

SHEDFIELD, Black Horse Lane, SO32 2HT **‘The Stables’**

Extending to approx. 1.63 acres (0.66 ha) in All



A block of 2 brick Stables with Tack Room with yard located off a quiet lane in the Countryside. Planning Consent to convert to Holiday Accommodation. Pasture Land. Services Connected. Access and Road Frontage.

PRICE GUIDE £200,000

OFFERS INVITED

FREEHOLD FOR SALE

VIEWING INSTRUCTIONS: By Appointment Only between 9am - 7pm when the gate will be unlocked – Please call Selling Agents on 01489 896977 to arrange an appointment. Take a set of these Sales Particulars with you. It is essential to 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**. The Property is located off Black Horse Lane close to postcode SO32 2HT. This lane is mostly single track width. The B2177 provides good access to Wickham Village and Bishop's Waltham offering a good selection of shops and facilities available. The nearby A334 offers access to Botley and Hedge End with railway stations. The Meon Valley within the South Downs National Park is within a mile to the south east, with a range of walks and recreational activities.

DIRECTIONS: From Bishop's Waltham: Head south on the B2177 (Winchester Road) towards Waltham Chase and Wickham, follow the road for 2 miles through Waltham Chase. Turn left onto Solomons Lane by Chase Van Dealers and after about ½ mile turn right into Black Horse Lane. The entrance to the Property is on the right-hand side after approx. 400m.

DESCRIPTION: An attractive parcel of land served by its own access with a block of 2 stables with Tack Room of brick construction with pitched roof and part timber cladding. Tack Room comprising bathroom with toilet, basin and drainage for shower. See **Plan of Stables**. The building built to a high spec ready for residential conversion. The Property extends in all to approx. 1.63 acres (0.66 Ha) as shaded green on the **Site Plan** and forms the majority of Land Registry Title HP470633. See copy of Land Registry Title on the GWB website under LAND REGISTRY REGISTER and LAND REGISTRY PLAN. The boundary between X and Y on the **Site Plan** is identified by a ditch.

The Stables, yards, woodland and access comprise 0.33 acres (0.13 Ha) and the remaining 1.30 acres (0.53 Ha) is the pasture land and the whole Property is bound by established hedgerows and is reasonably secluded.

THE LAND: The Agricultural Land Classification Map indicates Grade 3 and the subsoils on the Geological Survey Map indicate slowly permeable Clayey soils. The land gently slopes to the west and lies approx. 61m above seal level. Post and rail fencing against the access and yard.

PLANNING CONSENT: Tourism Accommodation: Grant of Planning Permission dated 6th June 2019 was issued by Winchester City Council for 'conversion of an existing stable block into holiday accommodation'. (Ref: 19/00720/FUL). This Consent needs to be implemented with 3 years of the Consent date (by 5th June 2022). See **Proposed Layout Plan**.

Condition 3 of the Consent States: *'The proposed accommodation shall not be used other than for holiday purposes and shall not be used for any individual's main or sole residential dwelling. The holiday accommodation shall not be occupied for a period exceeding 4 weeks for any single letting, shall not be occupied for more than 5 times per year by the same occupier, and there shall be no return within 4 weeks by the same occupier. A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by officers of the Council.'*

A full copy of the Planning Consent and Design and Access Statement is available on the GWB Website under PLANNING CONSENT and PLANNING DESIGN AND ACCESS STATEMENT.

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 part of the Property, other than the Stable Block. This will not effect any equestrian for agricultural development on the Property.

Please ask the Selling Agent for further details.

SERVICES: Mains water and electricity connected. Existing septic tank.

