

**DENMEAD, Soake Road, PO7 6QX**

**‘Hay Barn Farm’**

**Approx. 6.55acres (2.65 ha) in All**



**A range of buildings (3,144 ft<sup>2</sup>) previously used for equestrian and agricultural purposes well positioned between Denmead and Waterlooville, outside the South Downs National Park. Planning Consent to convert to a brick building to a one bedroom dwelling (Class Q) Gross internal floor area 491ft<sup>2</sup>. A level parcel of pasture land with its own access and with services available.**

**OFFERS INVITED**

**OFFERS IN EXCESS OF £650,000**

**FREEHOLD FOR SALE BY PRIVATE TREATY**

**VIEWING INSTRUCTIONS:** Access into the secure site is only by Prior Appointment. There will be opportunities to view when the gates will be unlocked please contact the selling agent to make an appointment. It is essential to view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to arranging a viewing appointment .

**HEALTH AND SAFETY:** Visiting parties enter the Property at their own risk.

**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 is available showing the whole Property.

**LOCATION:** See **Location Plan 1** on which the Property is shaded red and circled on the **Location Plan 2**. The Property is located off Soake Road, a short distance off the Hambledon Road (B2150) between Denmead and Waterlooville. **What3Words:///dime.coats.cubed**

**DESCRIPTION:** Hay Barn Farm is an attractive small holding extending in all to 6.55 acres (2.65 Ha) as shaded on the **Site Plan** and comprising a small range of buildings adjoining a parcel of pasture land well screened from the surroundings and with potential to be further developed for agriculture, equestrian or other alternative uses subject to planning where necessary. Now benefitting from a consent recently achieved to convert a brick building to residential use providing a 1 bedroom bungalow. See **Elevation Plan** and more details below.

The Buildings, yard and access comprise approximately 0.41 acres (0.17 Ha) with the remaining 6.14 acres (2.48 Ha) being pasture land.

**THE LAND:** The pasture land extends to 6.14 acres (2.48 Ha), with some mature oak trees scattered throughout. The Agricultural Land Classification Map indicates Grade 3 and the subsoils on the Geological Survey Map indicate base-rich loamy and clayey soil. The boundaries comprise of mature hedges with some fenced areas bordering Soake House and the Jewsons Depot as identified on the **Site Plan**. The land is relatively level and lies approx. 42m above sea level.

**PLANNING CONSENT:** Class Q Planning Consent: Grant of Planning Permission dated 19th July 2019 was issued by Winchester City Council for 'Conversion of Barn to 1 dwelling house' (Ref: 21/01067/PNACOU). The accommodation includes 1 bedroom with a gross internal area 491ft<sup>2</sup> (45.7m<sup>2</sup>). This Consent needs to be implemented with 3 years of the Consent date (by 19th July 2024). See **Proposed Elevations Plan** and **Proposed Floor Plan** later in these details.

**Condition 3 of the Consent States:** 'Detailed proposals for the disposal of foul water, including permeability testing, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development.'

A full copy of the Class Q Planning Consent and is available on the Selling Agent's website under **PLANNING CONSENT**.

**SERVICES:** Mains water is connected to a meter at the entrance. We understand that mains electricity, gas, sewage and telephone are available off Soake Road but interested parties must make their own enquiries. There is a tank in the ground to the south of the buildings as identified by the **X** on the **Buildings Plan**.

**PUBLIC FOOTPATH:** No Public Footpath crosses the Property.

**ENVIRONMENTAL DESIGNATIONS:** No significant environmental designations affect the Property.

**COUNCIL TAX:** Not currently demanded. No current 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/).

**PLANNING:** The Property falls within the Winchester City Council Planning Authority and is identified as 'Strategic and Local Gap' in the Denmead Neighbourhood Plan made in 2015, see extract on selling agent's website.



**The Buildings:** There are currently approx. 8 Stables with various stalls of various dimensions set out amongst the range of buildings. The buildings, including the brick Class Q building, extend to a total of 3,144.03ft<sup>2</sup> (292.09m<sup>2</sup>) - subject to survey. Please refer to the **Buildings Plan** with brief descriptions set out below.

