

## **CURDRIDGE SO32 2HE**

### **Home Farm, Reading Room Lane Commercial Equestrian Establishment Approx. 5.70 acres (2.31 ha) in All**



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

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**Planning Consent for replacement 6 bedroom house.  
Planning Consent for a detached 3 bedroom house to replace a Flat.**

**PRICE GUIDE 1,799,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE - NO CHAIN**

**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](http://www.gileswheeler-bennett.co.uk) prior to arranging to view the Property.

**VIDEO DRONE 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 within the rural village of Curdridge 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 Curdridge and after 2.5 miles pass Curdridge 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 single bedroom Flats and equestrian facilities including 10 stables, outdoor arena, horse walker and solarium. Access to the Property is off Reading Room Lane with a second access off the A334 Botley Road as identified on the **Site Plan**.

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

- **The house**, 4 bedrooms extending to approx. 154.9m<sup>2</sup> (1,667 ft<sup>2</sup>) gross internal floor area. The detached double garage has a converted first floor Home Office 80.5m<sup>2</sup> (866 ft<sup>2</sup>).
  - Underfloor Heating
  - Master Bedroom with En Suite
  - Woodburning Stove
  - Double Glazed
  - French Doors
  - Patio
- **Flat 1** comprises a kitchen, living room, 1 bedroom and bathroom. Existing planning allows this property to be occupied by 'an equestrian worker' only. Approx. 66m<sup>2</sup> (710 ft<sup>2</sup>) gross internal floor area.
- **Flat 2** comprises an open plan kitchen and living room with a single bedroom and bathroom on the first floor. Approx. 74m<sup>2</sup> (796 ft<sup>2</sup>) gross internal floor area.

#### **EQUESTRIAN FACILITIES:**

- **Stable Yard:** Set within a single building there are 10 stables of block/brick construction with typical 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 facilities are currently let out by professional dressage riders, who occupy the entire facility but no residential parts. More details can be obtained from the Selling Agent.

**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 along the boundaries of the property. More information is available from the Selling Agent.

**DEVELOPMENT UPLIFT:** The Vendors are mindful to retain a 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 2020/2021 = £2,583.04  
Flat 1 and 2 each Band = A for year 2020/21 = £1,241.48

**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:**

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**Email:** [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk)

### EPC - House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73   C	89   B

### EPC - Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64   D	86   B

### EPC - Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61   D	78   C

## PLANNING HISTORY OF HOME FARM

**2021 PLANNING:** The current owners have been successful in achieving a number of planning consents to construct the house, Flats and equestrian facilities, the most recent in 2021 as set out below. Further details of these consents are contained within our Particulars.

20/02842/FUL - Consent dated 23/02/2021. Construction of a replacement 6 bedroom dwelling and detached garage. Resubmission of 18/00656/FUL. **Not yet been built/implemented.**

[Planning Application Documents](#)

21/00042/FUL - Consent dated 07/01/2021. Construction of a detached 3 bedroom dwelling, with detached garage effectively the relocation of the existing Flat 1 and then subsequent use of the flat for ancillary equestrian purposes only. **Not yet been built/implemented.**

[Planning Application Documents](#)

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).

[Planning Application Documents](#)

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

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'

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.