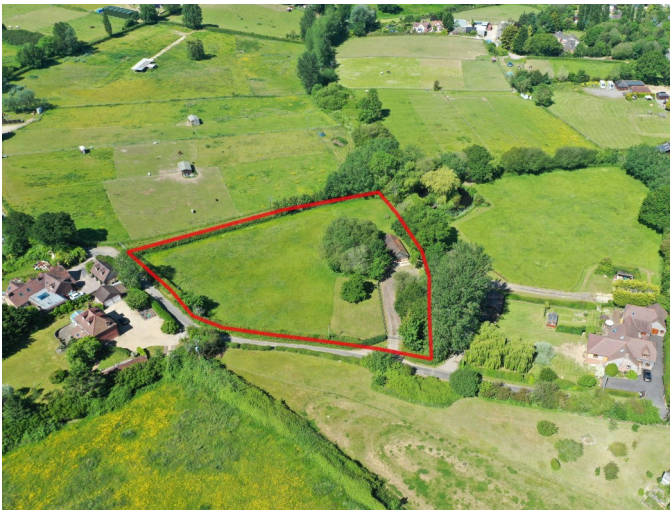
LORRY BODY STORAGE: There is a lorry body positioned on the Property currently used for storing wood (see photo). This will be excluded from the sale and removed prior to completion.

PUBLIC FOOTPATH: No Public Footpath crosses the Property.

ENVIRONMENTAL DESIGNATIONS: The Property lies just outside the boundary of the South Downs National Park. No significant environmental designations affect the Property.

COUNCIL TAX: Not currently demanded. Building not currently in residential use.

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 Plumptre

Tel: 01489 896977 **Mob:** 07780 000201

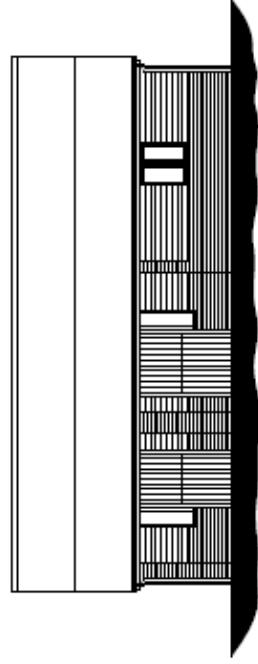
Email: dominic@gileswheeler-bennett.co.uk



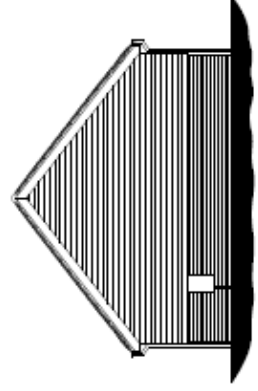
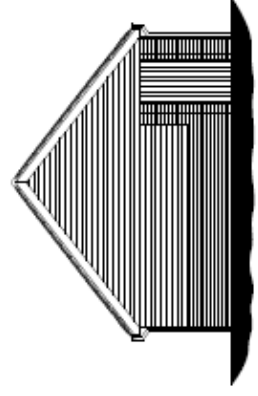
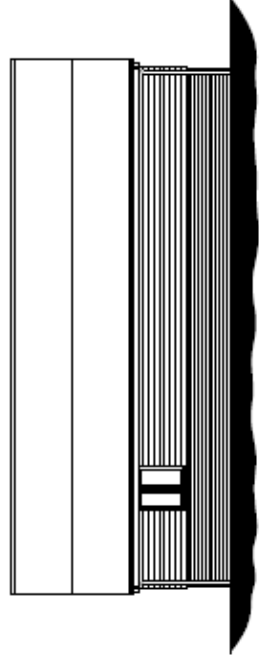




EXISTING STABLES



Existing Front Elevation
(South)

Existing Side Elevation
(East)Existing Side Elevation
(West)Existing Rear Elevation
(North)

