

Colden Common, Winchester SO21 1TJ

Bare Land

Development Opportunity

Approx. 1.40 acres (0.52ha)



A parcel of land with road frontage and access onto the Main Road. To be used for agricultural or equestrian purposes and with the hope of future development potential, subject to planning consent. Services available.

PRICE GUIDE £250,000

OFFERS INVITED

FREEHOLD FOR SALE - BY PRIVATE TREATY

VIEWING INSTRUCTIONS: On foot during daylight hours taking a printed set of the sales particulars with you. Parking is limited, it is possible to park off the road and immediately in front of the access gate but **please do not park in a way that will block the busy road**. It is essential to consider all the available information and view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting 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**. What3Words:///Weep.chops.aspect.

DIRECTIONS: From Bishops Waltham: Head west on the B2177 Winchester Road Towards Fishers Pond. Turn right at the traffic lights on to the B3354 towards Twyford and the Property is on the left hand side after approx. 500m.

DESCRIPTION: The Property extends in all to approximately 1.40 acres (0.52 Ha) of level pasture land as shaded on the **Site Plan**, parts of which have recently been reinstated. The Property benefits from road frontage onto the Main Road (B3354) along its eastern boundary and is served by a vehicular access identified on the **Site Plan**. The Property is comprised of Land Registry Title HP778990 in full and part of Title HP734883.

There is a post and rail fence along the western and northern boundaries of the Property and these are positioned approximately 1m inside the legal boundary, which can be identified on site with occasional old fence posts. The majority of the southern boundary is identified by the neighbour's 6ft close board fence. Part of the southern boundary between positions X and Y on the **Site Plan** is not currently fenced and a Purchaser will be required to erect a suitable fence following completion.

The land is served by three ditches, one just inside the northern boundary another along the road frontage, a further ditch is positioned some distance inside the southern boundary, as identified on the **Site Plan**. Imported inert material has been brought onto parts of the land.

PLANNING: The Land is currently zoned as 'Countryside' in the Winchester City Council's Local Plan adopted in 2017 and close to the Settlement Boundary of Colden Common to the North. Winchester City Council are in the process of reviewing their Local Plan. The Property lies outside of the South Downs National Park.

ACCESS: By Appeal decision dated 20th November 2012, the Property benefits from vehicular access off Main Road subject to certain conditions including the position of the gate and the provision of a non-migratory surface. Further details can be obtained from the Selling Agent.

The southern part of the property (HP778990) benefits from a temporary access off Main Road over the access drive of the neighbouring property 'Ashbrook Stables'. This is an 'interim access' until an alternative 'independent access' is 'obtained'.

SERVICES: None currently connected but mains water, gas, telephone and sewage infrastructure are understood to be available along the road frontage. Interested parties will need to make their own enquiries with the relevant utility companies.

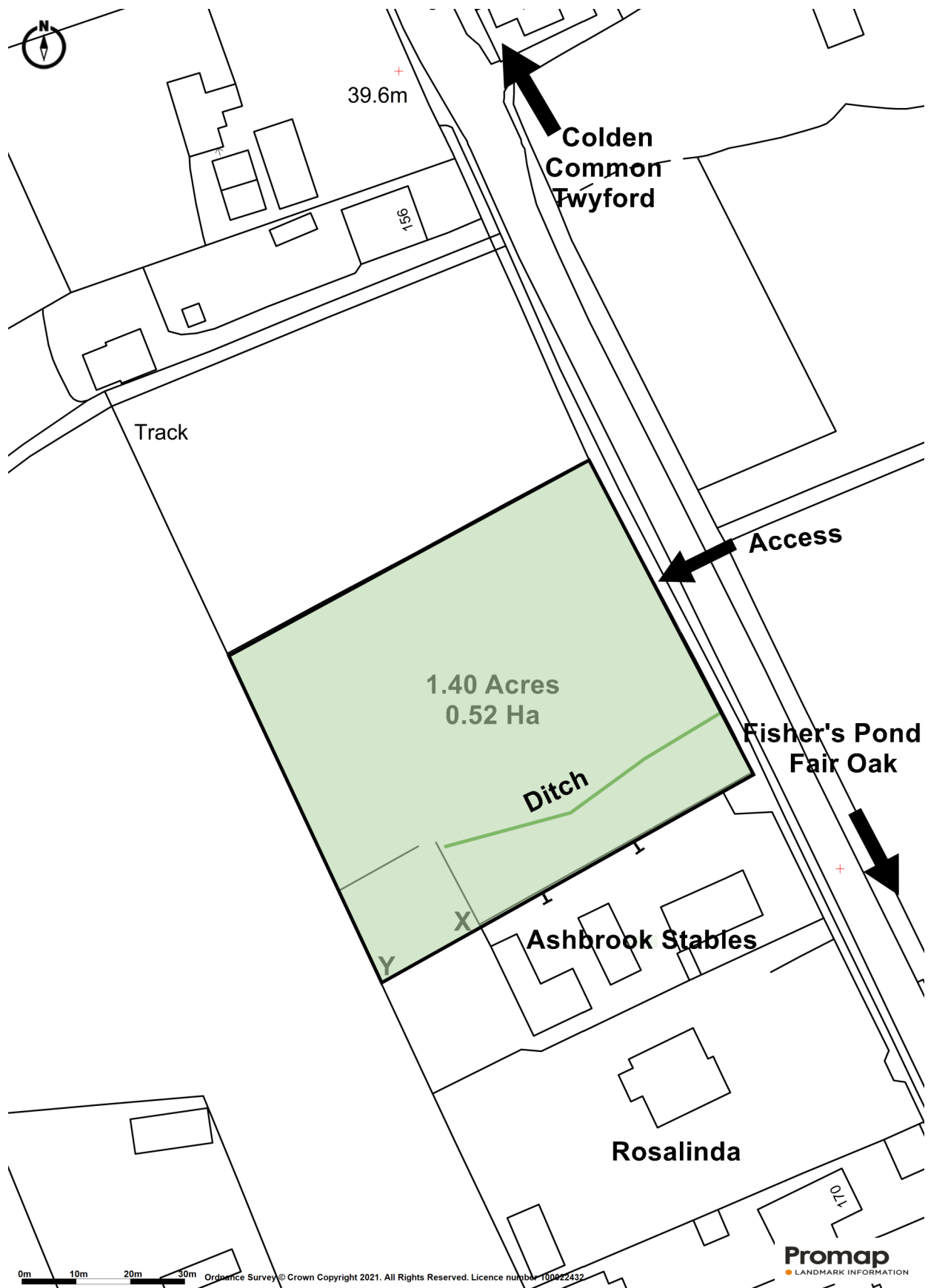
EXISTING COVENANTS: As part of previous Transfers the land can only be used for agricultural or equestrian uses prior to any residential development. Not to place or bring onto the Property any mobile home, caravan or other chattel adapted or intended as sleeping accommodation.

