

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Ringwood Road, BARTLEY, Southampton SO40 7LA
Between Southampton and The New Forest
PASTURE LAND

Approx. 3.81 acres (1.54 ha)



Off the A336 Ringwood Road. A block of level Pasture Land. Suitable for Agricultural, Equestrian or Recreational Use, Subject to Planning where necessary. Within the New Forest National Park. Shared Access. Currently unfenced land parcel within a larger field.

PRICE GUIDE IN EXCESS £125,000

AVAILABLE AS A WHOLE
FREEHOLD FOR SALE BY PRIVATE TREATY - OFFERS INVITED



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: Please park at the entrance to avoid blocking access to the neighbouring land. On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. The Property is identified on site by **orange pegs** and identified by positions **A-I** for reference with the **Site Plan** provided in these Particulars. 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 immediately east of the village of Bartley in the New Forest National Park and is accessed off the A336 Ringwood Road through a woodland copse. Access: What3Words: <https://what3words.com/swaps.caressing.kitchens>

DIRECTIONS: From Totton: From the roundabout by Totton Shopping Centre take the A336 Ringwood Road west. Remain on the A336 going straight over 4 roundabouts towards Netley Marsh. After approx. ½ mile (500m) the entrance to the Property will be on the left. The entrance is approximately 400 yards from Tatchbury Lane.

DESCRIPTION: The parcel of land extends in all to 3.81 acres (1.54 ha) of pasture and consists of two adjoining areas shaded pink on the **Site Plan**. The land is accessed via a right of way for vehicles and on foot through the gate off the A336 Ringwood Road shown highlighted yellow on the **Site Plan**. The first 50m inside the gate is a made up track. The owners of other adjoining areas of land also share this right of way over this same route.

LAND REGISTRY: This Property was historically part of Land Registry Title number HP734876. The current owner acquired it which provides good detail about the land and when the land was divided and sold to separate purchasers in 2020. An application is registered against the Title following this sale and no up-to-date Title or Register is currently available from the Land Registry. **See Selling Agent's website for Transfer dated November 2020.**

LAND: The Land is identified with **orange pegs** marked **A-I** for reference with the **Site Plan** below. The land is for the most part flat and permanent pasture land. The land is Grade 4 according to the Agricultural Land Classification with a slowly permeable slightly acid but base-rich loamy and clayey soils according to the National Soil Database. There are sections of post and wire fencing with hedging on the eastern and southern boundaries. These sections of fence identify the position of the boundary of ownership.

PLANNING: The Property is within the New Forest National Park and the Local Plan shows the land to be outside recognised Settlement Boundaries. Park-wide policies apply.

ENVIRONMENTAL DESIGNATIONS: The Property lies within the New Forest National Park. It is within the Forest North East Conservation Area. Access from the A336 passes through the Reformatory Copse Site of Importance for Nature Conservation (SINC). **See New Forest Local Plan for Planning Policy relating to these Designations.**

TREE PRESERVATION ORDERS: There are blanket Tree Protection Orders (TPO's) on the woodland at the road frontage. Some of the trees at the road frontage (**H-I** on **Site Plan**) were cut down without consent and so a replanting order is in place affecting the Property which has not yet been carried out. **See Selling Agent's website for Tree Protection Order.**

For further details on the TPOs and Replanting Requirement please contact the New Forest National Park Authority. Email: trees@newforestnpa.gov.uk . Tel: 01590 646600..

ARTICLE 4 DIRECTION: Due to the high landscape quality of the land in this locality New Forest National Park Authority has recently made an Article 4 Direction on the land. The effect of this is simply that a planning application must be submitted for any future fencing/gates or walls or any other means of enclosure on the land. It is anticipated that a Purchaser who might wish to erect any additional fencing would wish to use a fence of post and wire design. **See Selling Agent's Website for Article 4 Directive.**

PLANNING CONSENT FOR FENCING: It is anticipated that planning consent will be achieved for appropriately positioned and designed fencing or gates. Such fences and gates have achieved planning consent on land under an Article 4 Direction in the locality. **See Selling Agent's website for Decision Notice of Example Application.**

SERVICES: None connected. Interested parties should make their own enquiries. There is evidence (water trough) of a water supply serving adjoining land. The Property was purchased together with rights to pass Services on, under or over retained land to achieve connection.

LIMITED TITLE GUARANTEE: The Property was purchased by the Vendor in November 2020 with Limited Title Guarantee meaning the person selling had no personal knowledge of the Property and could not guarantee the Property was not subject to unknown rights, covenants or financial charges.

