

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Bighton, Nr Alresford SO24 9SG

'CARTREF'

**Bungalow with a Range of Buildings and Pasture
Development Opportunity**

Approx. 3.87 acres (1.57 ha) in All



Located off a quiet lane in the Countryside. A 2 bedroom bungalow (currently 851 ft² gross internal) in need of total refurbishment with Permitted Development for ground floor extension (approx. 885 ft²). A range of buildings (2,336 ft²) and pasture land (2.32 acre). With pockets of Broadleaved Woodland. Potential to further develop or reposition the bungalow, subject to Planning Consent. Suitable for Agricultural, Equestrian, Commercial or Tourism use of the outbuildings, subject to achieving Planning.

PRICE GUIDE £725,000

OFFERS INVITED

FREEHOLD FOR SALE - VACANT - NO CHAIN

SALE BY PRIVATE TREATY



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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VIEWING INSTRUCTIONS: Strictly by Appointment Only with the Selling Agent. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to arranging a viewing of the Property.

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

LOCATION: See **Location Plan**.

DIRECTIONS: From the A31 in Ropley Dean head north signed 'Brighton' along the lane known as Brighton Hill, over the railway and after approx. 0.6 miles the Property is on the left hand side.

DESCRIPTION: Cartref (meaning 'home' in Welsh) sits in a wooded position looking out over adjoining pasture land with a range of buildings close by. The Property is secluded with pasture gently sloping down to neighbouring woodland and views across neighbouring farm land. In all, the Property extends to approx. 3.87 acres (1.57 ha) with 2.32 acres (0.94 ha) being pasture land with pockets of broadleaved woodland to the north.

The Property is comprised within Land Registry Title No: HP375254

BUNGALOW: Two bedrooms, single-storey brick dwelling in need of complete renovation and not suitable for occupation in its present state and condition. The current internal floor area extends to 79.1m² (851 ft²) - see **Floor Plan**.

PERMITTED DEVELOPMENT OF BUNGALOW: see **Plans and Elevations** later in these details. A Certificate of Proposed Lawful Use dated 29th April 2019 provides for an additional 885.4 ft² of living space to include up to 4 bedrooms to create a total living space of 1,736.4 ft². A copy can be obtained from the selling agent.

OUTBUILDINGS: There is a range of buildings extending in all to 2,336 ft². See **Building Plan** for more details.

CARAVANS: There are three touring caravans positioned on the Property being 10, 14 and 15ft in length.

PLANNING: The Property is outside of the South Downs National Park and is within the Local Authority of Winchester City Council and as such is subject to the policies within their Local Plan. The Vendor believes that there is the potential to redesign, extend further, or reposition the dwelling on the Property, subject to achieving the necessary Planning Consents.

PLANNING HISTORY: No recent planning applications have been submitted in relation to this site (other than Permitted Development detailed above).

SERVICES: Mains water and electricity are connected. Telephone. Private drainage. There is a covered up disused Well close to the bungalow.

PUBLIC FOOTPATH: A footpath is shown on Ordnance Survey maps and the Definitive Map of Rights of Way as crossing the Property and between the buildings. This route has not been used for 40 years. A formal extinguishment procedure has been initiated with Hampshire County Council. A route of the path has been used across the neighbouring property adjoining the eastern boundary shown by the blue line between A and B on the **Site Plan**. The Vendor is in the process of confirming this process in the coming months. More details can be obtained from the Selling Agent.

EASEMENTS: A water pipe serving a neighbouring property passes through the Property.

TPO: The Property is subject to a Tree Preservation Order affecting existing trees surrounding the bungalow and buildings which requires that planning consent be achieved before undertaking works to the trees listed. A copy of the TPO is available from the Selling Agent.