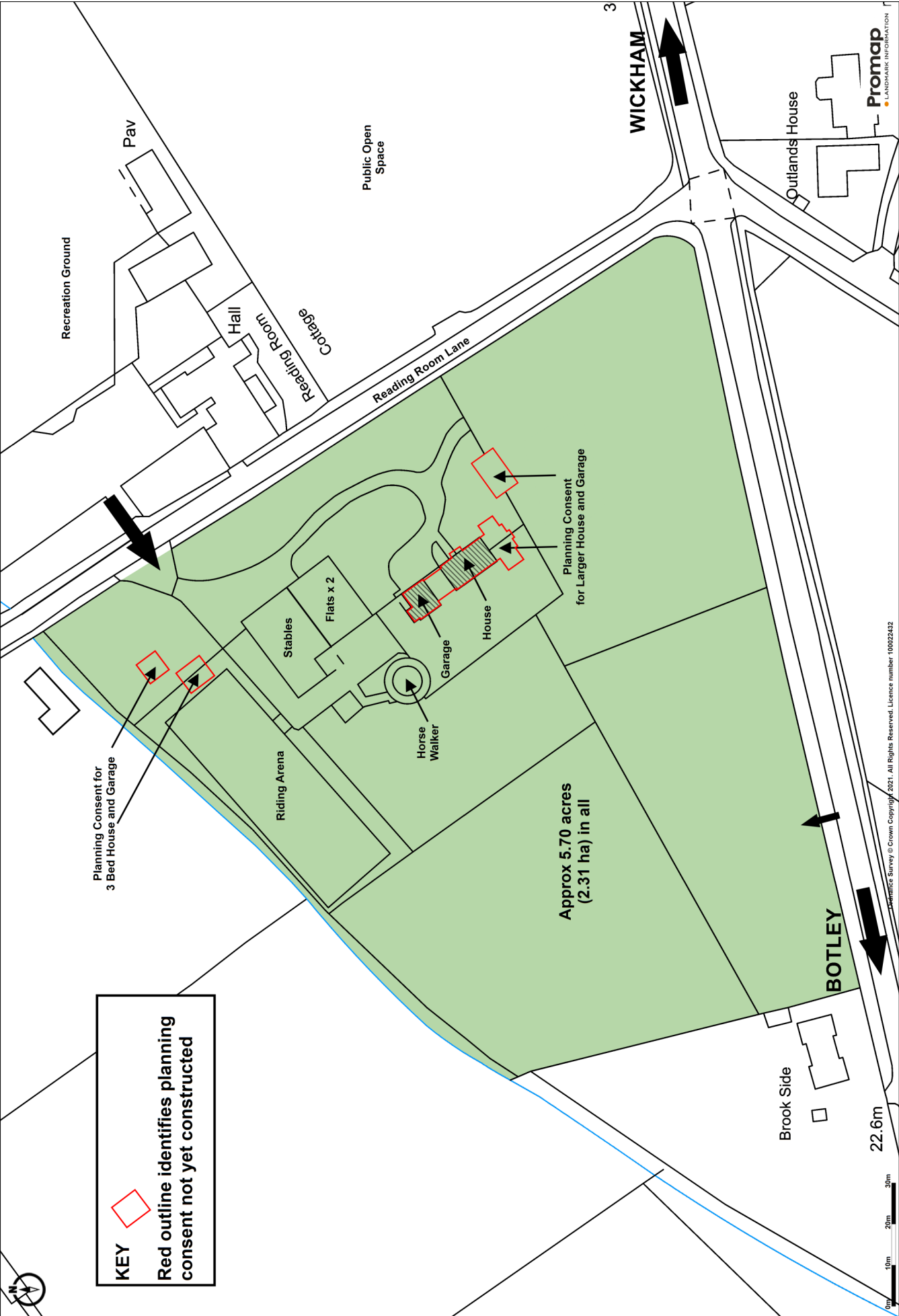
Planning application P/12/02039/FUL for the continued use of the grooms quarters was refused by the planning authority but was subsequently on appeal. It was conditioned that equestrian worker accommodation be retained within the barn.

