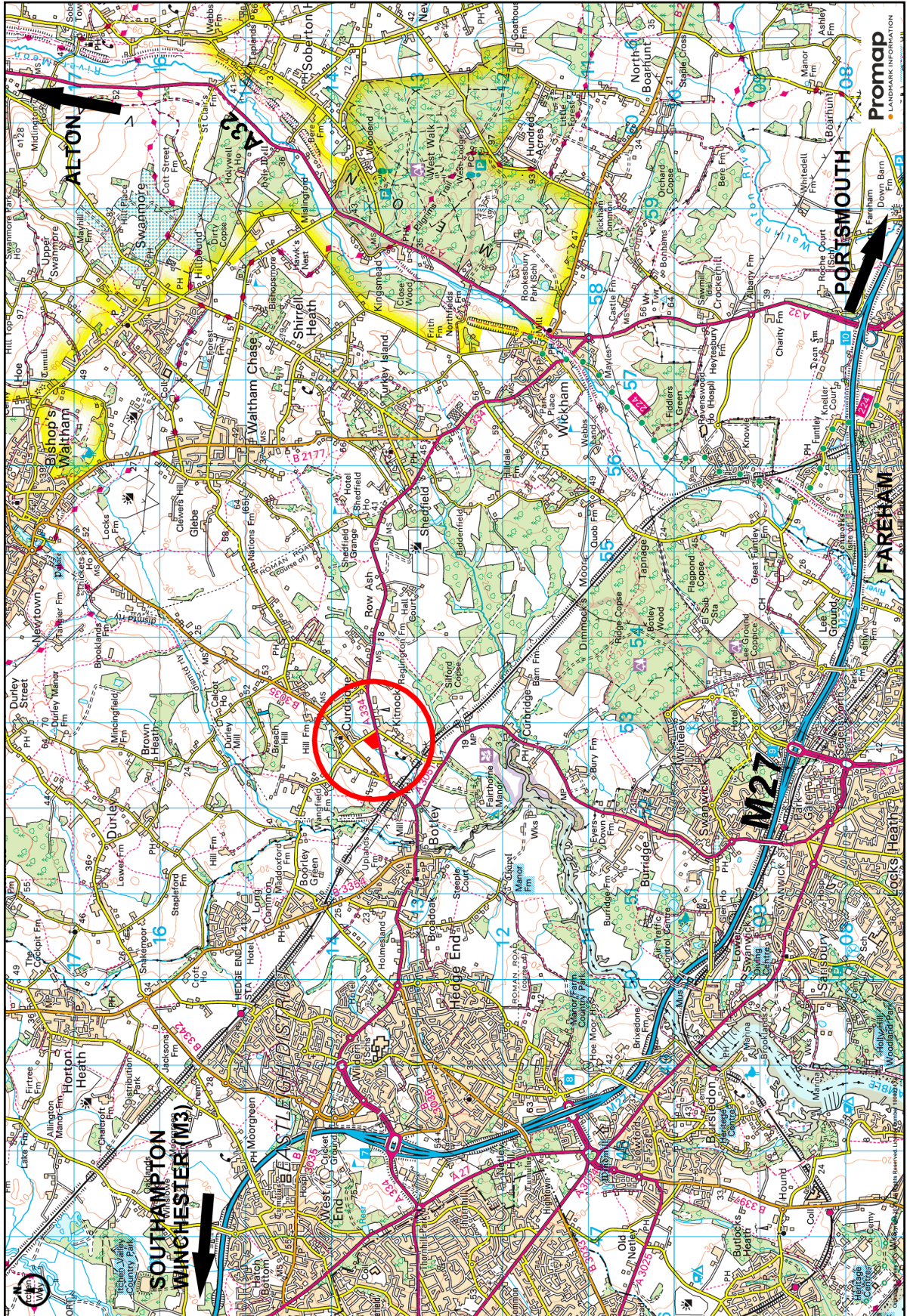
Scales as indicated on A1 Landscape Drawing



Proposed Two Bedroom Bungalow
1700 sq ft including detached garage
Gundridge Southampton
SO 31 3HE

November 2021
Ms. Morris ADP/IBA Architect RRL 01

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.