PUBLIC ACCESS: No Public Rights of Way cross the Property.

NEW FOREST NATIONAL PARK - FORESTRY COMMISSION: The Queen's House, Lyndhurst, Hampshire, SO43 7NH. Tel: 0300 067 4601. Email: southern.enquiries@forestryengland.uk Website: <https://www.forestryengland.uk/>

LOCAL AUTHORITY: New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA. Tel: 023 8028 5000. Website: <https://newforest.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:

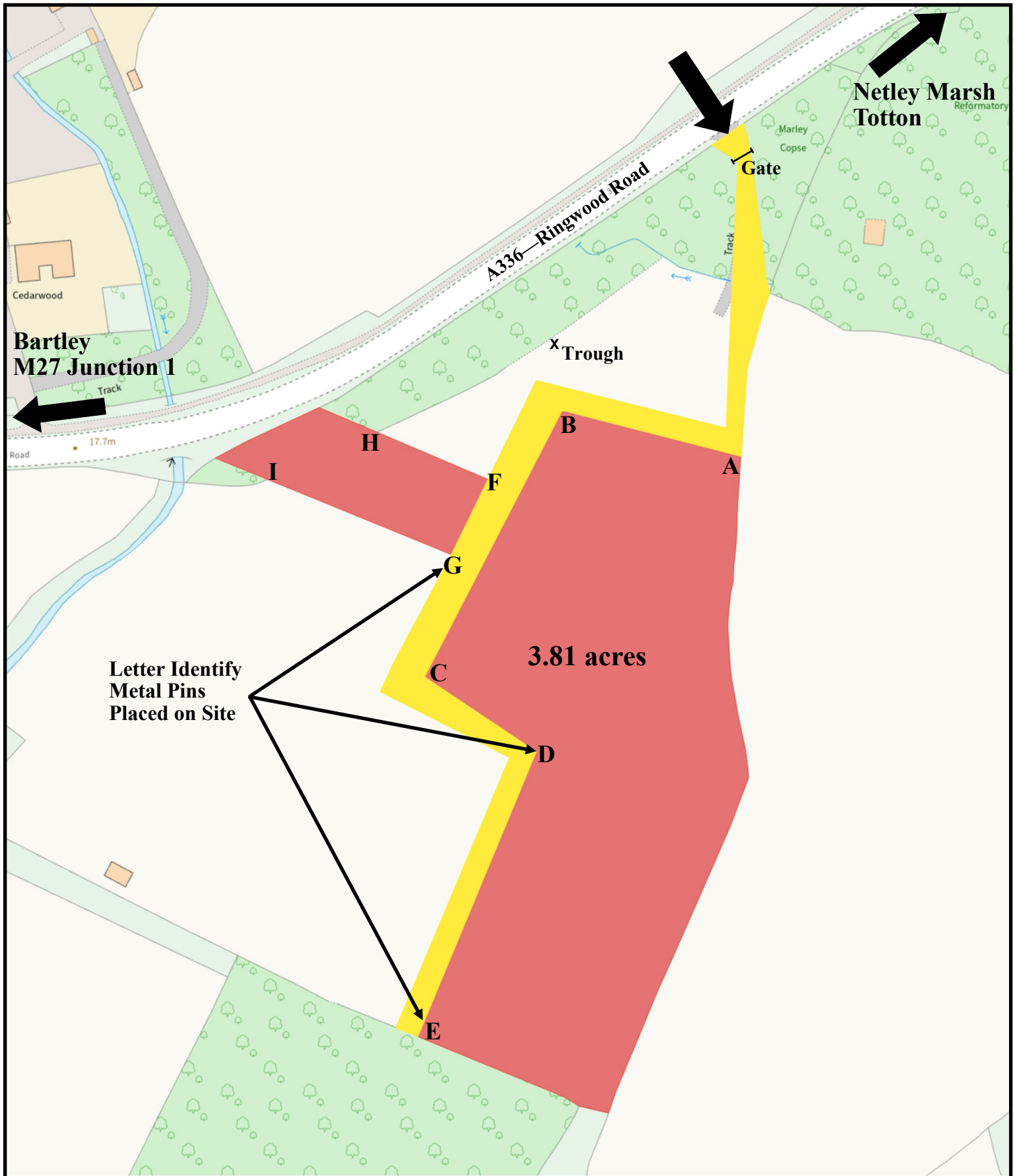
Nathan Broome

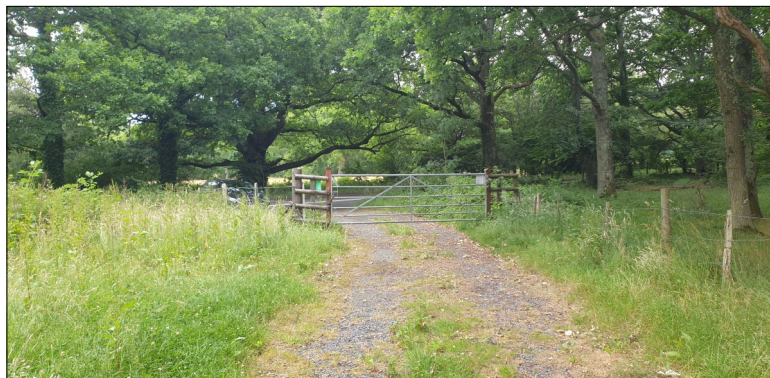
Tel: 01489 896977 Mob: 07393 211932

Email: nathan@gileswheeler-bennett.co.uk

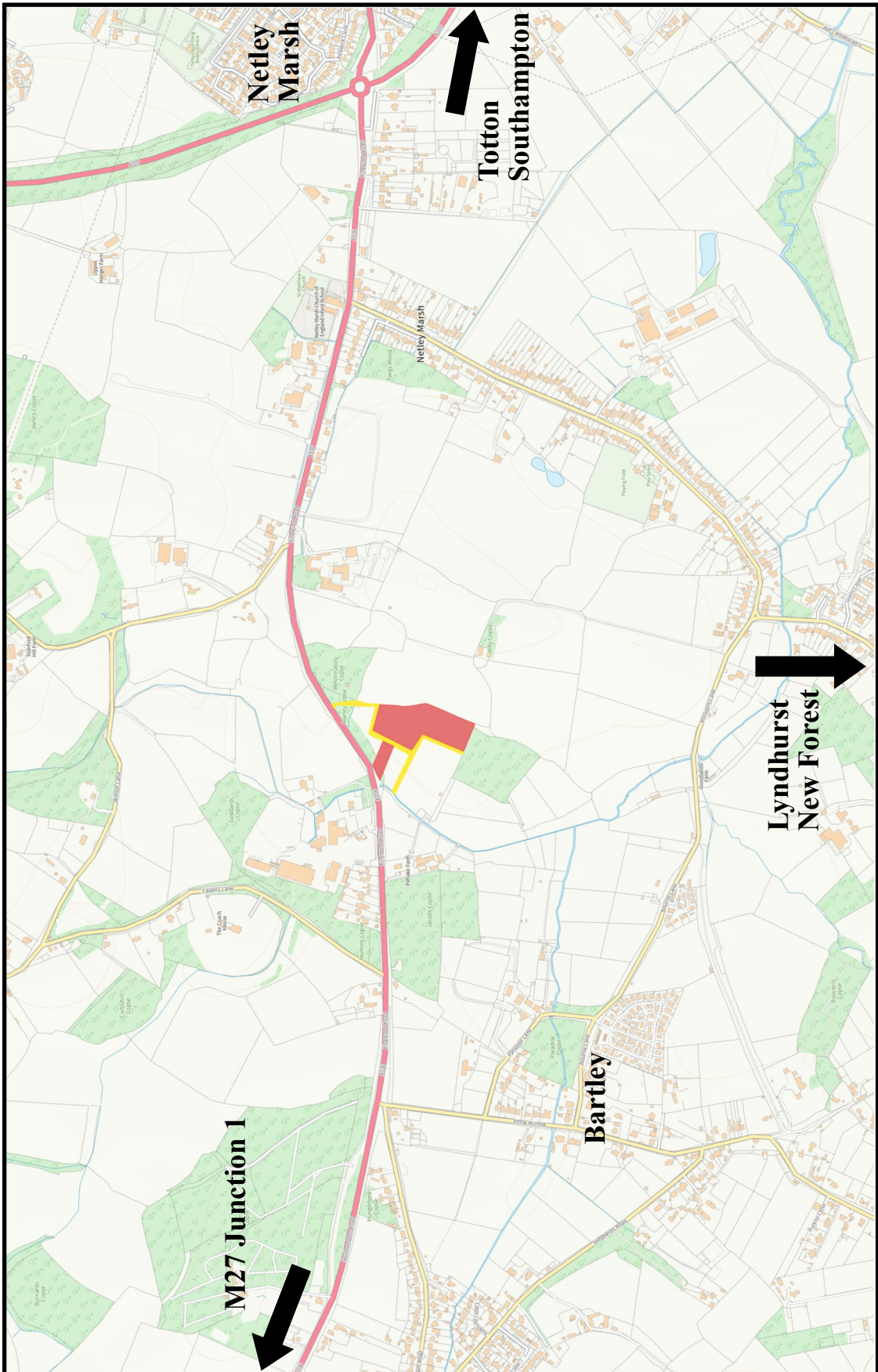