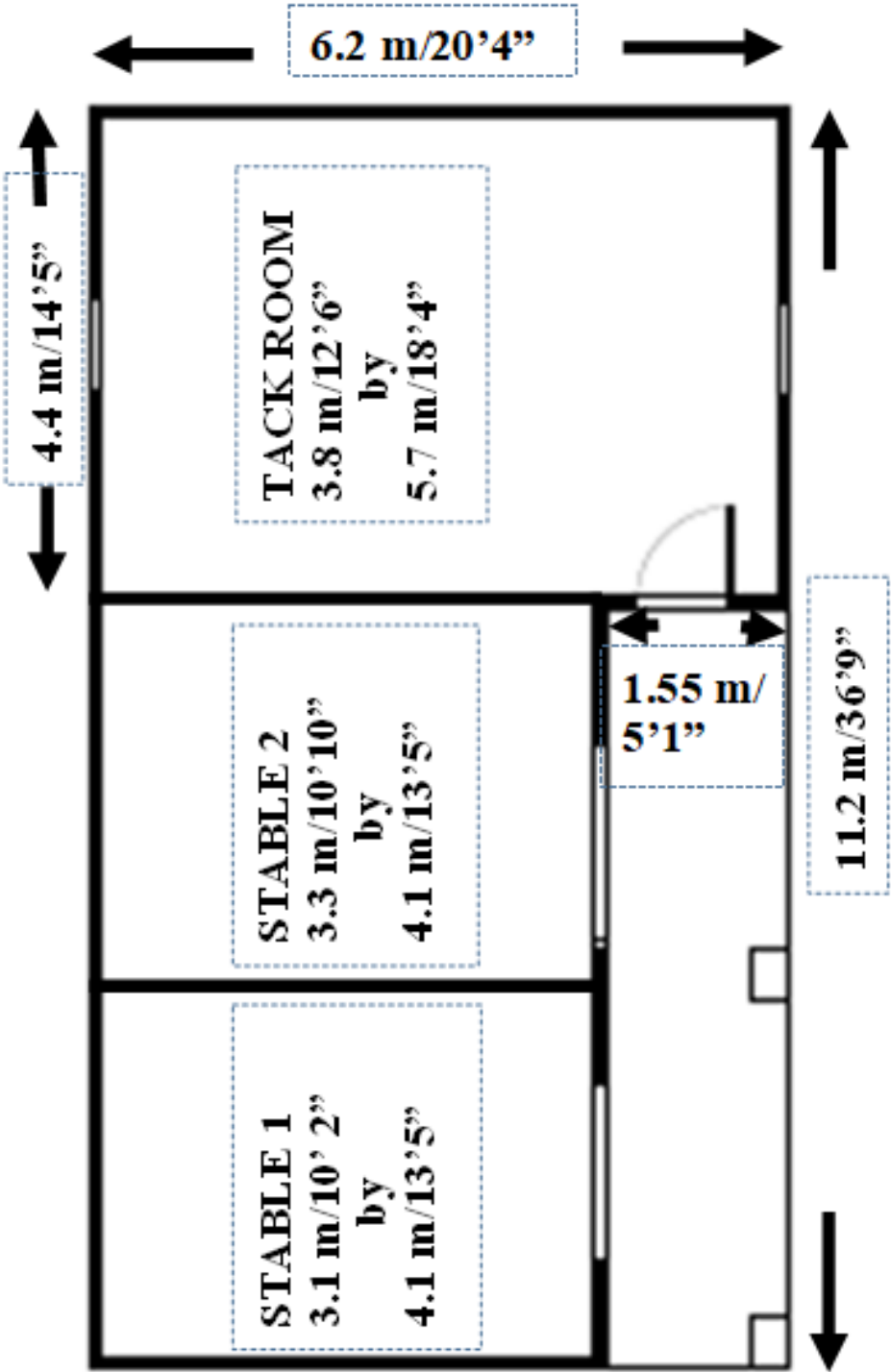
Drawings based on plan and elevations as provided by Key Plans Limited, No. 1 Flexford Close, Chandlers Ford, Eastleigh

