

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Sciviers Lane, UPHAM, SO32 1HB

Oaktree Farm

Extending to 11.51 acres (4.66 Ha) in All



An attractive small farm with equestrian facilities including 6 Stables and a Riding Arena, well-positioned in the countryside. A Bungalow with Agricultural Occupancy Condition. Class Q Residential Consent to convert a steel framed building to a dwelling (3,163ft²) Up to 10.4 acres of Pasture. An opportunity for Agricultural, Equestrian or alternative uses subject to planning where required.

Lot	Description	Area (acres)	PRICE GUIDE
1	Bungalow (AOC), 6 Stables, 3.54 acres Pasture	3.97	£750,000
2	Class Q Building, Mobile Home, Yard, Arena, Pasture	0.97	£550,000
3	Pasture with shared Access	1.91	£150,000
4	Pasture with exclusive access	2.33	£150,000
5	Pasture with exclusive access	2.33	£150,000
	The Whole	11.51	£1,750,000

AS A WHOLE OR IN LOTS

OFFERS INVITED

FREEHOLD FOR SALE



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

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E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: Initial Viewings only for Lots 1 (Bungalow) and 2 (Class Q) to be arranged by Appointment Only. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to contacting the Selling Agent, telephone 01489 896977.

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**. Oaktree Farm is located off Sciviers Lane in the village of Upham close to, but not in, the South Downs National Park and within a mile of Bishop's Waltham and with good access to the M27 and M3 motorways.

DIRECTIONS: From Bishop's Waltham: Take the Winchester Road (B2177) towards Fisher's Pond. After approximately 0.5 miles turn left signed Durley onto Winters Hill. After approximately 0.7 miles turn right at the Robin Hood Pub and Restaurant into Sciviers Lane, go along Sciviers Lane for approximately 0.6 mile and the entrance to the Oaktree Farm is on the left hand side.

DESCRIPTION: Oaktree Farm extends in all to approx. 11.51 acres (4.66 Ha) (as shaded on the **Site Plan**) and has historically been used for agricultural and equestrian purposes. With good road frontage and access directly onto Sciviers Lane. The whole Property is contained within Land Registry Title HP659006 which is available on the Selling Agent's website.

The whole Property comprises:

- 3 bedroom bungalow extending to 1,355ft² Gross Internal
- Modern Agricultural Building with Class Q Consent (approx. of 3,163ft²)
- 6 Timber Stables, Riding Arena
- Mobile Home - positioned for 7 years
- Grazeable Pasture - Approx. 10.40 acres across Lots 1 - 5.

The Property is available for sale as a Whole or in up to 5 Lots - **reference Site Plan with table below.**

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	The Whole	11.51

BUNGALOW: Built following Planning Consent dated July 1990 with three double bedrooms of brick construction. Small garden with patio. See **Floor Plan**. The gross internal floor area extends to 1,355ft² (125.9m²).

Planning Consent dated 16th July 1990 with reference W06987/03 states at Condition 8 that 'the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined under Section 290(1) of the Town and Country Planning Act 1971, or in Forestry (including any dependants of such a person residing with him) or a widow or widow of such a person.'

CLASS Q DEVELOPMENT: By letter dated 8th March 2021 under Planning Application Reference 21/00106/PNACOU approval was achieved to convert an agricultural building to residential use. Steel portal framed building extending to 3,163.5ft² (293.9m²) with concrete floor, concrete block walls, cladding and a corrugated roof. With Certificate for Permitted Development for conversion into a single

dwelling within 3 years. **See Plans, Elevations, Structural Assessment and Decision Notice** on the Selling Agent's website.

There may be the opportunity to vary the external materials on the building and there is example of **Alternative Elevations** on the Selling Agent's website, but any adjustment will need Planning Approval.

STABLES AND ARENA: Timber block of six stables built 1990 each with approx. internal dimensions 11.2ft x 10.2ft (3.41m x 3.12m). Riding Arena 60ft x 100ft (18.3m x 30.5m) with sand surface and post and rail fencing.

PASTURE: 10.40 acres (4.21 Ha) of grazeable pasture split across 4 paddocks, upon slowly permeable base-rich loamy and clayey soils. Grade 4 and being reasonably level land. Approximately 50m above sea level.