SITE PLAN





LOCATION PLAN 1



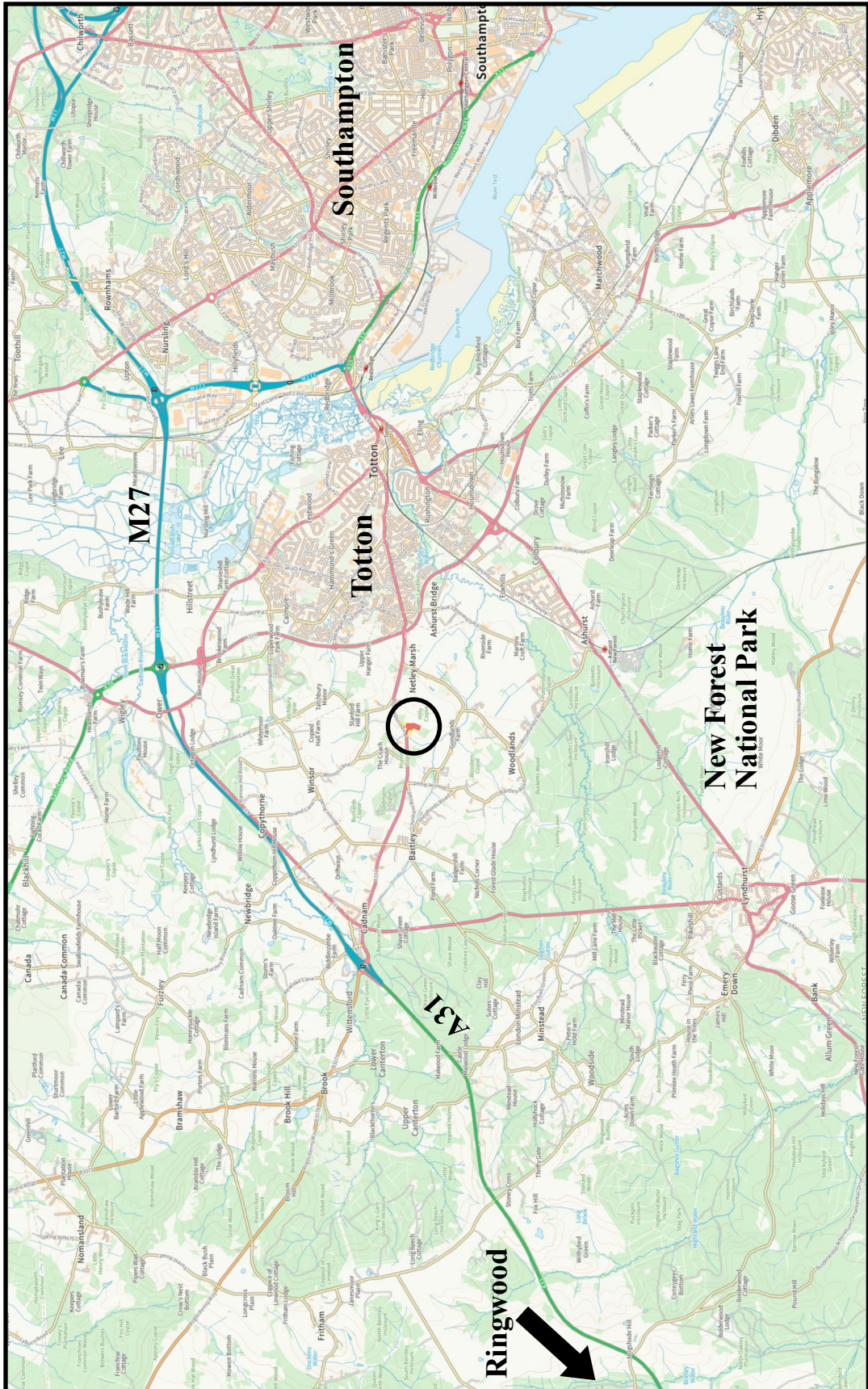
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3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must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



1000 m
Scale 1:50000 (at A3)

Jun 27, 2022.
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