Plan and Elevations as existing
Scale 1:100

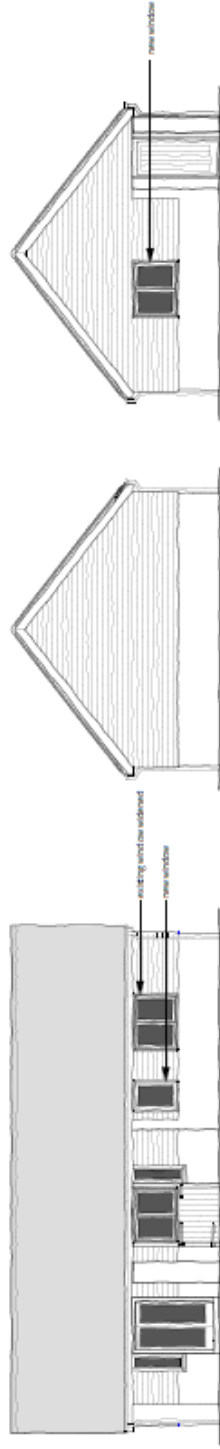
 <p> Youngs Verd, Churchfields, Twyford, Winchester, SO2 1NN T: 01625 715270 www.churchofengland.org.uk www.southwicks.org.uk </p>	CUSTOMER: Mr and Mrs Walsh		DRAWING: Plan and Elevations as existing	SCALE: 1:100 @ A3	REV: A
	PROJECT: Stable Conversion "The Spring" Black Horse Lane Shirrell Heath			DATE: Mar 2019	NO.: WIN-AJW-980.2.03
14.03.19 with 2019 revision			© Crown copyright 2019 OS Licence No. 100028555		
0 2 4 6 8 10 Scale in Metres (1:100 @ A3)			0 2 4 6 8 10		

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EXISTING STABLES FLOOR PLAN



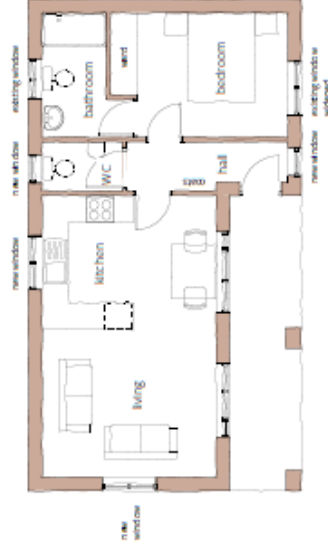
PROPOSED HOLIDAY ACCOMMODATION



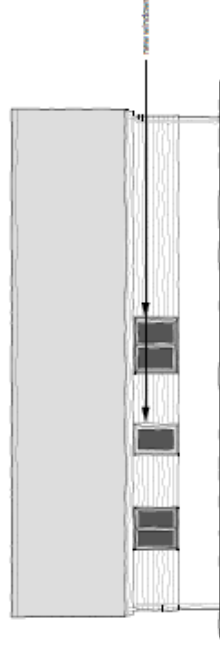
South (Front) Elevation

East Elevation

West Elevation



Plan





North Elevation

Materials to remain as existing
Roof: plain clay tiles
Walls: timber boarding (above)
Walls: brickwork