Building	Dimensions	Description
1	5.05m x 10.35m	Timber framed stables and clad with corrugated iron roof and concrete floor.
2	10.60m x 4.50m	Brick agricultural building with corrugated iron roof. Concrete floor. This building has the benefit of the Class Q consent for residential use.
3	3.80m x 10.30m	Timber framed with corrugated iron cladding to roof and sides. Concrete floor.
4	2.65m x 2.90m	Timber framed stables and clad with corrugated iron roof and concrete floor.
5	8.55m x 7.70m	Timber framed with corrugated iron roof and side cladding.
6	10.95m x 6.35m	Timber framed with corrugated iron roof and side cladding.
7	3.20m x 3.10m	Timber framed stable with felt roof and concrete floor.



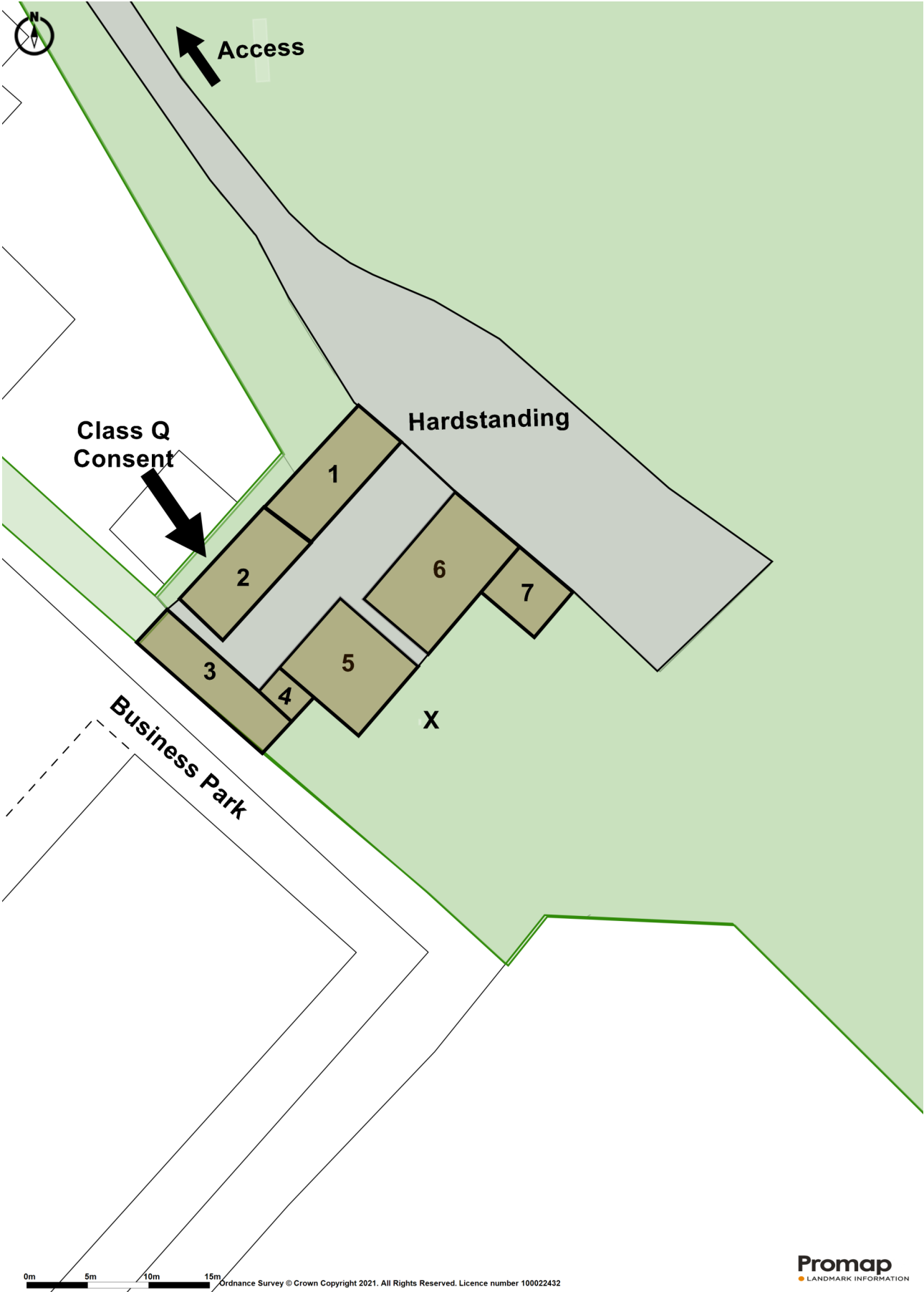
**For Further Information Contact:**

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# BUILDING PLAN





# SITE PLAN





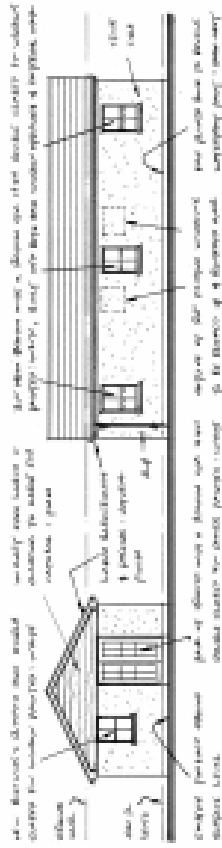




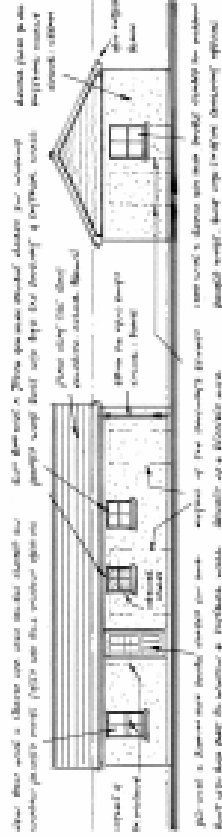




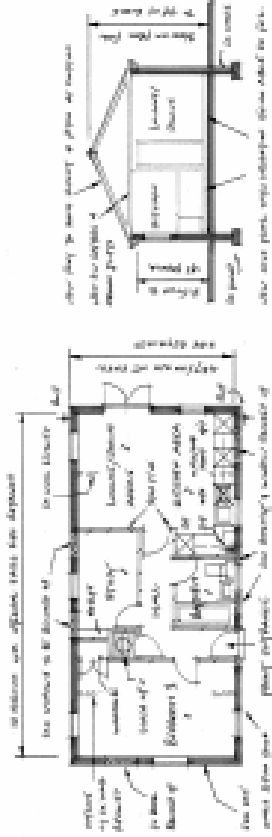
# Class Q Planning Application Elevations



SIDE (NORTH WEST) & REAR (NORTHEAST) ELEVATIONS



FRONT (SOUTH EAST) & SIDE (SOUTH WEST) ELEVATIONS



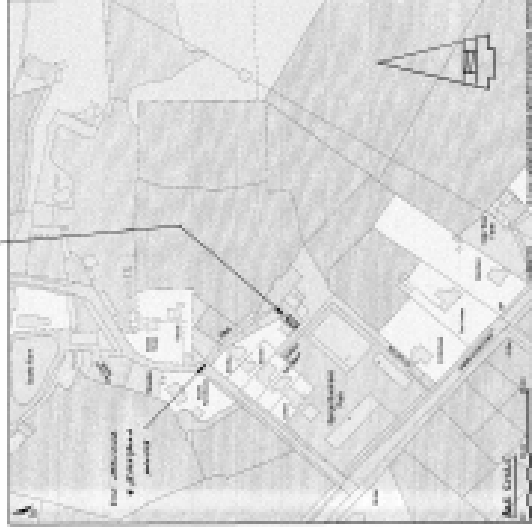
FLOOR PLAN LAYOUT

TYPICAL SECTION

PROPOSED FLOOR PLAN, SECTION & ELEVATIONS TOGETHER WITH SITE LOCATION PLAN OF THE HAY BARN ON LAND OFF SOAKE ROAD - DENHEAD - WATERLOOVILLE