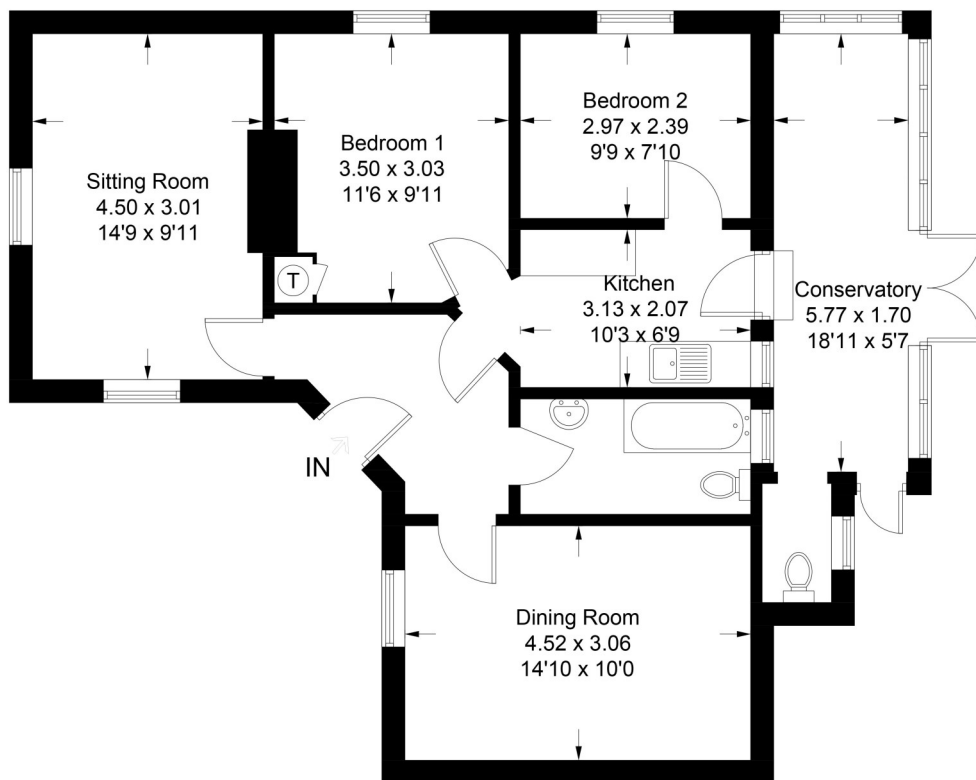
COUNCIL TAX: Band C for year 2021/2022 = £1,540.10.

BUSINESS RATES: No current business rates.

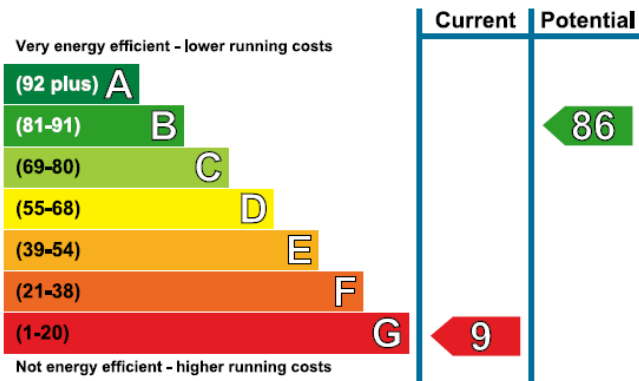
LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk.