MOBILE HOMES: Two mobile homes are present on site. One temporarily for the last 3 years within the curtilage of the bungalow (Lot 1) and another which has been positioned for some 7 years immediately to the south of the Riding Arena and within Lot 2 (Class Q). Further details can be obtained from the Selling Agent.

SERVICES: Mains electricity and water is connected. Drainage is provided via a septic tank (Lot 1).

PUBLIC FOOTPATH: No Public Footpaths cross the Property.

DEVELOPMENT UPLIFT: The Vendors are mindful to retain a share of any increase in value caused by Planning Consent achieved for residential development affecting any of the pasture land.

If the mobile home in Lot 2 achieves any formal Planning Consent or Certificate within a period of 5 years the Vendors propose to receive a further consideration from a Purchaser. Please ask the Selling Agent for further details.

ENVIRONMENTAL DESIGNATIONS: The Property lies outside the South Downs National Park, No other significant environmental designations affect the Property.

COUNCIL TAX: Property Band = E for year 2021/2022 = £2,289.23.

BUNGALOW EPC

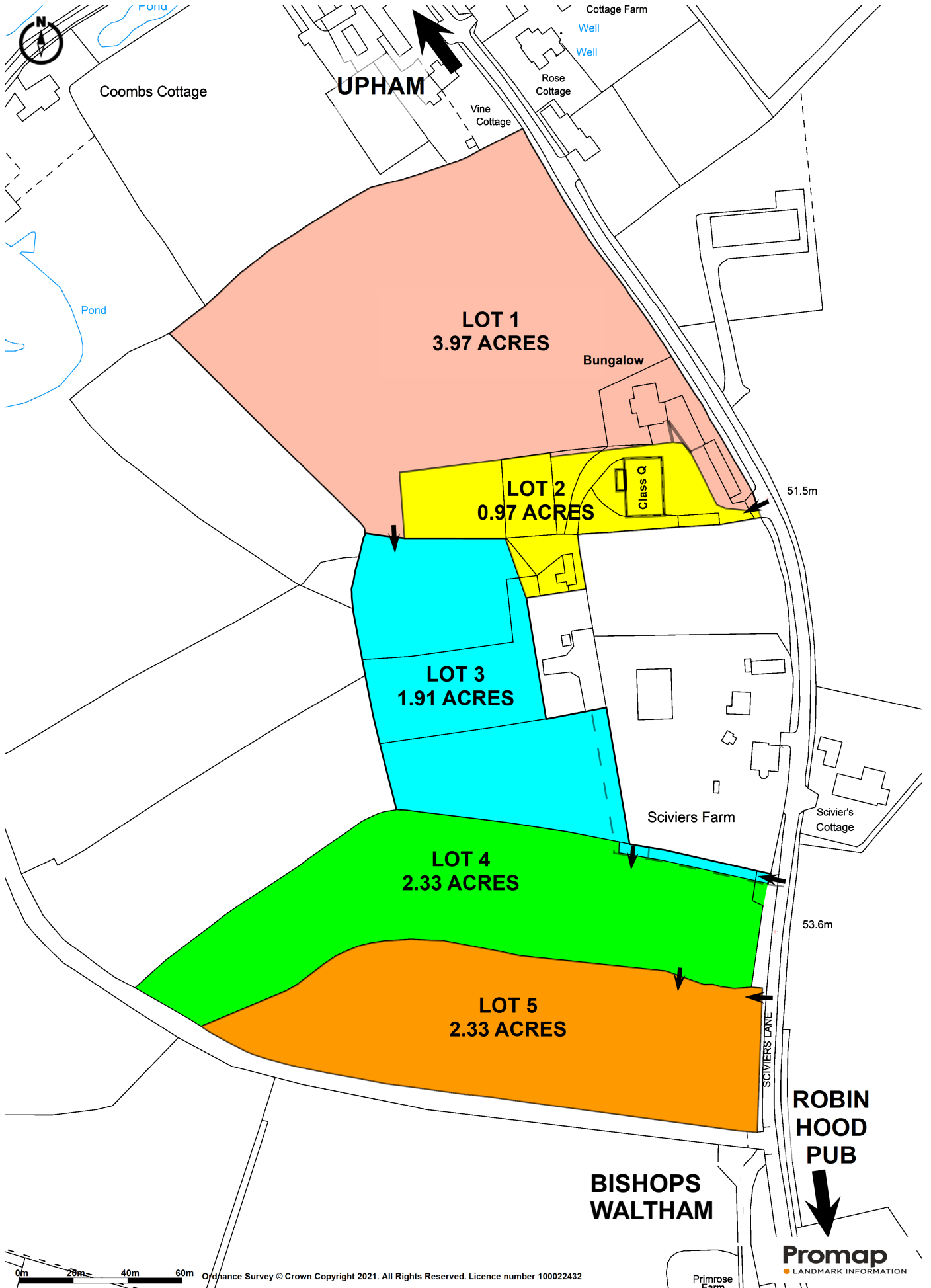
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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



