

**DURLEY SO32 2AP**

**'COPSE MEAD'**

**off Greenwood Lane**

**0.79 acres (0.32 ha) in All**



**A range of home-made stables. A Storage building. Approx. 0.20 acres of woodland pasture. Approx. 0.39 acres broadleaved woodland. Dilapidated Mobile Home (not occupied or habitable. No Planning Consent). Mains water and electricity connected.**

**OFFERS INVITED IN EXCESS OF £125,000**

**FREEHOLD FOR SALE - BY PRIVATE TREATY**

**VACANT POSSESSION**

**VIEWING INSTRUCTIONS:** On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. NO DOGS. It is essential to please view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to visiting 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 are available showing the whole Property.

**LOCATION:** See **Location Plan**. The Property is approx. 3 miles from junction 7 Hedge End M27 motorway. At the Durley Car Sales (SO32 2AR) take Church Lane signed 'Church'. Pass the Church on your left and continue towards Upham for approx. 200m along Greenwood Lane (which is narrow) and the Property is then on your right hand side.

**DESCRIPTION:** The Property extends to 0.79 acres (0.32 ha) in all and comprises stables, a store, a dilapidated Mobile Home, an area of woodland pasture and a block of woodland as coloured and identified on the **Site Plan**. The Property is substantially fenced around the perimeter. There is a post and rail fence along the northern boundary. The buildings on the Property consist of a range of three self constructed stable buildings, one open fronted and two enclosed as detailed below. There is also a separate Storage Building. A dilapidated Mobile Home is positioned within the woodland as identified on the **Site Plan**.

The land slopes down from Greenwood Lane and lies between approx. 47m and 51m above mean sea level.

**BUILDINGS:** A range of 3 monopitched home-made timber framed buildings with corrugated steel cladding with dimensions set out below:

- 1) Approx. 3.2m x 3.6m (10ft 6in x 11ft 9in).
- 2) Approx. 3.1m x 3.6m (10ft 2in x 11ft 9in).
- 3) Approx. 3.5m x 2.3m (11ft 6in x 10ft 6in).

Storage Building (Raised) - Approx. 3.50m x 2.15m (11ft 6in x 7ft)

**WOODLAND PASTURE:** Approx. 0.20 acres of fenced grazeable pasture beside the stables and amongst woodland.

**WOODLAND:** The block of woodland extends to approx. 0.39 acres and comprises broadleaved species such as Sycamore, Oak, Ash and Silver Birch with an understorey of Holly and Hazel in places. See TPO below.

**TPO:** Three trees close to the road frontage as identified on the **Site Plan** are protected by a Tree Preservation Order (ref: 02041-2011-TPO, 00025-2017-TPO, 02041-2011-TPO). Copy available from the Selling Agent.

**MOBILE HOME:** Dimensions 9.75m x 3.0m (30ft x 9ft 10in). Currently in a dilapidated condition and situated at the rear of the Property as identified on the **Site Plan**. It was first positioned on the Property in approx. 1990 on the site of the existing Stables nearer the road. We understand that it was then lived in for some 7 years but has been unoccupied for the last 23 years during which it has been moved to the rear of the Property to its current position. It has become derelict. It is uninhabitable. No services are currently connected. **THERE IS NO PLANNING CONSENT FOR THIS TO BE OCCUPIED.**

**PLANNING:** There are no planning consents on the Property (including the Mobile Home). 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.

**SERVICES:** Unmetered mains water and metered mains electricity are understood to be connected but have not been tested and interested parties will have to make their own enquiries.

**PUBLIC RIGHTS OF WAY:** No public or private rights of way affect the Property as identified approximately on the **Site Plan** and subject to survey.

**JAPANESE KNOTWEED:** An area of Knotweed has been identified on the Property as approximately shown hatched on the **Site Plan**. Knotweed is not harmful to humans. It is harmful to buildings and structures. It can be contained and reduced by chemical treatment. Advice and a quote to manage this small area has been received from The Japanese Knotweed Company in Romsey. See their website: [www.japaneseknotweed.co.uk](http://www.japaneseknotweed.co.uk). Tel: 0333 2414 413. A copy of the report can be obtained from the Selling Agent.

**BOUNDARY AGREEMENT:** The Vendor has completed an Agreement with the neighbouring landowner regarding the current position of the post and rail fence along the northern boundary. This fence is owned by the neighbour.

**LOCAL PLANNING AUTHORITY:** Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. Email: [planning@winchester.gov.uk](mailto:planning@winchester.gov.uk). [www.winchester.gov.uk](http://www.winchester.gov.uk).