FLOORPLAN OF EXISTING BUNGALOW

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft



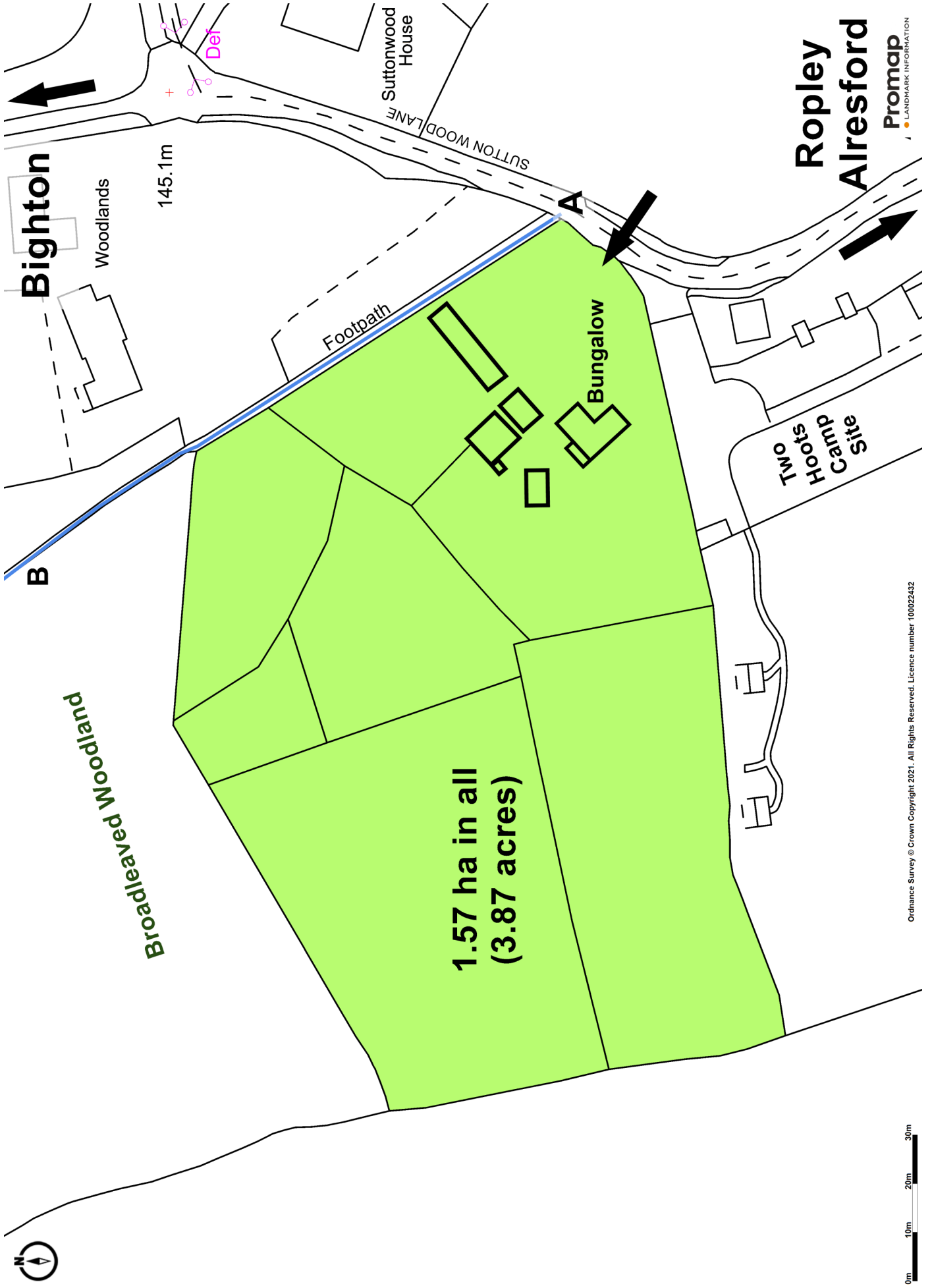
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (DI753405)



For Further Information Contact:
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SITE PLAN