SITE PLAN



0m 20m 40m 60m
Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022432

Promap
LANDMARK INFORMATION

Subject to Survey

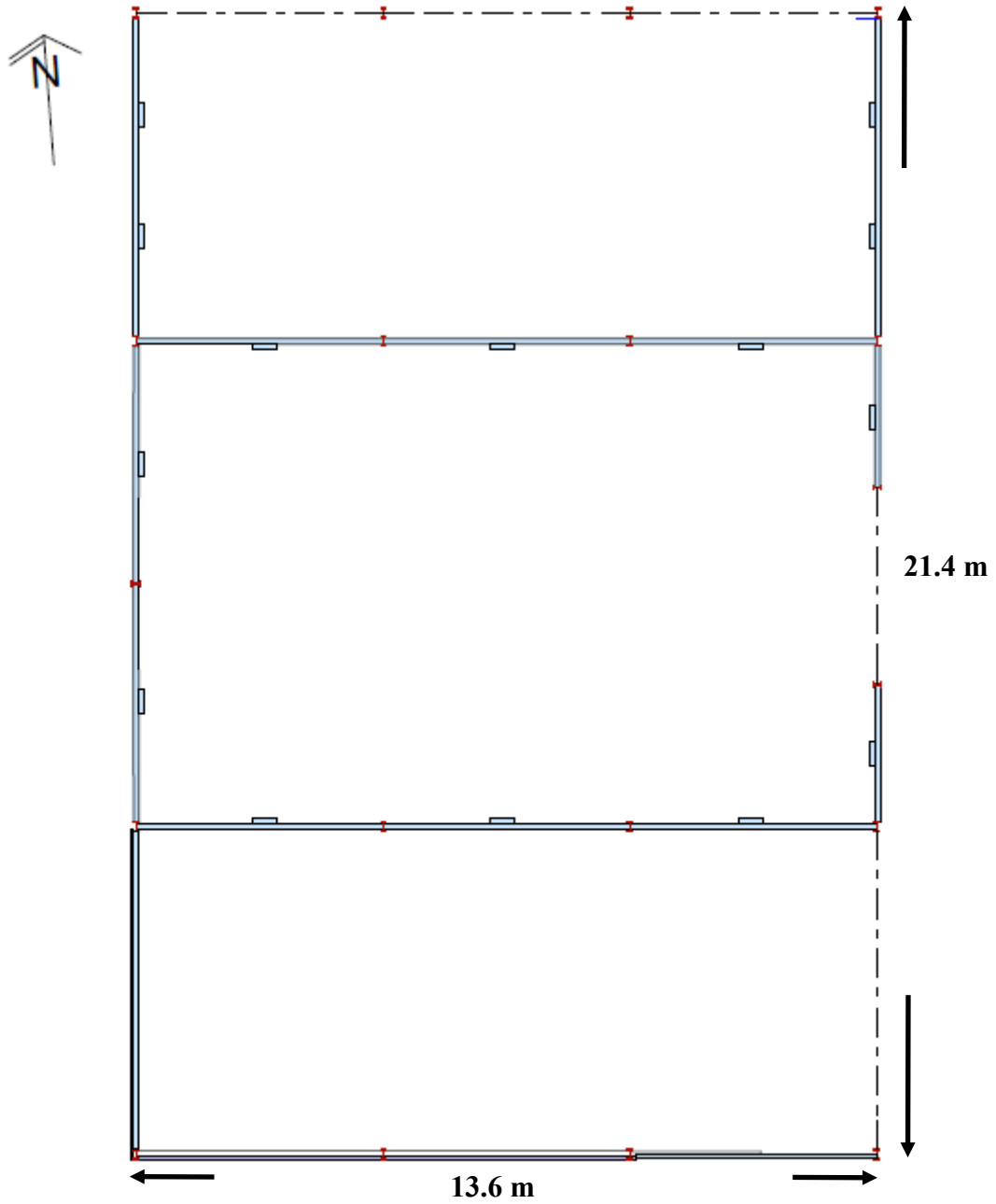
Oak Tree Farm, Sciviers Lane, Durley, SO32 1PZ

