

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

WEST MEON GU32 1LU

A Section of the Meon Valley Railway Line

Approx. 3.36 acres (1.36 ha) in All



Approx. 280m of the Old Railway Line and site of the northern Embankment of the West Meon Viaduct which was dismantled in 1959. Close to the upper reaches of the River Meon. Road Frontage. Now with established Broadleaved Woodland.

PRICE GUIDE - IN EXCESS OF £75,000

OFFERS INVITED

FREEHOLD FOR SALE — FOR SALE BY PRIVATE TREATY



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VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. Please read the Health and Safety Warning below prior to Viewing. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

HEALTH AND SAFETY: The Railway Embankment is steep with the gravel and aggregate underfoot making it difficult to get a safe foothold. Those that climb to the top do so at their own risk. Giles Wheeler-Bennett Ltd and the Vendor cannot be held accountable for any loss, damage or injury sustained while viewing the Property.

VIDEO DRONE FOOTAGE: See the 'Property for Sale' section on the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: The Property is located within the village of West Meon and benefitting from the Meon Valley a short distance off the A32 in the South Downs National Park . The River Meon runs through the village.

DIRECTIONS: From the A32 at West Meon, head east towards East Meon along the High Street past the Thomas Lord Pub onto West Meon Road. The Property is on your left approximately 200 yards past the Pub.

DESCRIPTION: The Property extends to 3.36 acres (1.36 Ha) as shaded pink on the **Site Plan** and consists of a historic railway embankment formerly the northern side of the Meon Valley Viaduct which was demolished in 1957. Concrete footings and structures remain. This 4 Arch Iron Viaduct carried the Meon Valley Railway between two embankments approx. 19m high on either side of the West Meon Road and River Meon. This embankment is now an area of established mixed broadleaved woodland. The boundaries are identified by fencing on either side. Part of Land Registry Title **HP445897**. **See Land Registry Title and Plan on Selling Agent's Website.**

The Meon Valley Railway was one of the last railways to be opened in 1903. (A single line). In 1955 the line was closed to passengers and dismantled.

The route of railway to the south (from the southern embankment of the old viaduct) is now the route of the Meon Valley Trail which extends for 11 miles to Knowle Village, south of Wickham.

ACCESS: The Property can be accessed from the road frontage onto West Meon Road. See **Site Plan**.

PLANNING: The Property is within the South Downs National Park. The Property is outside the Settlement Boundary for West Meon and therefore "Countryside" Policies apply. There are no recent planning applications on record.

Under South Downs National Park Strategic Policy SD20 the site is designated a Safeguarded Motorised Non-Travel Route with development proposals only permitted provided that they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the National Park. [Chapter6-People-Connected-to-Places.pdf \(southdowns.gov.uk\)](#)

COVENANTS: In a Conveyance dated 18th March 1964, covenants were imposed on the Land Registry Title of which this Property forms a part in favour of The British Railways Board. A right of access was reserved which does not affect this Property and mines and mineral rights were reserved.

ENVIRONMENTAL DESIGNATIONS: No significant environmental designations. The land is adjacent to West Meon Conservation Area to the South and East. Part of the land at the Southern Boundary is part of a Mineral Safeguarding area.

TREE PROTECTION ORDERS: The following blanket TPOs affect the southern part of the Property - 00060-2003-TPO and 00722-2003-TPO. No individual tree is identified. **See Additional Documents available on the Selling Agent's website for more information.**

RIGHTS OF WAY: No Public Rights of Way cross the Property. There is a route of a pedestrian path across the Property and parallel with the western boundary and this appears to have been used for some years.

SERVICES: No services are connected.