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





# SITE PLAN



# 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"

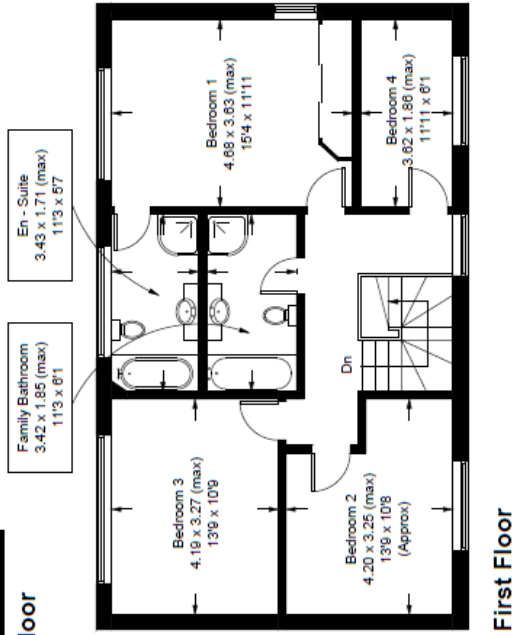
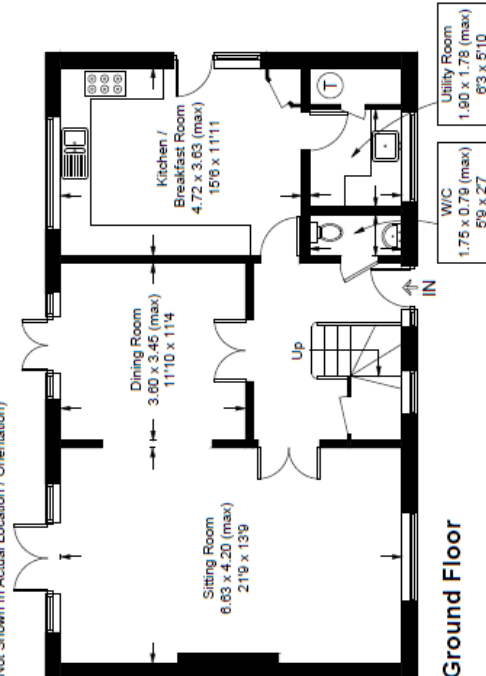
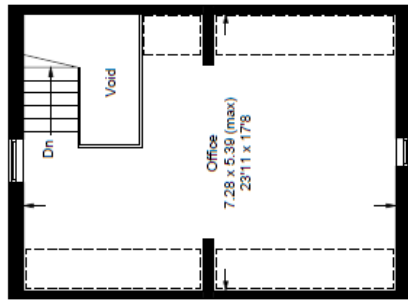
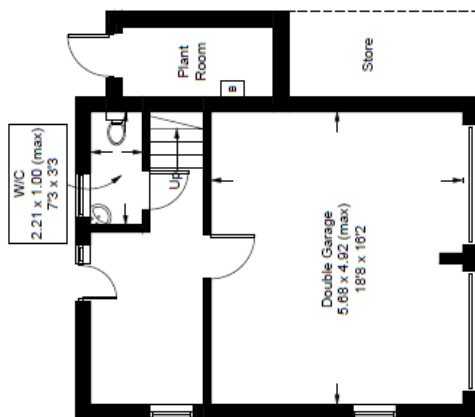
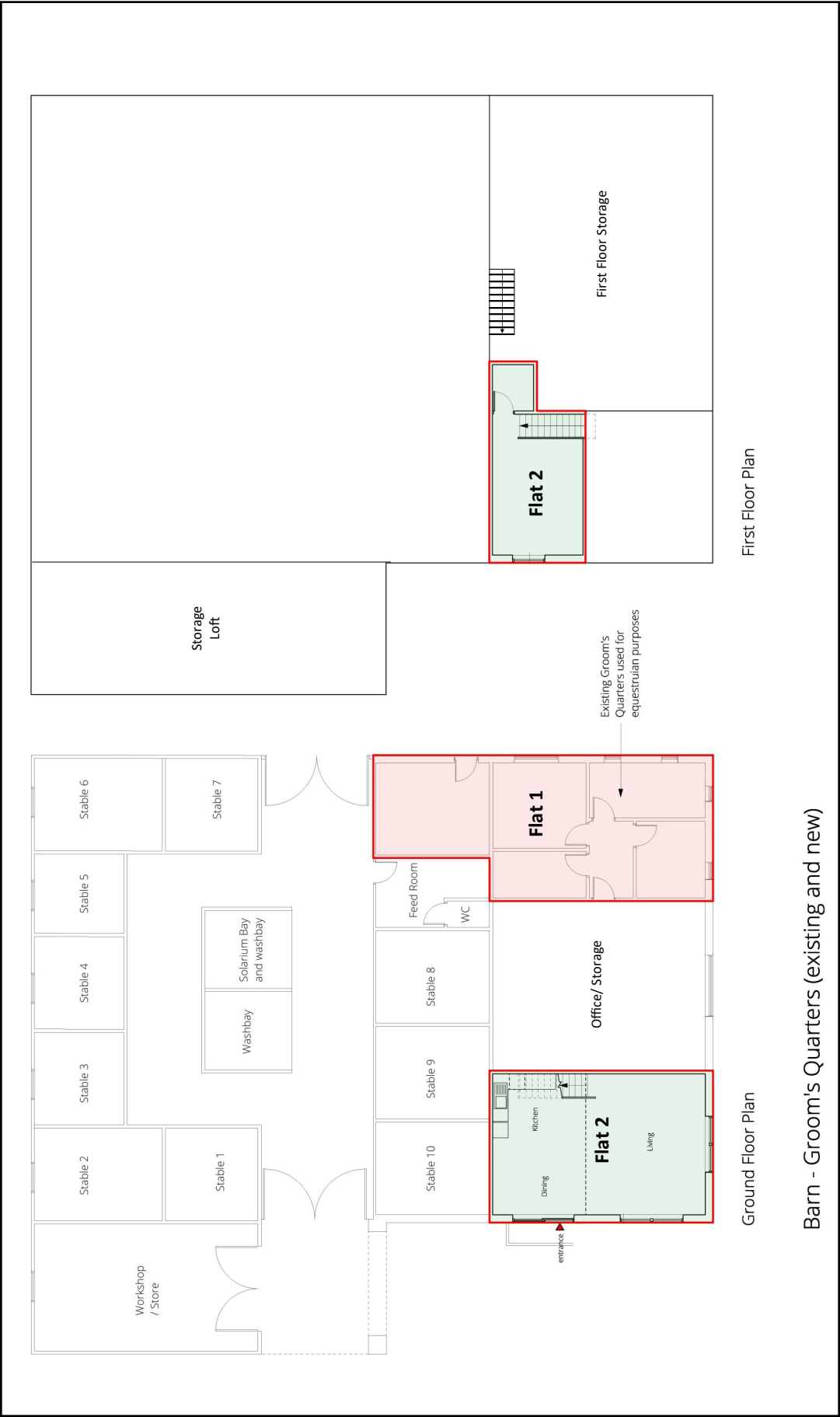