Approximate Gross Internal Area = 125.9 sq m / 1355 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. (ID771876)

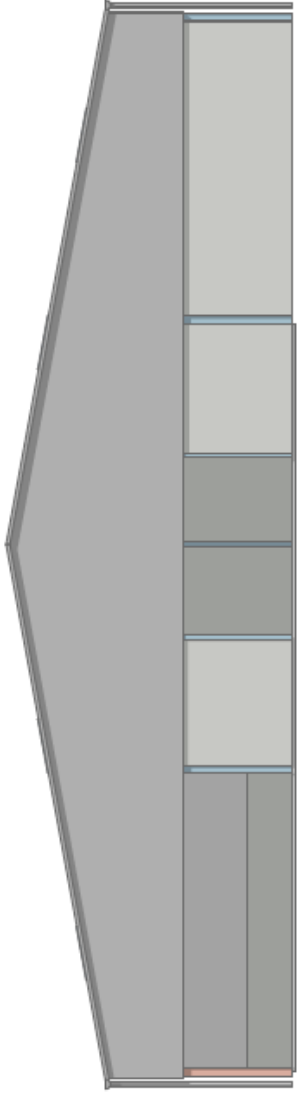
CLASS Q FLOOR PLAN - EXISTING



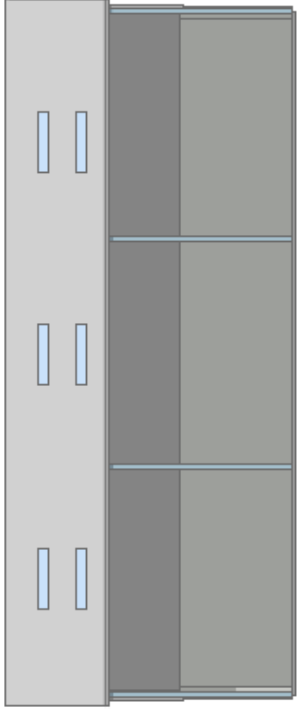
FLOOR PLAN Existing

Architect - Mick Morris