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



OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

For Further Information Contact:

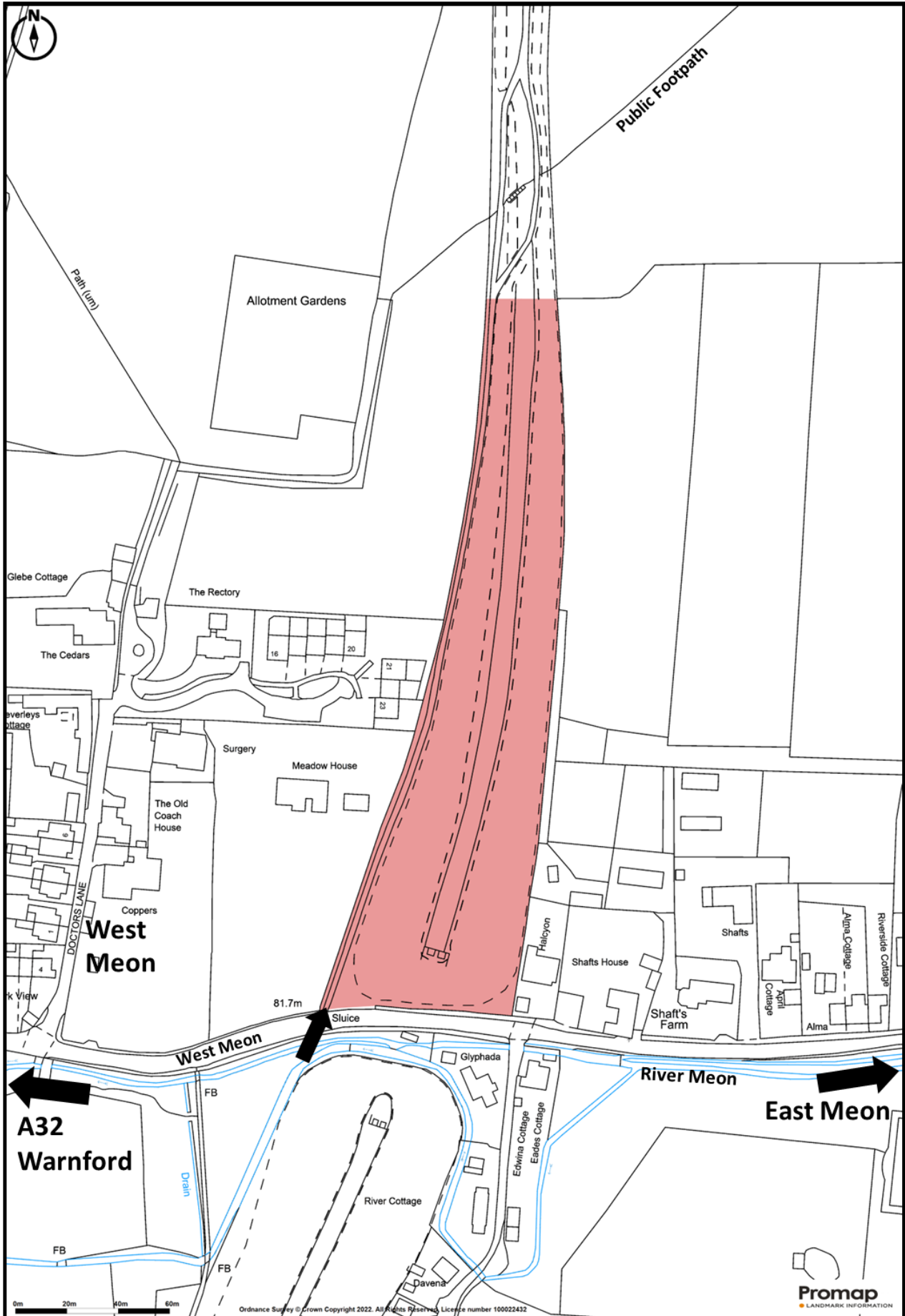
Nathan Broome

Tel: 01489 896977 Mob: 07393 211932