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID747503)

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

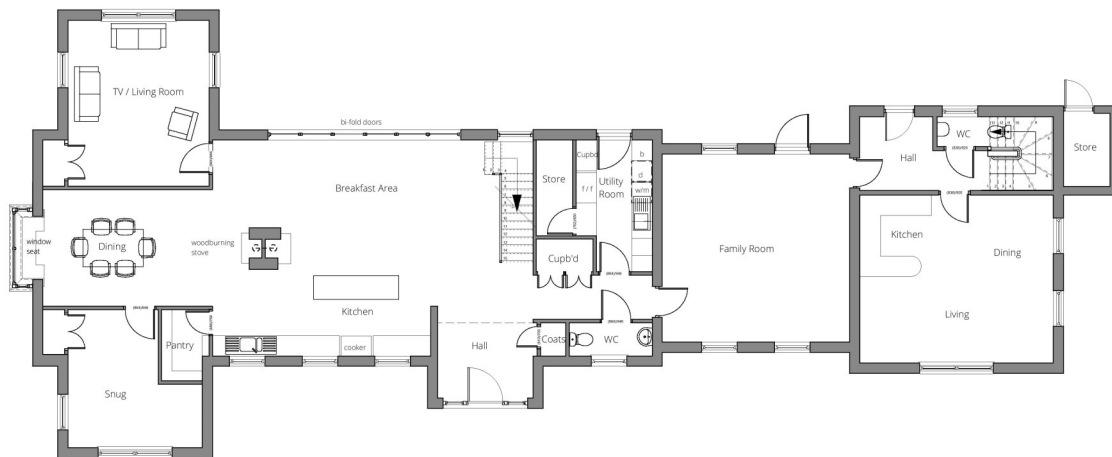
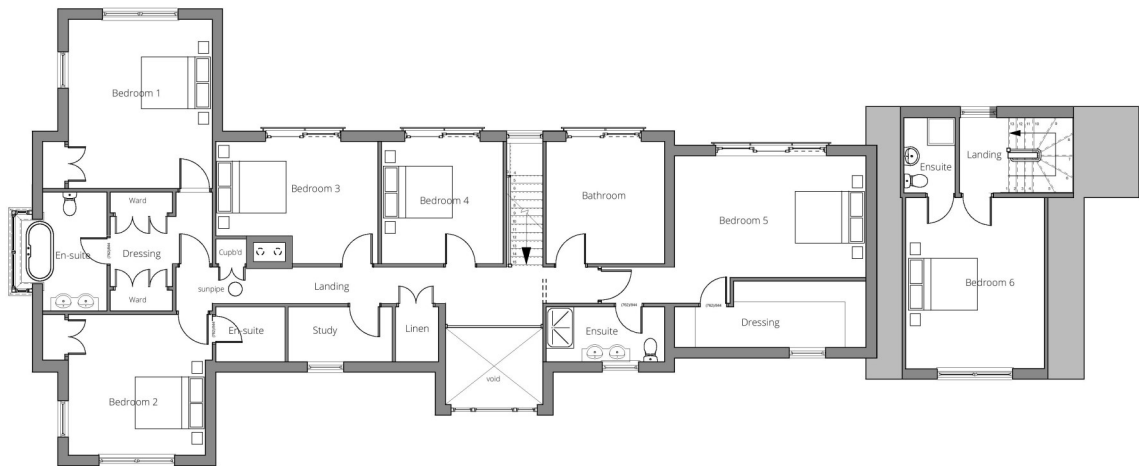