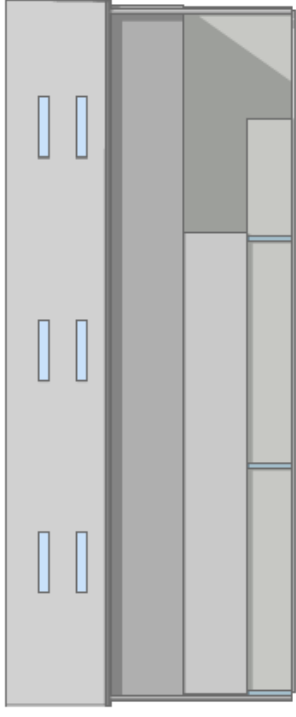
CLASS Q ELEVATIONS - EXISTING



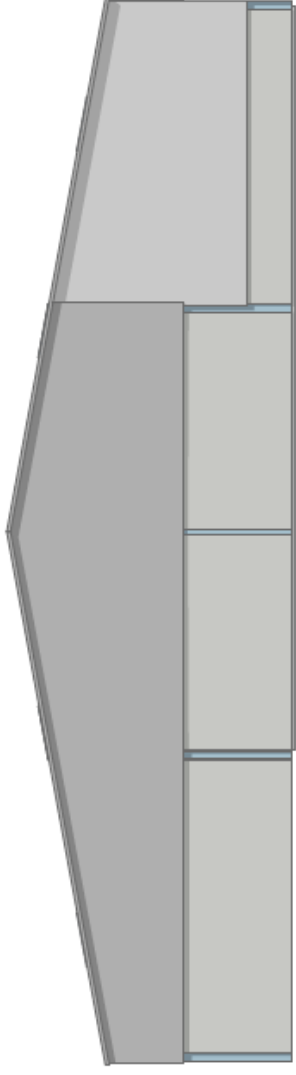
EAST Elevation Existing



NORTH Elevation Existing

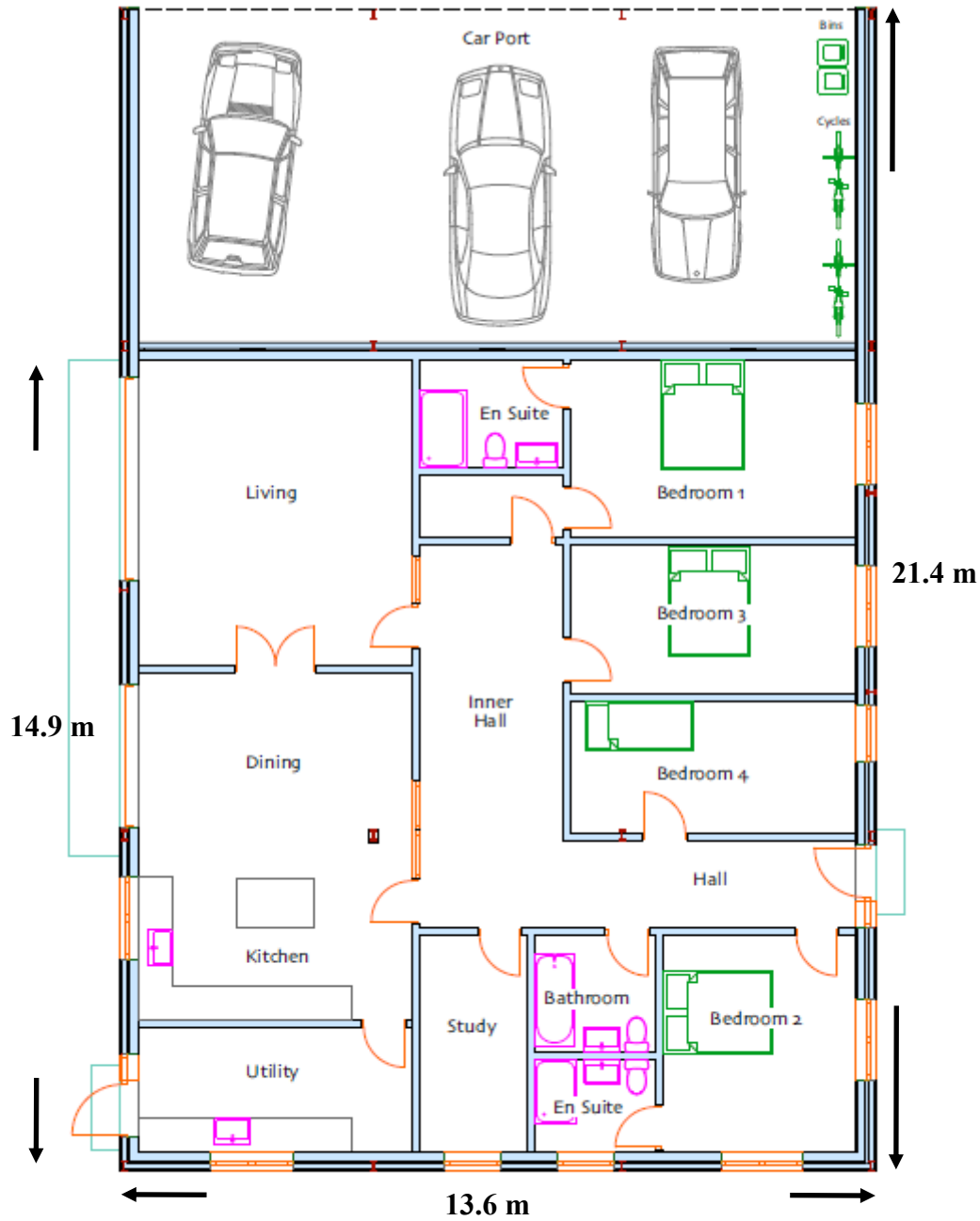


SOUTH Elevation Existing



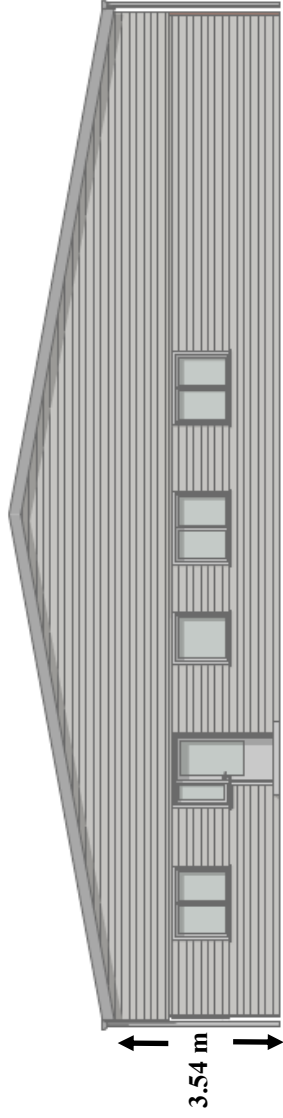