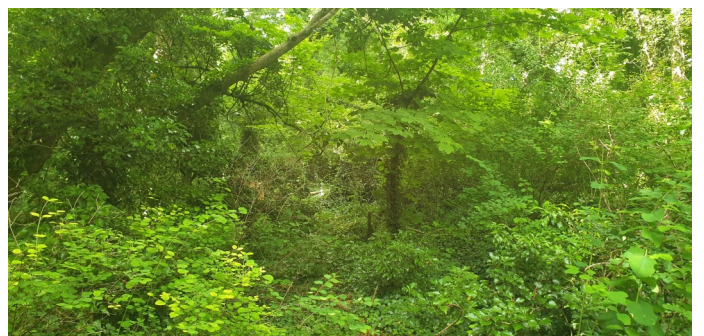
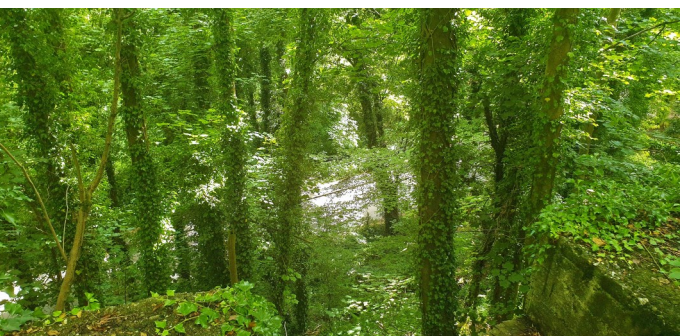
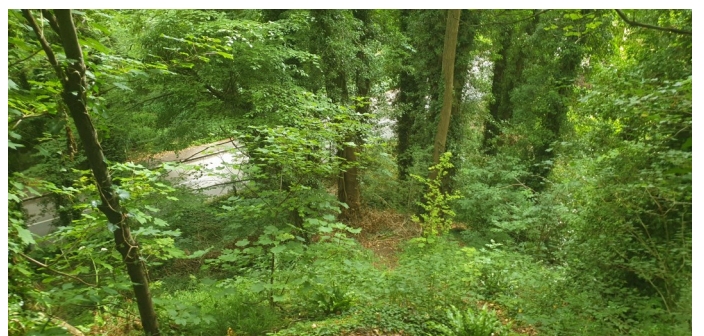
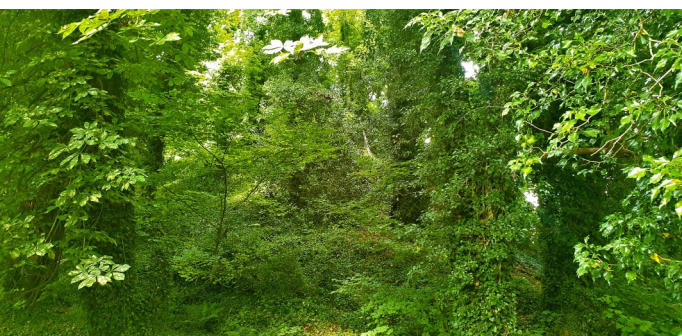
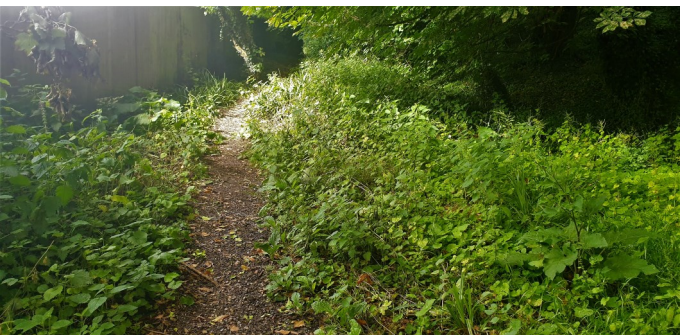
Email: nathan@gileswheeler-bennett.co.uk