**1.57 ha in all
(3.87 acres)**

Bungalow

Footpath

Suttonwood House

SUTTONWOOD LANE

145.1m

Woodlands

Bighton

**Ropley
Alresford**

Two Hoops Camp Site

Promap
LANDMARK INFORMATION

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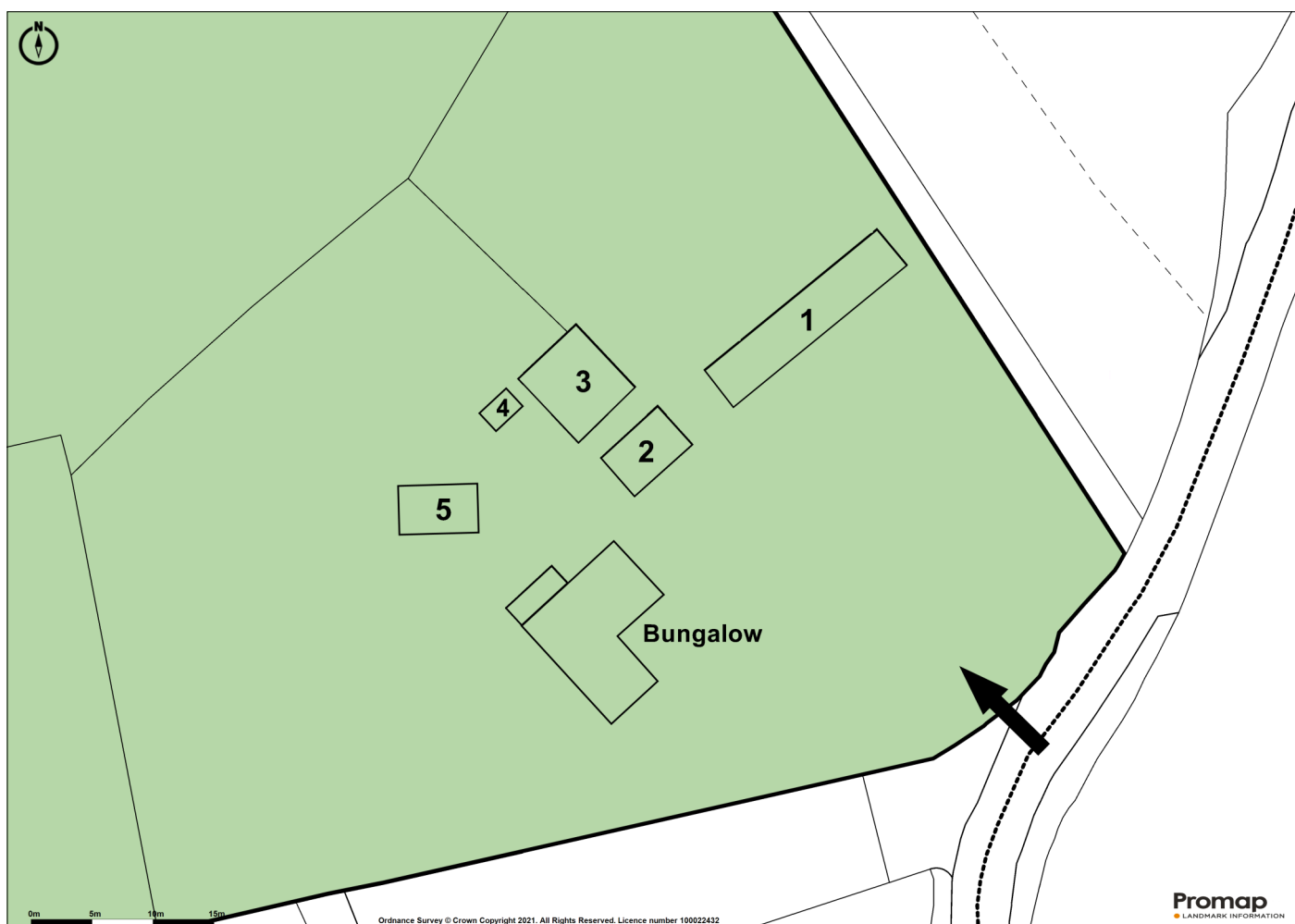
Subject to Survey