Barn - Groom's Quarters (existing and new)

- Flat 1** Approx. 66m<sup>2</sup> (710 ft<sup>2</sup>) gross internal floor area.
- Flat 2** Approx. 74m<sup>2</sup> (796 ft<sup>2</sup>) gross internal floor area.



# PLANNING CONSENT FOR REPLACEMENT HOUSE



New 6 Bedroom House  
Plans and Elevations as proposed  
Gross External footprint 223m<sup>2</sup> (2400ft<sup>2</sup>)

0 2 4 6 8 10  
Scale in Metres. (1:100 @ A3)

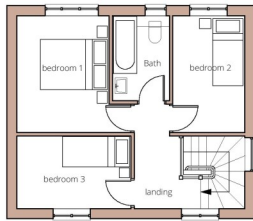


North West (Front) Elevation

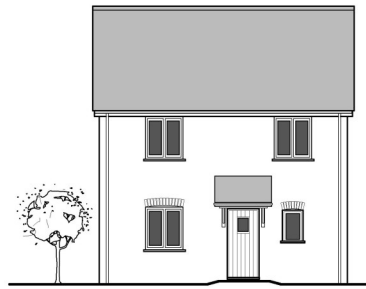


South West Elevation

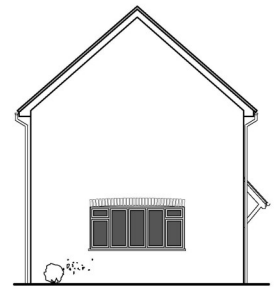
# PLANNING CONSENT FOR DETACHED 3 BEDROOM DWELLING



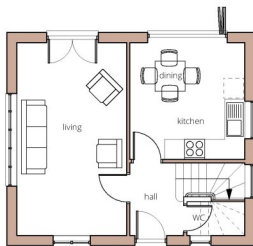
First Floor Plan



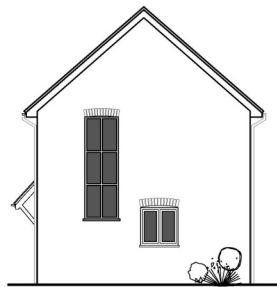
North East Elevation



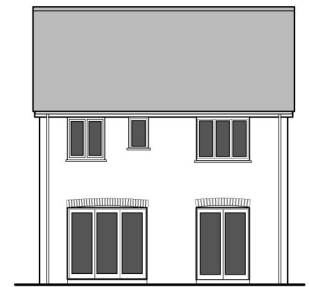
South East Elevation



Ground Floor Plan

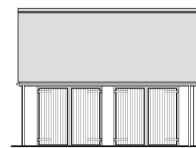


North West Elevation

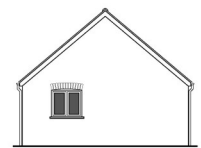


South West Elevation

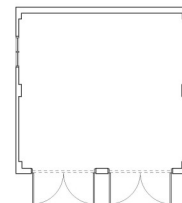
New 3 Bedroom Dwelling  
Plans and Elevations as proposed  
Gross External footprint  $47\text{m}^2$  ( $506\text{ft}^2$ )



