

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Knighton, Nr TWYFORD

Watley Lane, SO21 1QU

PASTURE, BUILDINGS AND YARD

Approx. 10.59 acres (4.29ha) in All



A Modern Agricultural Building (2,436ft²) and Wood Turning Workshop (517ft²) with Yard. Services available. Pasture Land (9.64 acres). Fenced. Elevated position in the open countryside. South Downs National Park.

PRICE GUIDE £450,000

FREEHOLD FOR SALE BY PRIVATE TREATY

OFFERS INVITED



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VIEWING INSTRUCTIONS: Park at the gateway off Watley Lane. On foot unaccompanied and only during daylight hours, taking 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.

WORKSHOP: INTERNAL ACCESS BY PRIOR ARRANGEMENT ONLY. PARTIES MUST HAVE THEIR OWN INITIAL VISIT OF THE PROPERTY BEFORE SEEKING INTERNAL VIEWING.

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 1** on which the Property is shaded red and circled on the **Location Plan 2**. The Property is located off Watley Lane (mostly single track) a short distance off the Hazeley Road approx. 1 mile by road to the east of Twyford and Morestead. **What3Words:///choice.custom.front**

DESCRIPTION: The Property extends in all to 10.59 acres (4.29 Ha) as shown outlined red on the **Site Plan** and comprises of two buildings with yard adjoining a parcel of pasture land. The Yard is isolated and well screened from the surroundings. The Buildings may have potential to be further developed for agriculture, equestrian or other alternative uses subject to planning where necessary.

The Buildings, Yard and track together extend to approximately 0.95 acres with the remaining 9.64 acres being pasture land.

ACCESS: Main access via Watley Lane with alternative access via Park Lane. Some restrictive access rights to be retained benefitting neighbouring landowners for the Emergency Services (e.g. Fire Brigade), and occasional HGV access by arrangement (this is because the alternative access from Twyford via Park Lane is narrow and often blocked by parked cars). For more information contact Selling Agent.

WORKSHOP OCCUPATION: A longstanding tenant currently occupies the Workshop which is secure and will only be accessible to parties later in the marketing process by appointment and only once they have had an initial viewing of the remainder of the Property. (See internal photos later in these details). The tenant has been given notice to leave by 31st December, but would be happy to stay on if the purchaser agreed.

FENCING WORKS: The Vendor is in the process of erecting post and wire fencing to create the southern boundary along the southern side of the track between positions X, Y and Z on the **Site Plan**.

The Vendor is retaining the right of access between X, Y and Z for vehicles related to a shooting activity on neighbouring land to the south in the winter months. (No guns will be used on the Property).

THE LAND: The pasture land extends in a single block to 9.64 acres (3.90Ha). The land is fenced with established hedgerows on two sides. The Agricultural Land Classification Map indicates Grade 3 and the subsoils on the Geological Survey Map indicates 'Freely

draining slightly acid but base-rich soils'. The land gently slopes down to the north approximately 84m above sea level. This land would suit equestrian and other grazing.

PLANNING CONSENT: The Property benefits from the following planning consents (please refer to our website for a copy of the Decision Notice) :

[SNDP/22/01074/FUL](#) - Access Track and Entrance (Retrospective)

[SNDP/18/02927/APNB](#) - Proposed Agricultural Building for Storage

[Certificate of Lawfulness](#) - B2 use as a joinery workshop

SERVICES: Mains electricity is connected to both Buildings at the Yard. There is also fibre optic broadband available to the Buildings but not currently in use. There is not currently mains water connected but the Vendors are in the process of arranging connection from Southern Water and approx. 110m of pipe and fibre optic cable has already been laid alongside the track along the southern boundary.

RIGHTS OF WAY: There is a bridleway nearby accessible directly from Watley Lane, one of which has direct access.

There are no Public Rights of Way across the Property.

ENVIRONMENTAL DESIGNATIONS: No significant environmental designations affect the Property.