it Buy A Plan

The Hay Barn, Soake Road, Denhead, Hampshire, PO21 6LS



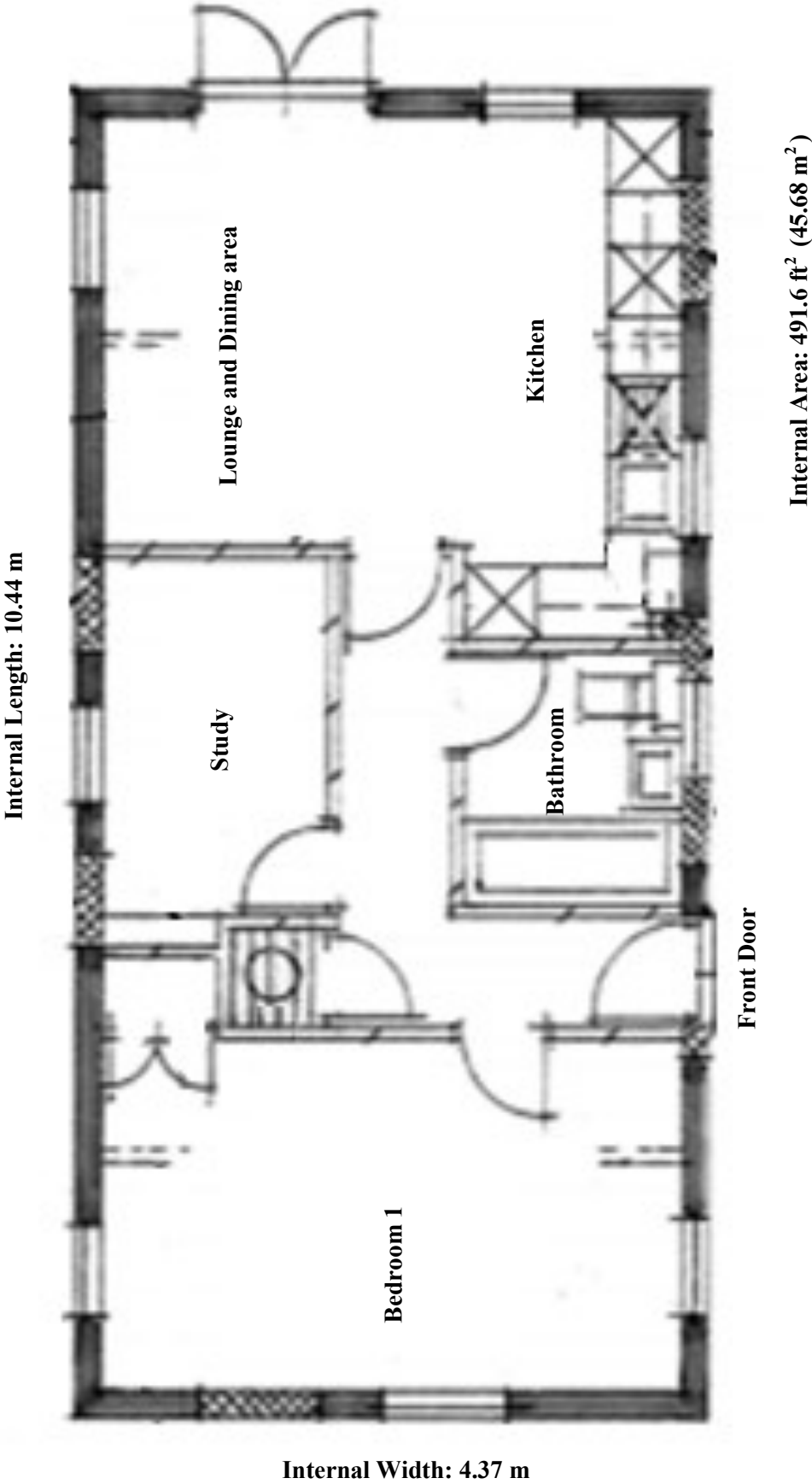
SITE LOCATION PLAN - SCALE 1:12500

DRAWING N° SL/PP/100/2

- 1. ARCHT. DRAWING PREPARED
- 2. ARCHT. DRAWING PREPARED