South East Elevation



South West Elevation



Floor Plan

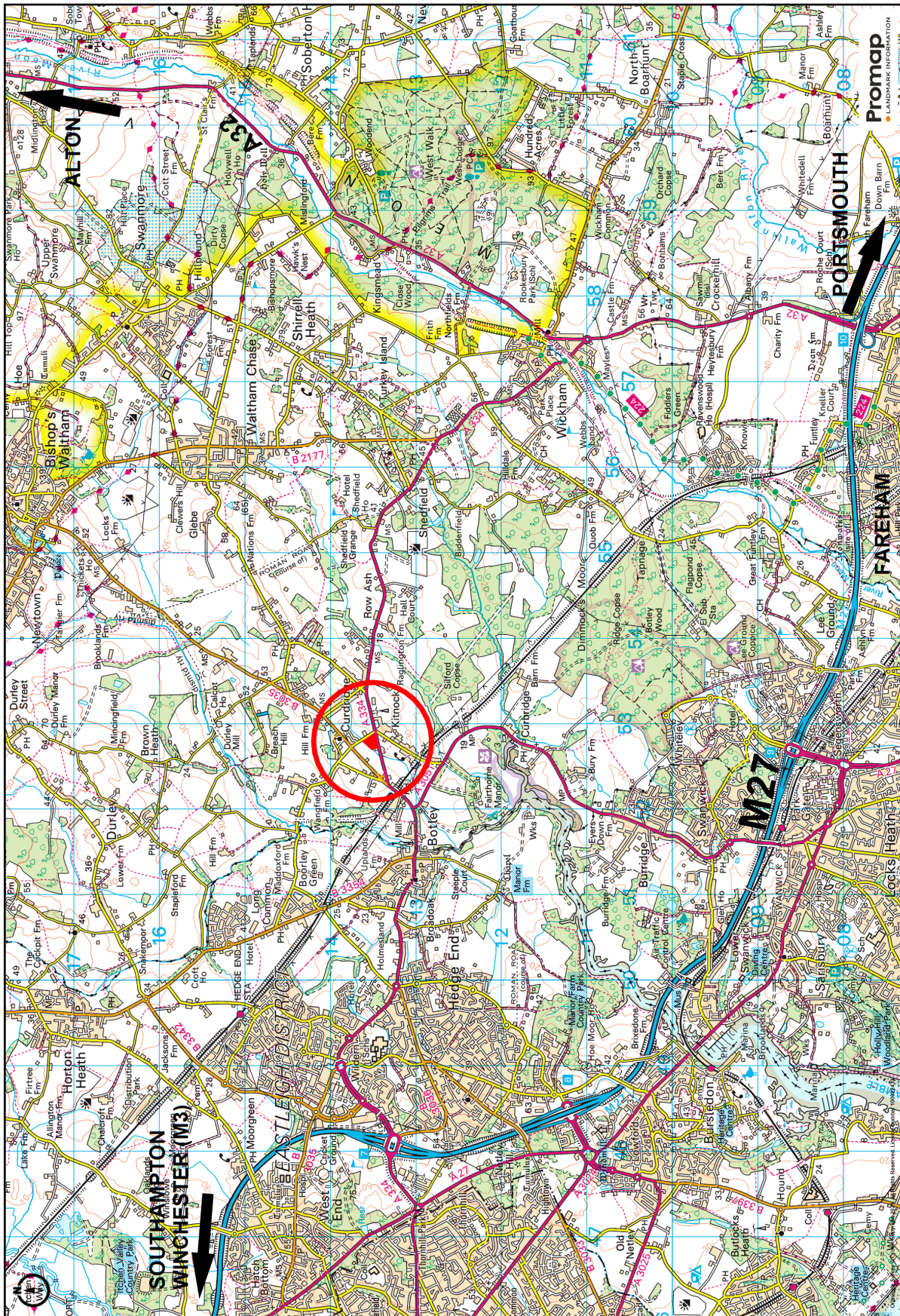
New Garage  
Plan and Elevations as proposed



**NB: THIS REQUIRES STOPPING THE RESIDENTIAL USE OF FLAT 1**



# 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.

April 2021