PLANNING AUTHORITY: South Downs National Park, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. Tel: 01730 814810. Email: info@southdowns.gov.uk. Website: www.southdowns.gov.uk

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. Website: www.winchester.gov.uk

PLANNING: The Property falls within the South Downs National Park Planning Authority and is identified as 'Countryside' in the Twyford Neighbourhood Plan made in February 2022, see extract on selling agent's website.

The Buildings:

Building 1 is a modern 40ft x 60ft steel portal frame agricultural barn with concrete floor (reinforced), concrete panelling up to approx. 2m and metal cladding to the eaves, and on the roof with skylights.

Building 2 is timber framed clad with corrugated iron building which is used as a Woodturning Workshop.

For Further Information Contact:

Dominic Plumpton

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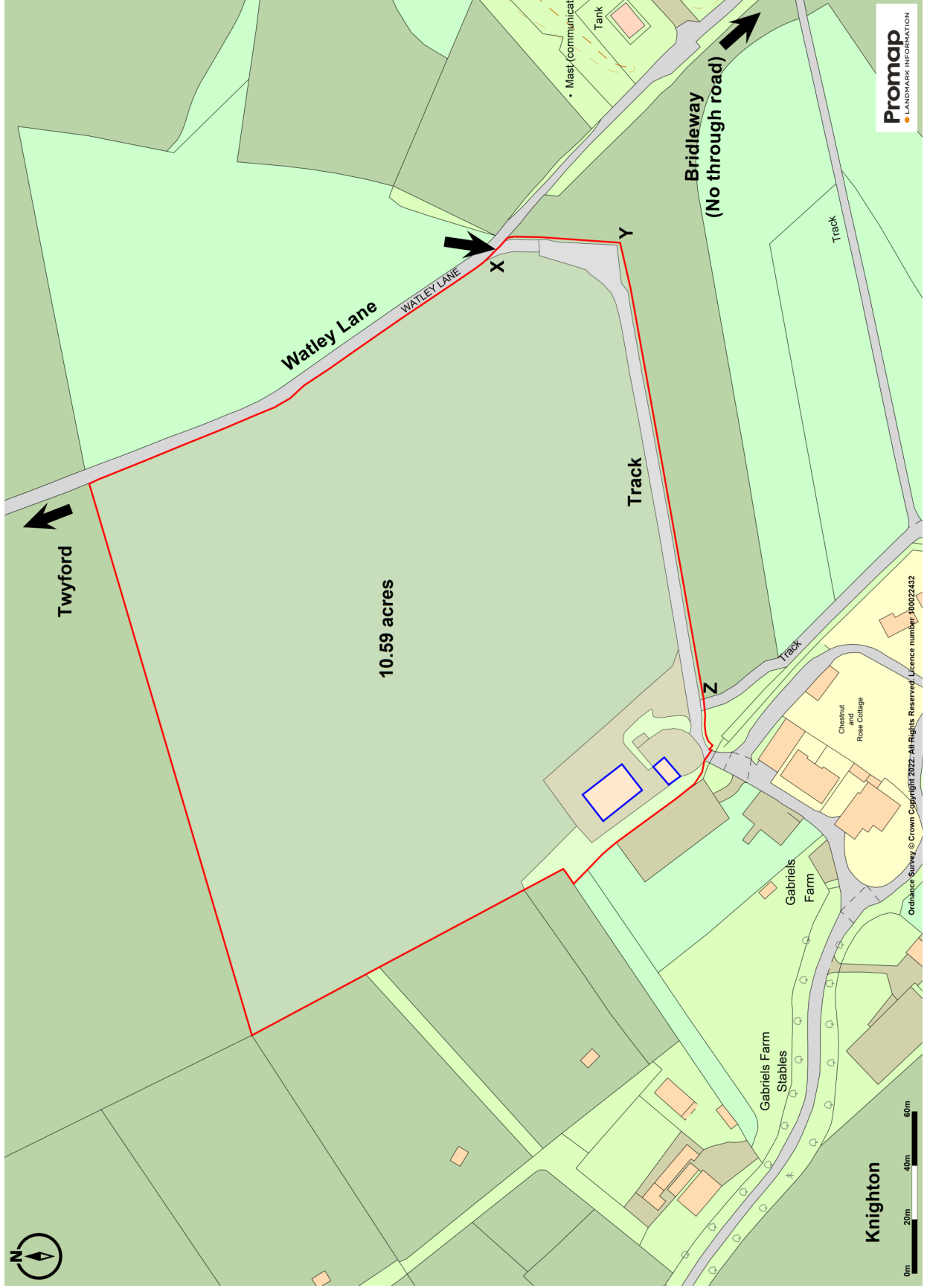
Email: dominic@gileswheeler-bennett.co.uk