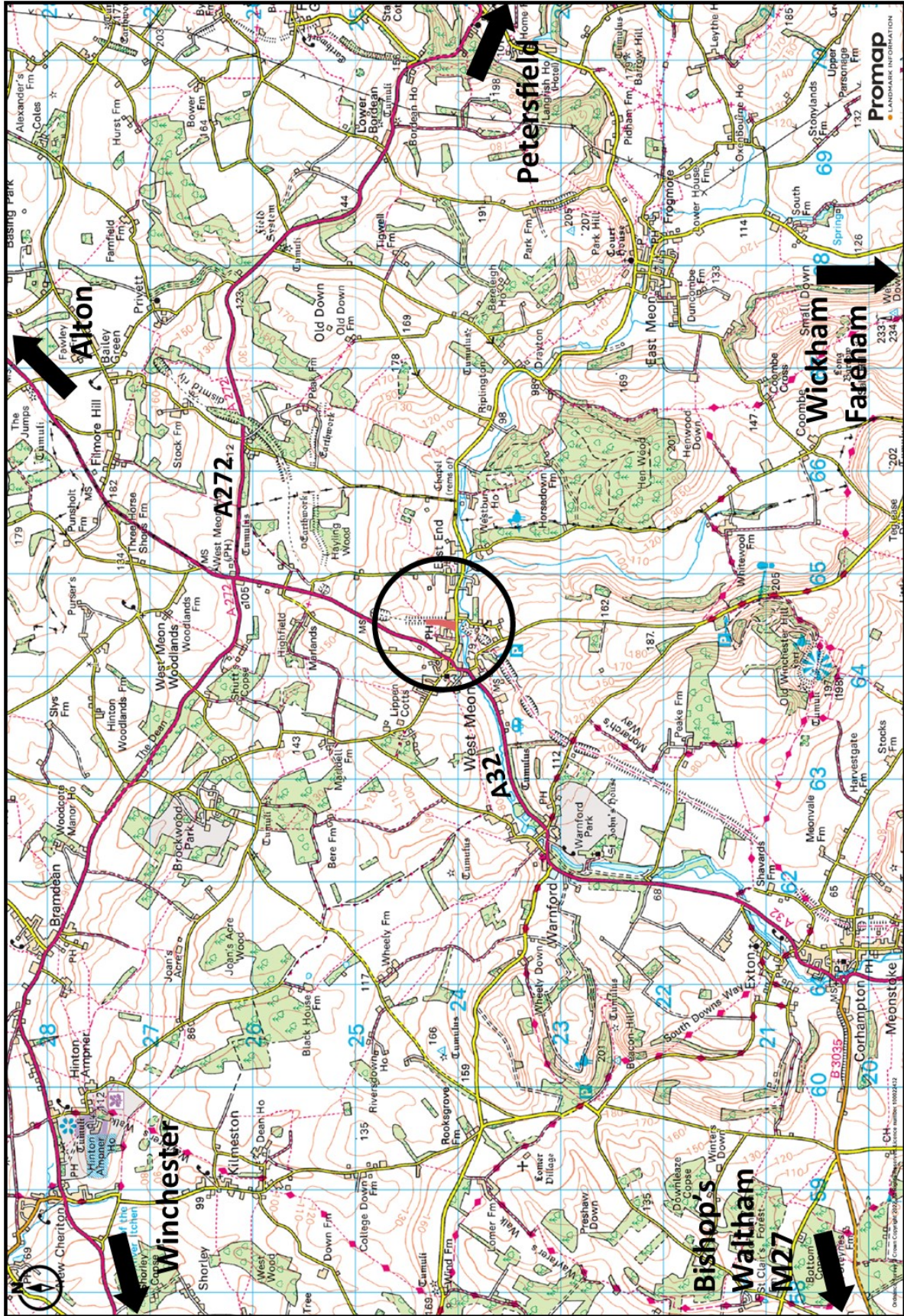
SITE PLAN



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.