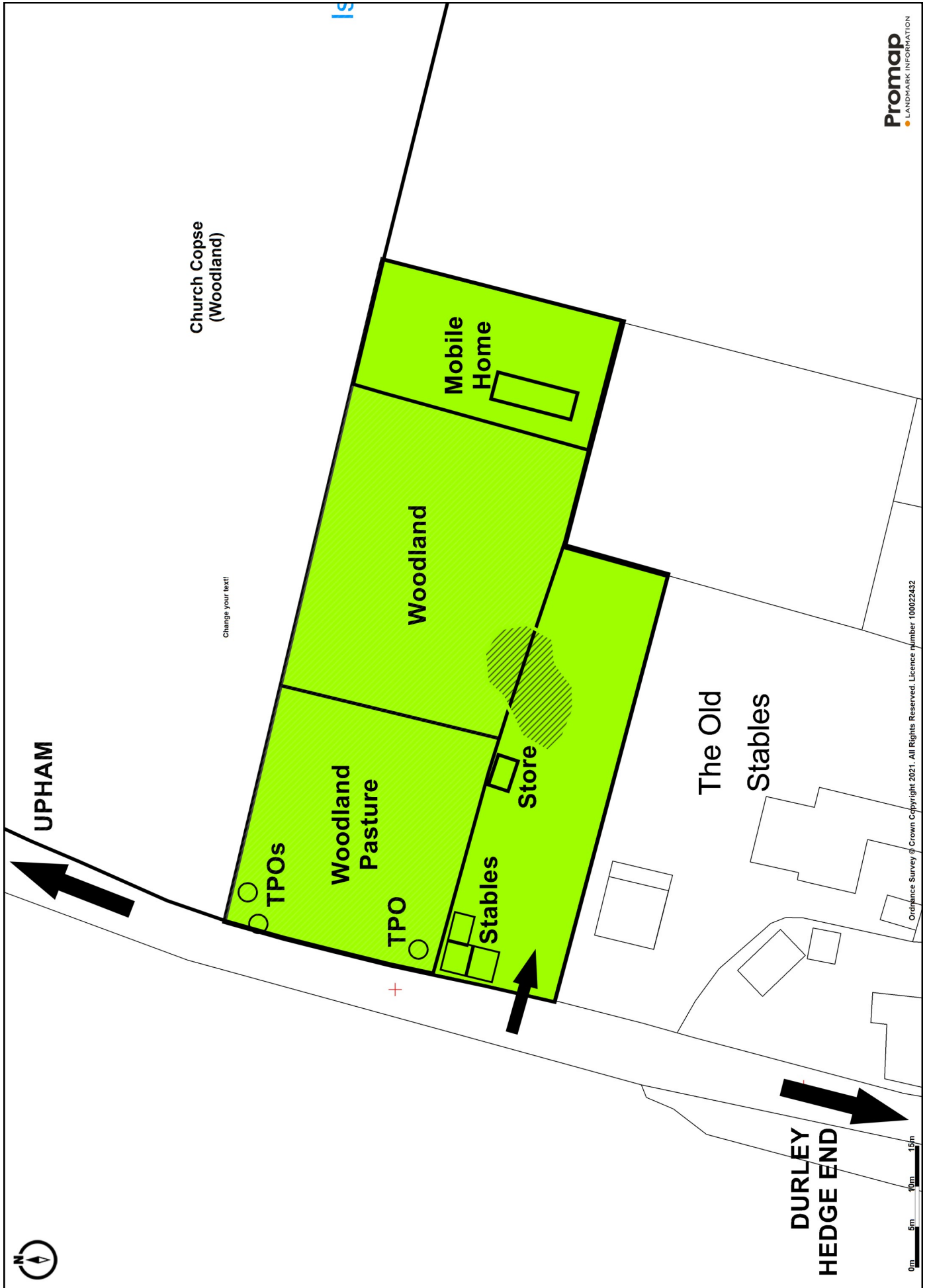
**SOUTHERN WATER:** Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX. [www.southernwater.co.uk](http://www.southernwater.co.uk)

**For Further Information Contact:**  
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# SITE PLAN



Subject to Survey





**PADDOCK**



**PADDOCK**



**PADDOCK**



**PADDOCK**



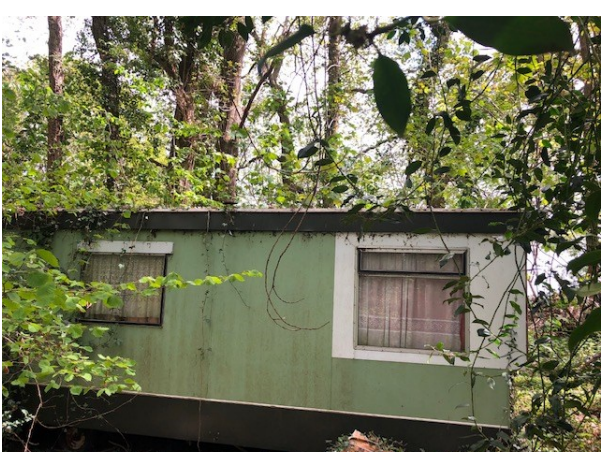
**PADDOCK**



**MOBILE HOME**



**MOBILE HOME**



**MOBILE HOME**





**STABLES**



**STABLES**



**STABLES**



**STABLES**



**WOOD**



**WOOD**



**WOOD**



**WOOD**





**STORE**



**STORE**



**GREENWOOD LANE**



**ACCESS**



**ACCESS**



**RED OUTLINE**



## LOCATION PLAN



**FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE**

## IMPORTANT NOTICE

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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.
- December 2020

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