Chris Salmon

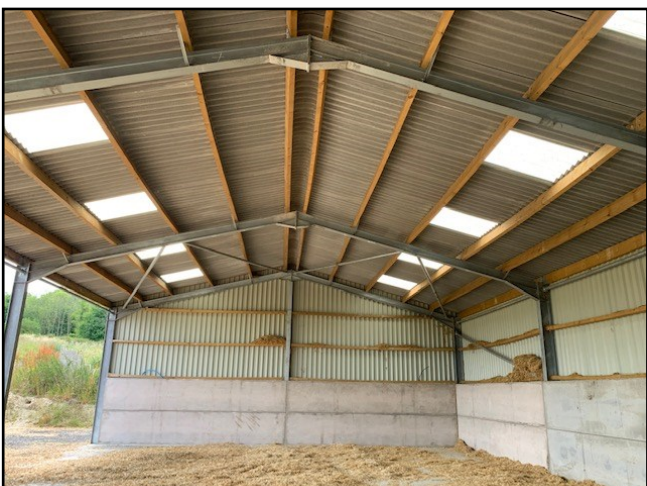
Tel: 01489 896977

Email: christopher@gileswheeler-bennett.co.uk

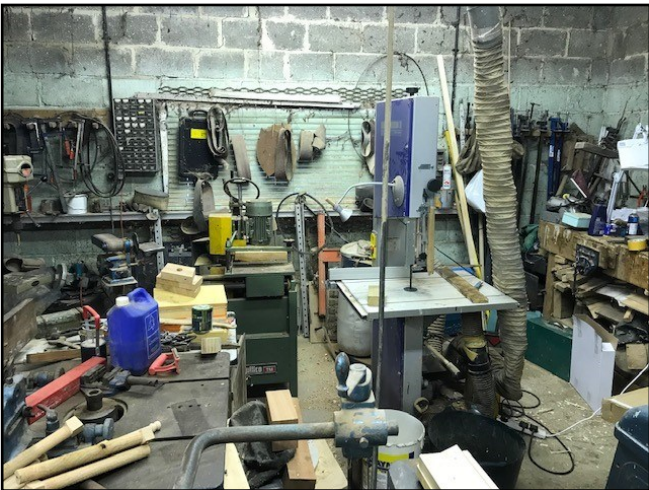
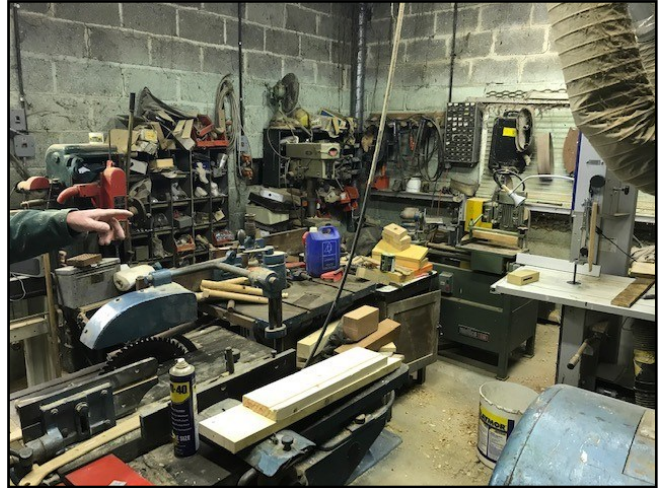
SITE PLAN