Plan and Elevations as proposed

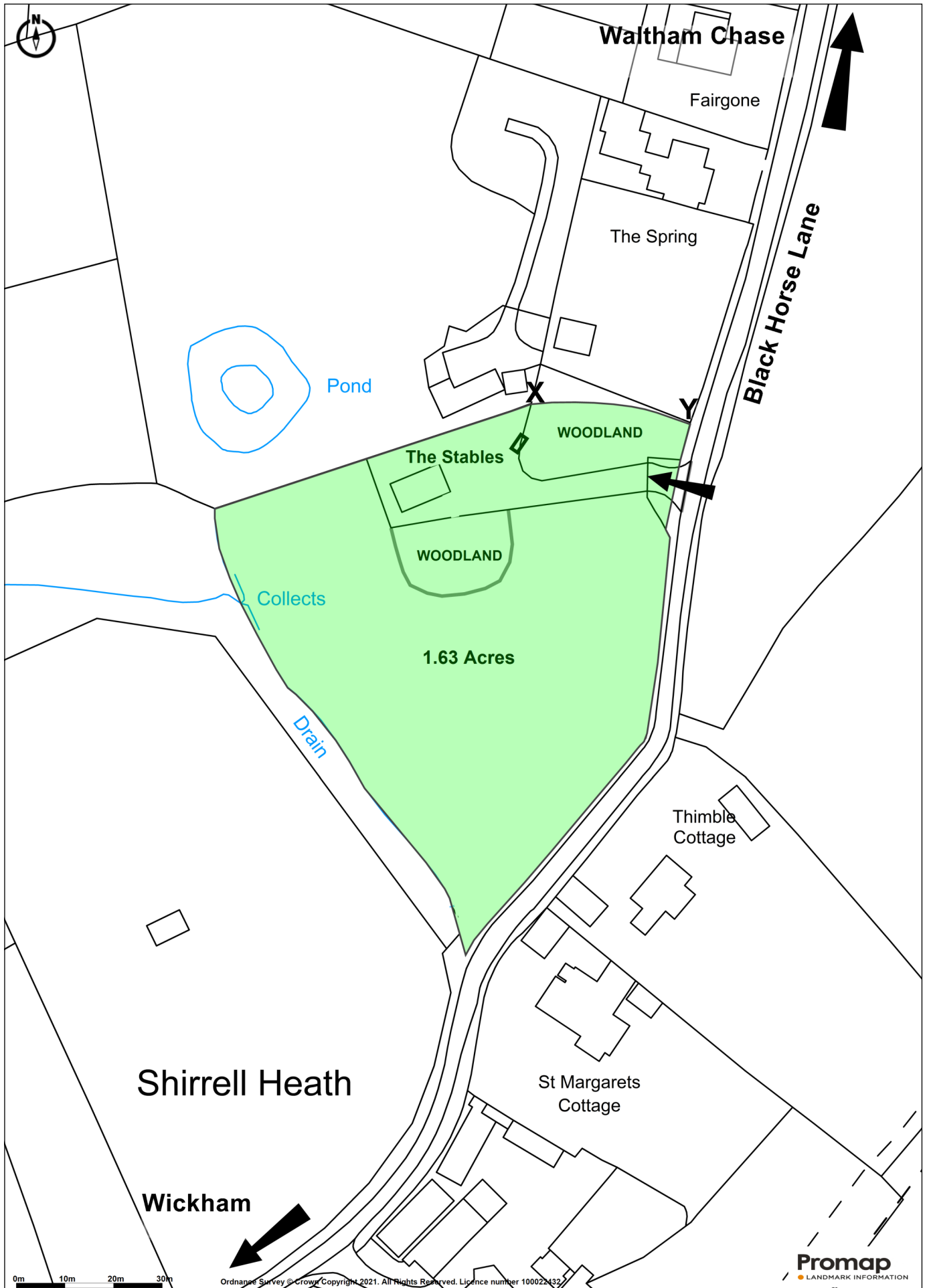
Scale 1:100

 Youngland Planning Limited, Heyford, Wiltshire SN21 1UN T: 01962 715770 E: info@younglandplanning.co.uk W: www.younglandplanning.co.uk	CUSTOMER: Mr and Mrs Walsh	DRAWING: Plan and Elevations as proposed		SCALE: 1:100 @ A3	REV: 14.03.19 window revision
PROJECT: Stable Conversion 'The Spring' Black Horse Lane Shirrell Heath				DATE: Mar 2019	AMENDMENT: E.Crown Copyright 2019 OS Licence No. 100038555
				DWG NO.: WIN-AJW-980.2.04	
				REV: A	
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<p>Scale in Metres (1:100 @ A3)</p> 					