WEST Elevation Existing

CLASS Q FLOORPLAN - APPROVED

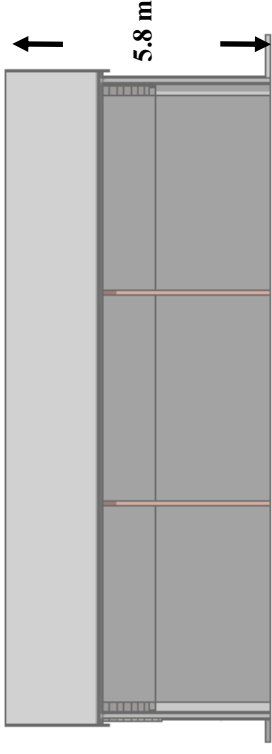


FLOOR PLAN Proposed

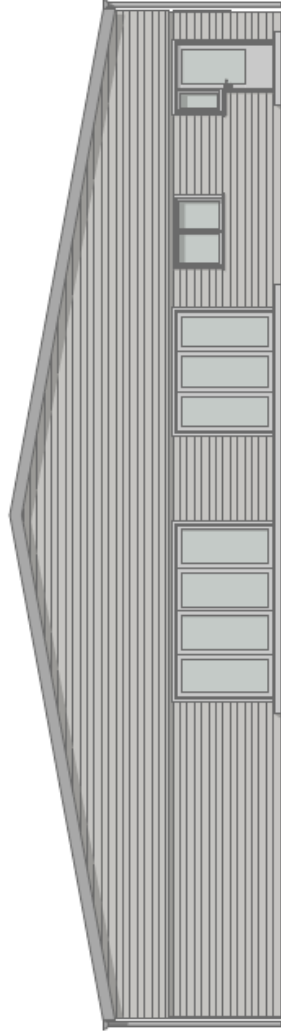
CLASS Q ELEVATIONS - APPROVED



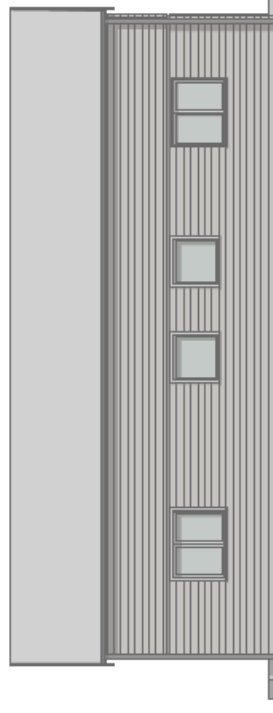
EAST Elevation Proposed



NORTH Elevation Proposed