ENVIRONMENTAL DESIGNATIONS: The Property is not affected by any significant environmental designations.

RIGHTS OF WAY: No public rights of way cross the Property.



SITE 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.

July 2021



LOCATION PLAN 1



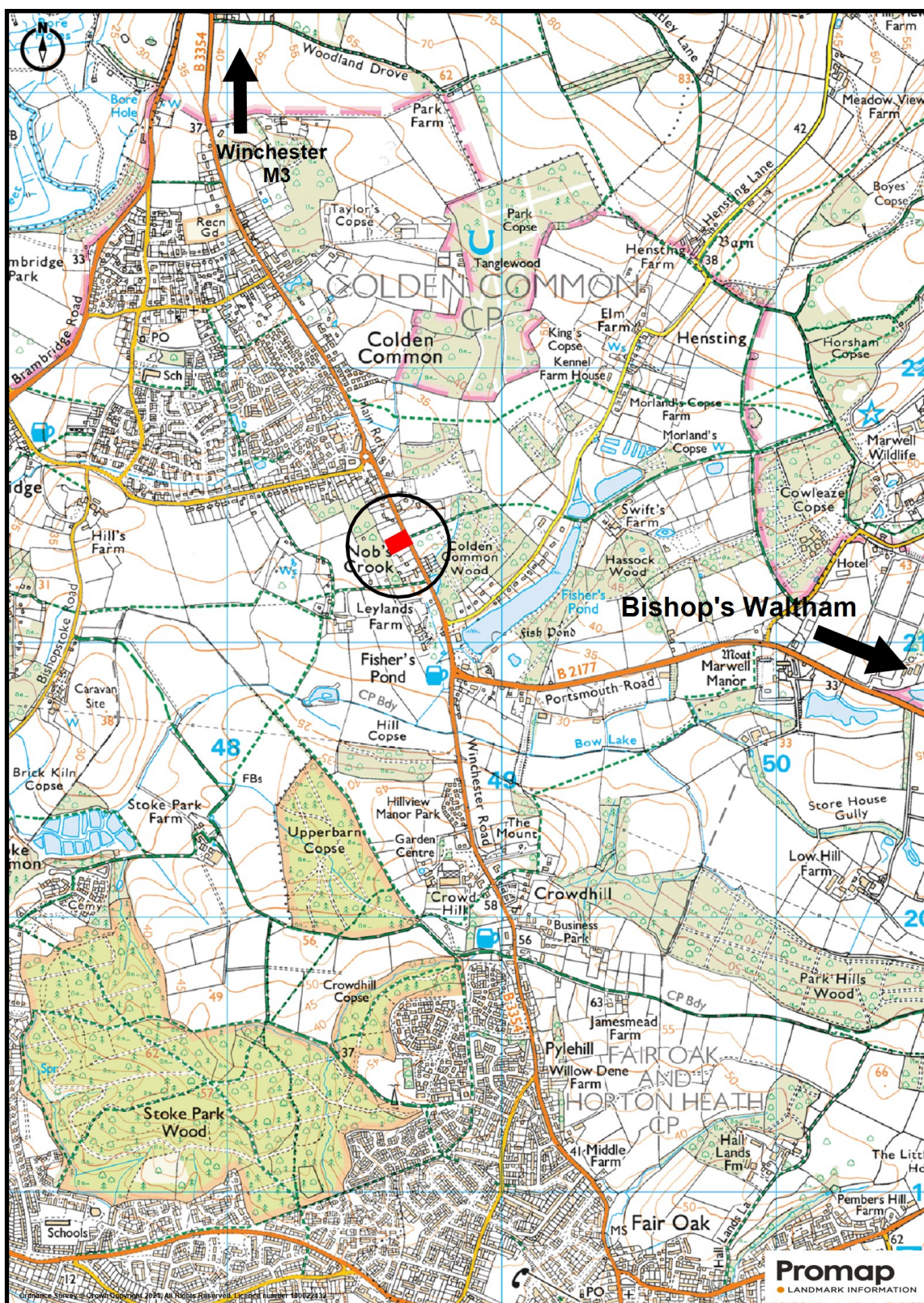
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LOCATION PLAN 2



For Further Information Contact: Dominic
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