- 3. ARCHT. DRAWING PREPARED

Scale 1:12500

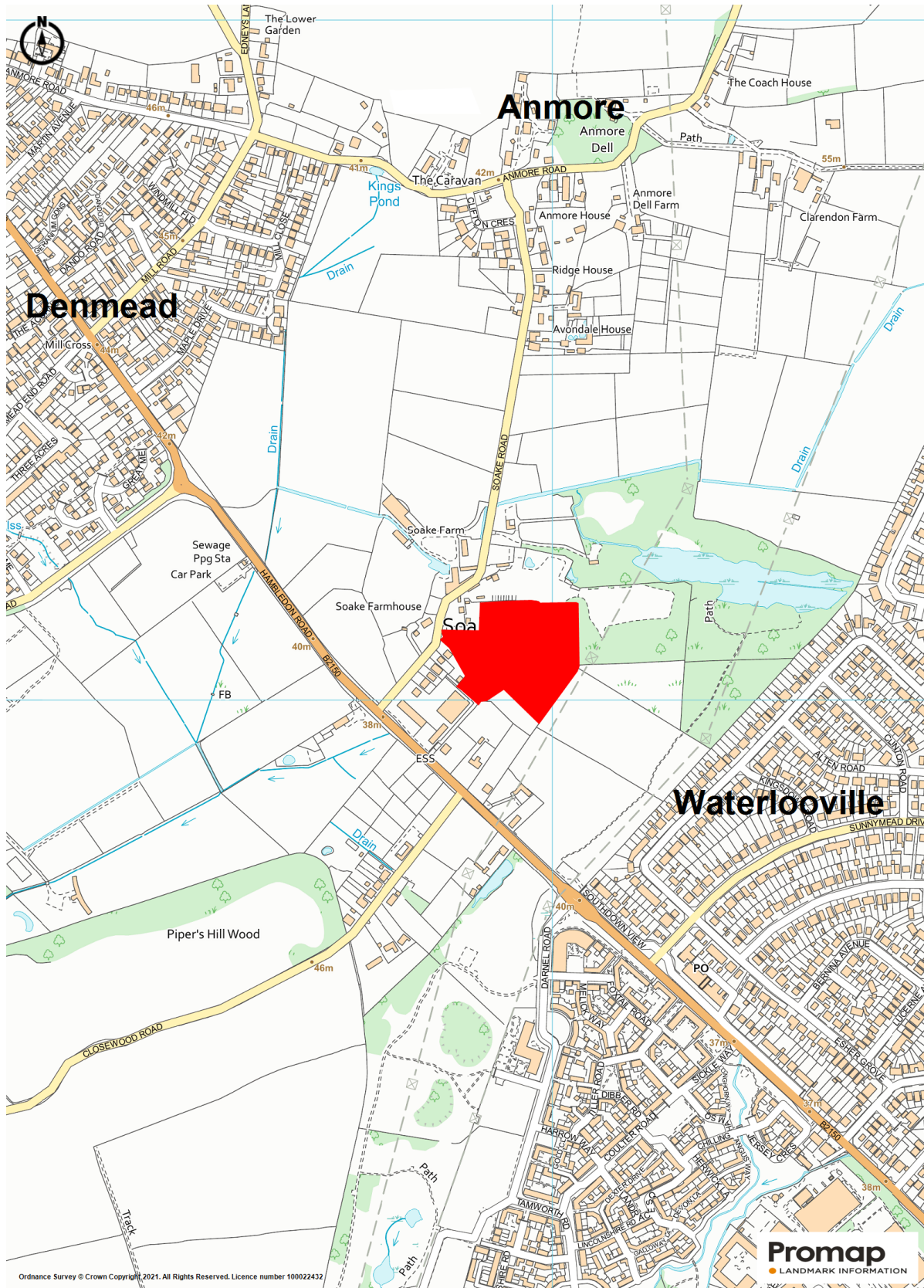
PROPOSED FLOOR PLAN



NOT TO SCALE

Class Q Residential Conversion

# LOCATION PLAN 1



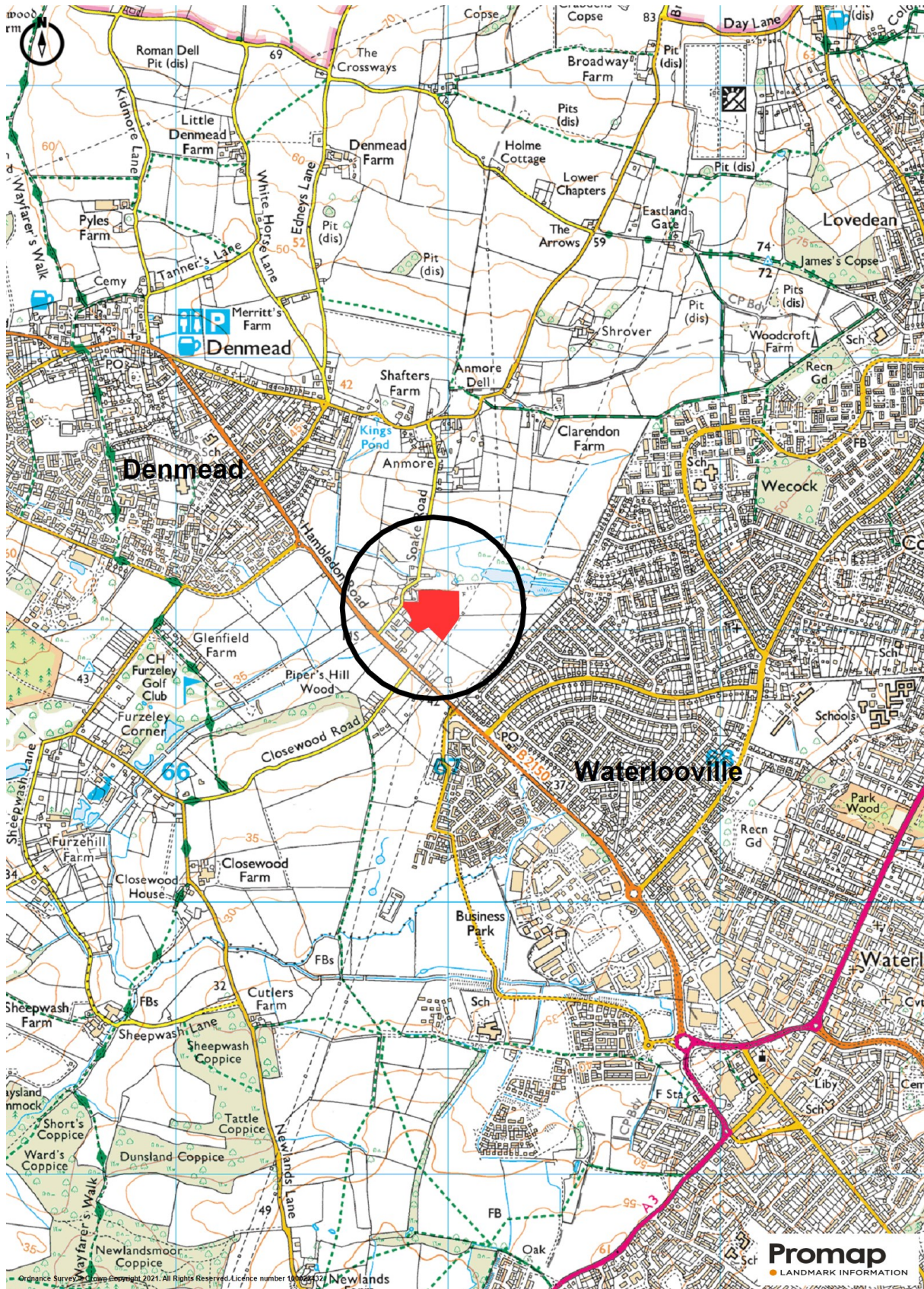
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3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must 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.



# LOCATION PLAN 2



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