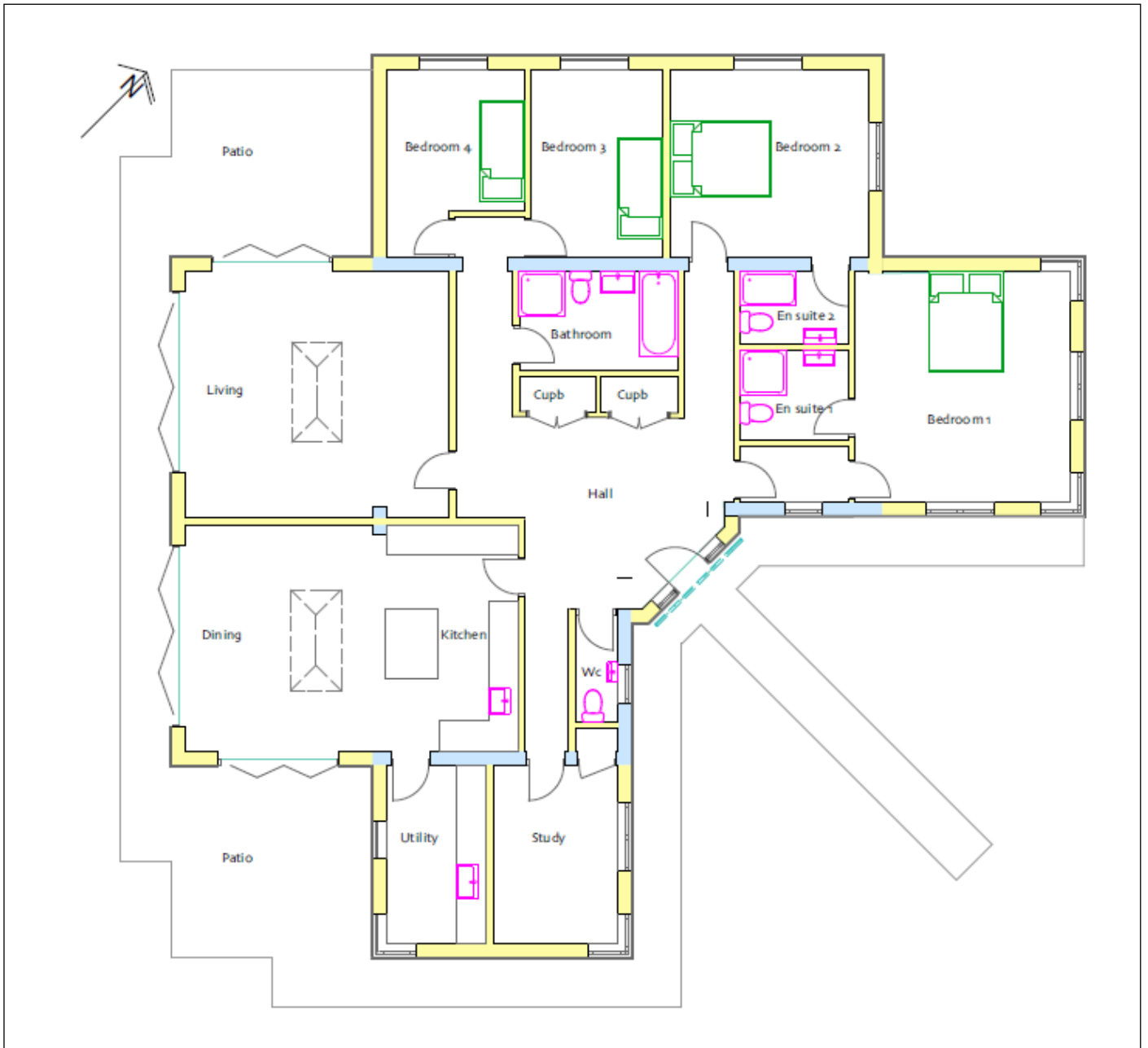


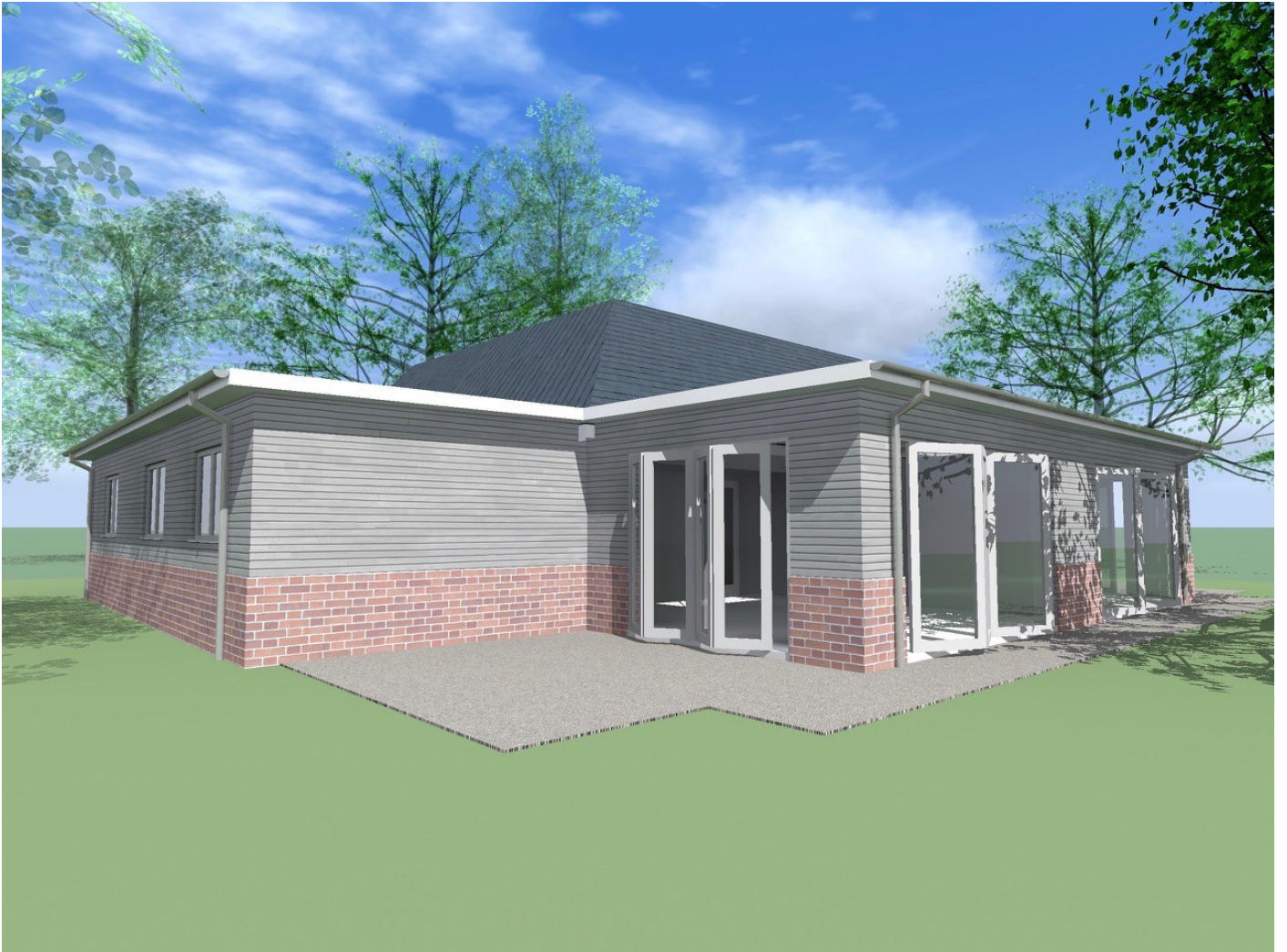
BUILDINGS PLAN

Plan Ref.	Approximate Dimensions and area	Construction
1	19m x 4.45m (62.3ft x 14.6ft) (84.6m ² /909.6ft ²)	Concrete block with pitched roof, concrete floor, timber doors and metal frame windows. Electricity and lighting (untested).
2	7.9m x 4.1m (25.9ft x 13.5ft) (32.4m ² /349.7ft ²)	Concrete block (part rendered) with pitched roof, concrete floor, double timber doors and windows. Electricity and lighting (untested).
3	8.5m x 8m (27.9ft x 26.2ft) (68m ² /731ft ²)	pt. Old Stable, timber frame and cladding over dwarf block walls, pitched corrugated iron roof, lighting (untested).
4	3.05m x 2.07m (10ft x 6.8ft) (6.3m ² /68ft ²)	Old chicken coop of timber frame and cladding . Currently used as storage.
5	6.5m x 4m (21.3ft x 13.1ft) (26m ² /279ft ²)	Metal frame garage building with corrugated sheet metal cladding to roof and walls. No services. Earth floor.