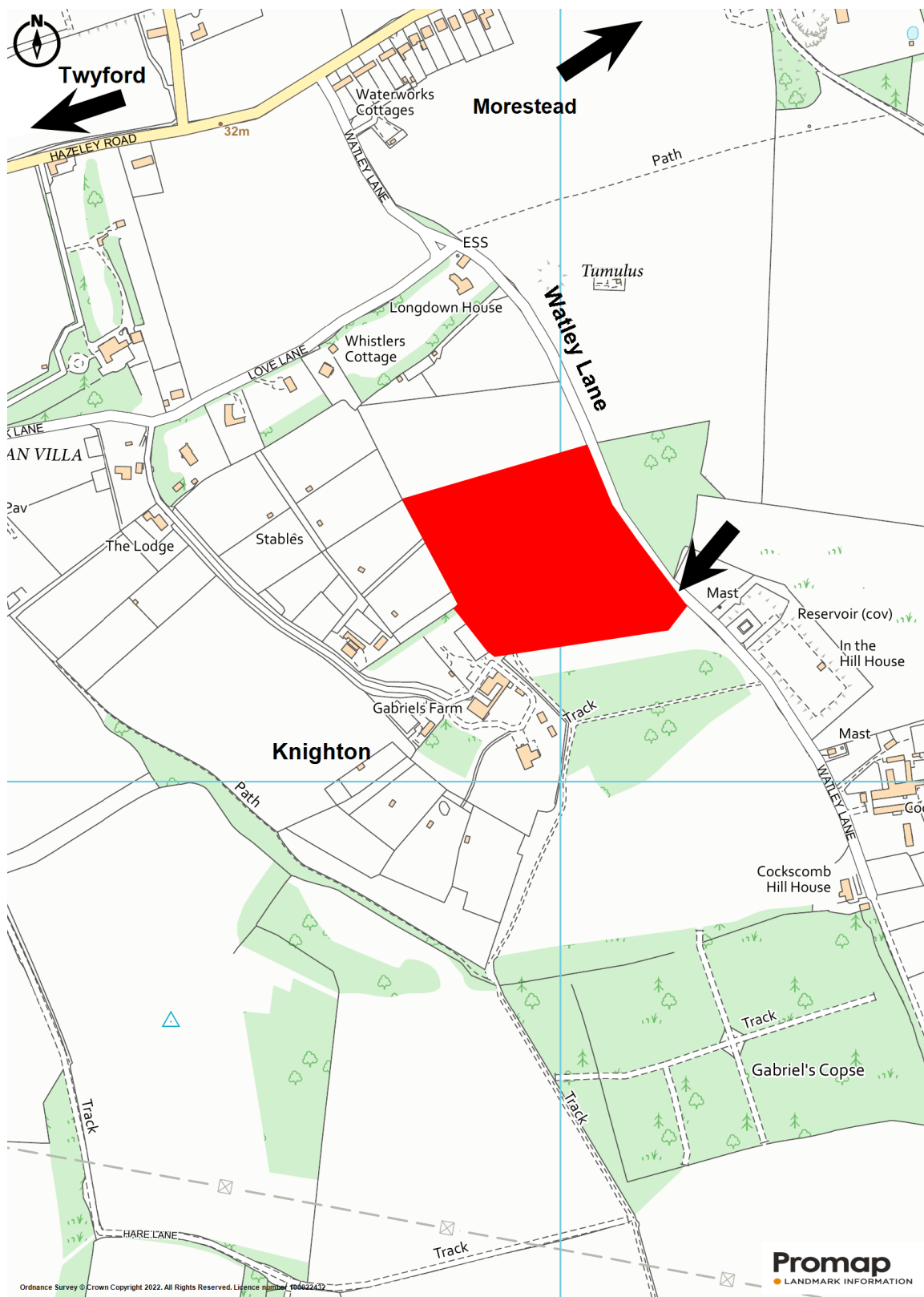




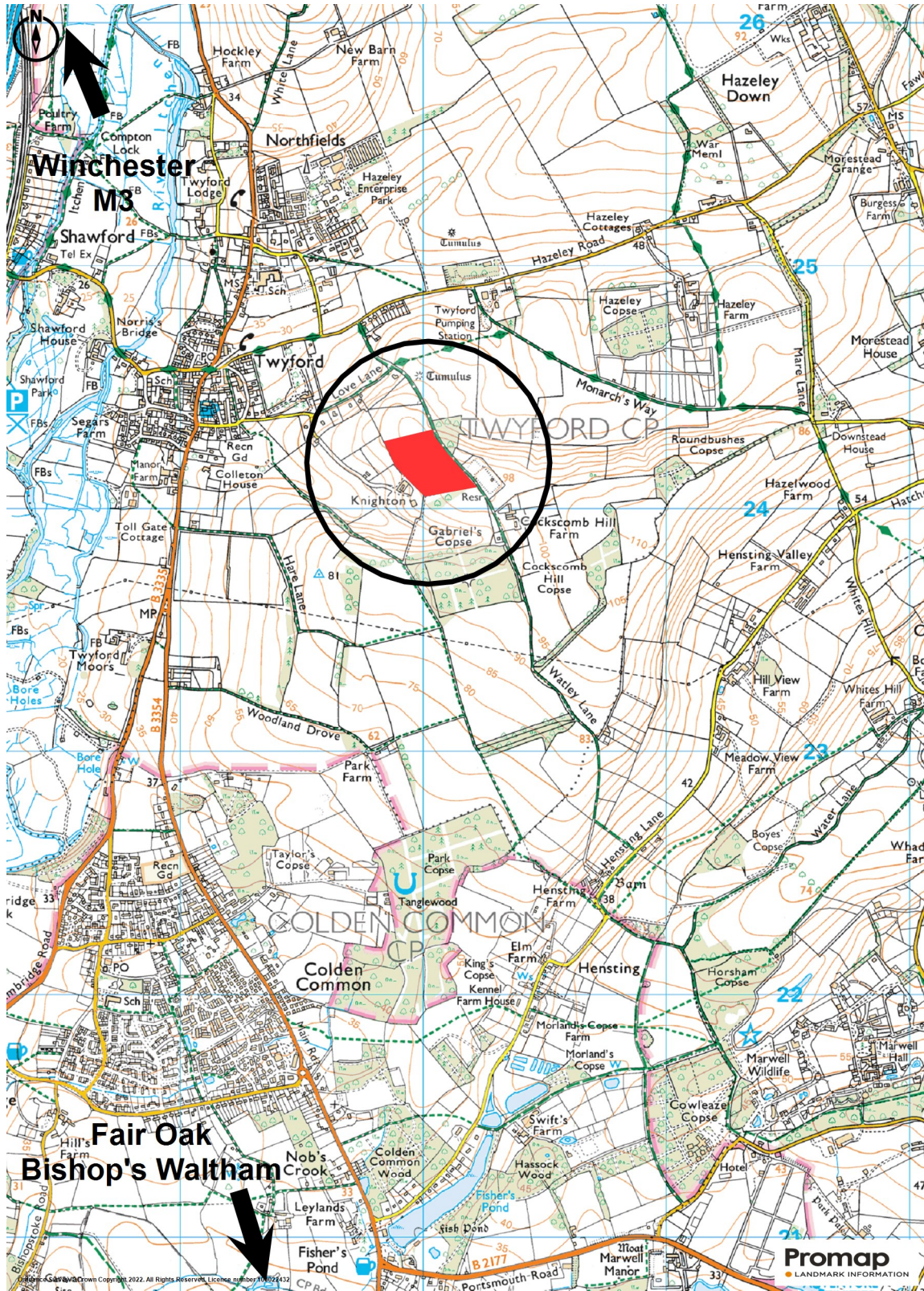




LOCATION PLAN 1



LOCATION PLAN 2



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.