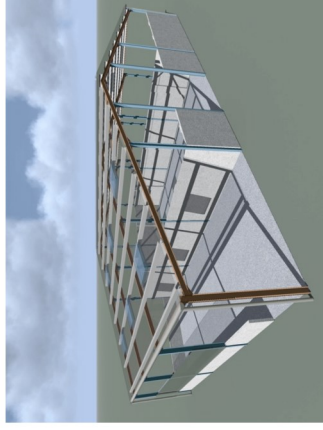


WEST Elevation Proposed



SOUTH Elevation Proposed

CLASS Q APPROVED ELEVATIONS AND EXISTING STRUCTURE



Existing Structure

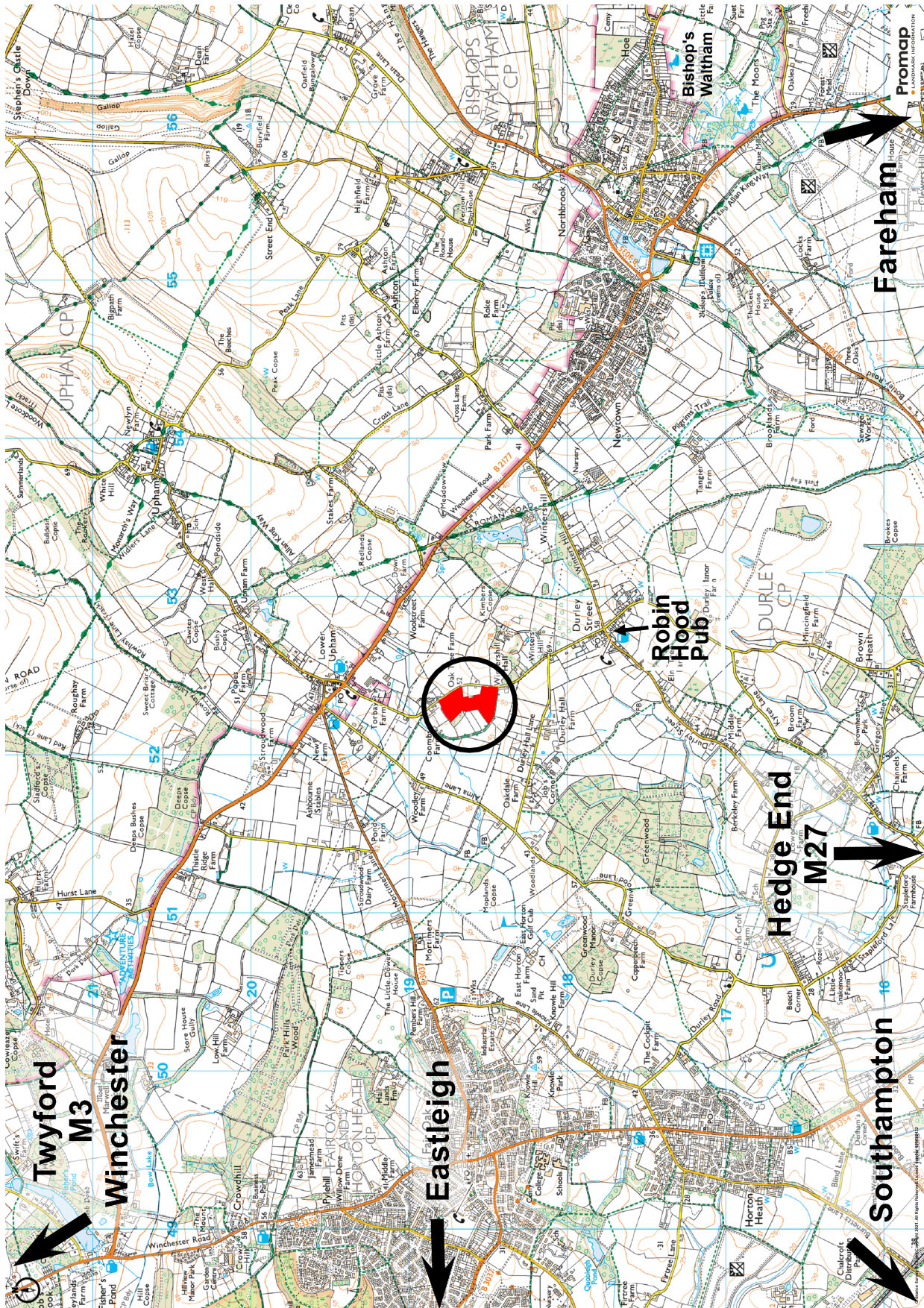
Existing Structure







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.