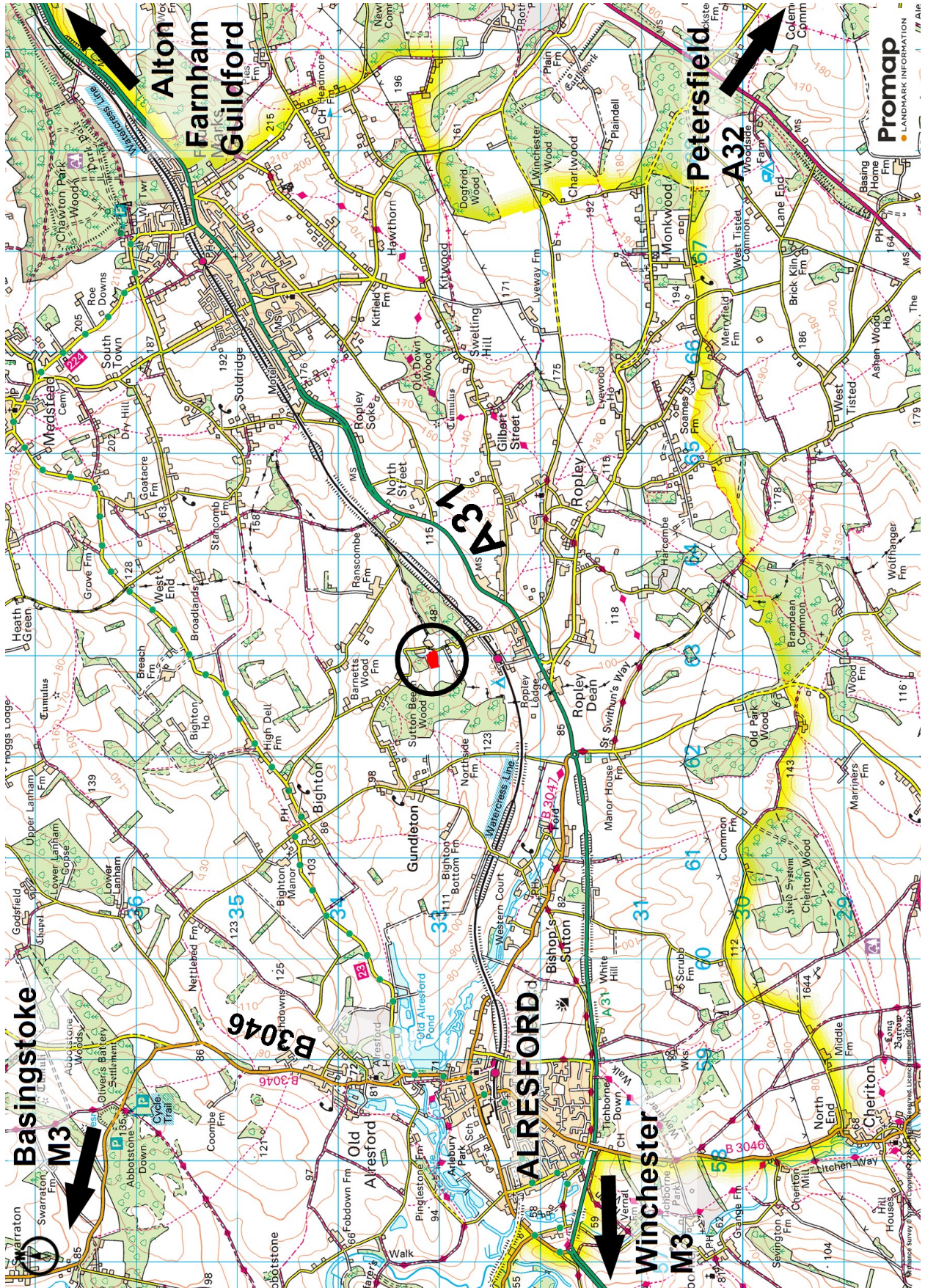


PERMITTED DEVELOPMENT PLAN





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.

Month/Year