PROPOSED FLOOR PLAN

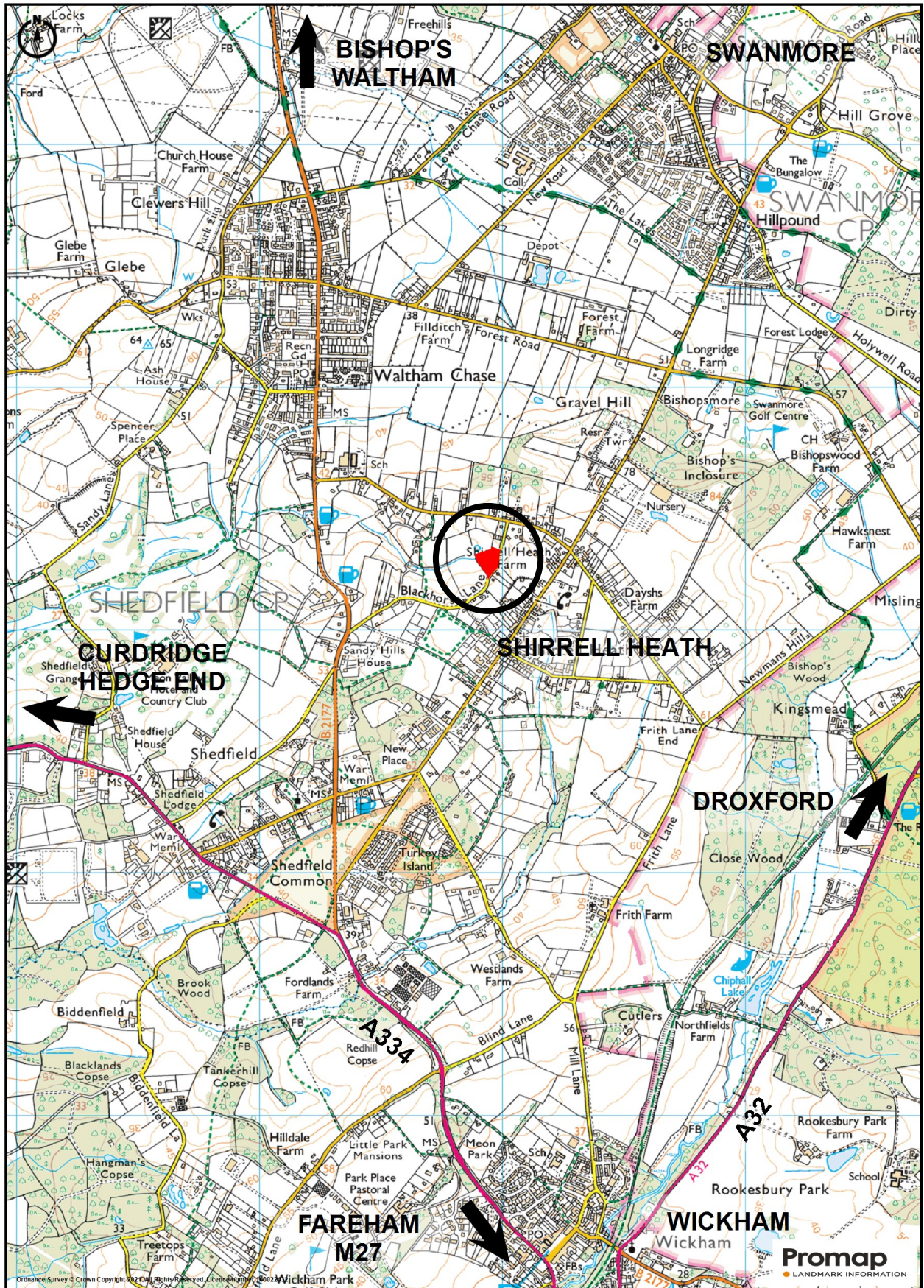


SITE PLAN



Subject to Survey

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.

July 2021