

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS



'LISHEEN'

**Oxford Lane,
DROXFORD SO32 2FL**

**Approx. 2.63 acres
(1.06 ha) in All**

**Existing 4 bedroom accommodation
(807ft²) occupying a unique position
with additional access to a separate
range of buildings.**

**A rare chance to purchase a
development opportunity,
enjoying an elevated position
in open countryside in the
heart of the Meon Valley,
South Downs National Park.**

**With detailed Planning Consent
for a replacement detached 3
bed accommodation. (1,049ft²).**



PRICE GUIDE £825,000

OFFERS INVITED

FREEHOLD FOR SALE

GWB

West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: Strictly By Appointment Only. Please contact this office to arrange an appointment. 01489 896977. It is essential to view the drone video footage and read the Sales Particulars 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**. Approx. ¾ mile off the A32 Fareham to Alton Road. Within a mile of Droxford Village. A 10 minute drive from Wickham or Bishop's Waltham.

DIRECTIONS: From the 'Hunters Inn' at Swanmore head north along Droxford Road and after approx. 1¼ mile turn left into Oxford Lane unsigned from the crossroads. Proceed up the hill and the gated entrance with property name 'Lisheen' up on a tree is on the left hand side after approx. 500m. what3words.com/pink.marinated.adopt

DESCRIPTION: The Property known as 'Lisheen' extends in all to approx. 2.63 acres (1.06 Ha) as shaded green on the **Site Plan**. It is the only residence along Oxford Lane and at this postcode. Accessed off the quiet single carriage country lane and occupying an elevated position offering far reaching views. With woodland and open countryside adjoining.

The Vendor reports that the site receives full direct sun all day right through to sunset.

The Property comprises:

- Existing Dwelling - 4 Bedrooms - Gross External Floor Area 807ft².
- Range of Buildings and Yard
- Portacabin
- Ample parking and hard standing
- Garden
- Pasture divided into 3 fenced paddocks
- Second vehicular access

The Property is registered on the Land Registry and comprises the entirety of Title No: HP473185. See Selling Agent's Website for details. This includes the narrow strip of broadleaved trees along the road frontage, in front of the fence.

THE EXISTING DWELLING: The existing dwelling is in good habitable condition and has been occupied by the Vendor for some years. The existing dwelling construction is two Mobile Home units connected and adapted to provide a central hallway and utility to form one, and provides accommodation up to 4 small bedrooms. See **Photographs** and **Floor Plan**

Existing External Dimensions: Providing gross internal floor area 807ft².

REPLACEMENT DWELLING: Planning Consent was granted on 22nd March 2022 (SDNP/22/00335/FUL) for the '**Demolition of the existing building and construction of a detached house**' with gross internal floor area 97.54m² (1,049ft²). This to be the position of the existing dwelling. (Renewal of previous Consent ref: SDNP/22/00335/FUL).

See **Decision Notice** on the Selling Agent's Website.

See **Design and Access Statement** on the Selling Agent's Website.

No Occupancy Condition. To implement the Planning Consent condition needs to have commenced by 22nd March 2025.

OUTBUILDINGS: With its own access and made up driveway. A small range of buildings comprising a number of mainly timber framed buildings with corrugated tin roof and cladding.

Some with concrete floors and part block walls. See **Photographs**. There is a useful area of hardstanding beside the buildings. Opportunity for stables or improvements to the buildings, subject to planning where necessary.

PORTACABIN: Approx. external dimensions 8ft 10in x 24ft (2.7m x 7.3m). With electrical fittings, sink and electric water heater—but no services currently connected.

PASTURE: Level fenced pasture which the land has been grazed for many years. The land appears well drained and managed.

Fencing comprises stock netting and barbed wire above with galvanised gates. Some post and rail. Water trough and stand pipe.

SERVICES: Mains Electricity. Mains Water via a submeter from the neighbouring property secured by Legal Agreement. Telephone. Private Drainage to a modern Septic Tank. Bottled Gas serves the two boilers at the existing dwelling providing hot water. Electric Radiators.

PUBLIC FOOTPATH: The route of a Public Footpath crosses the Property as identified by the dashed line on **Site Plan 1**. The Vendors report that this is rarely used due to the Property's remote position.

COUNCIL TAX: Property Band = A for year 2022/2023 = £1,337.98.

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

SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNP): South Downs National Park, South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk/contact/



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:

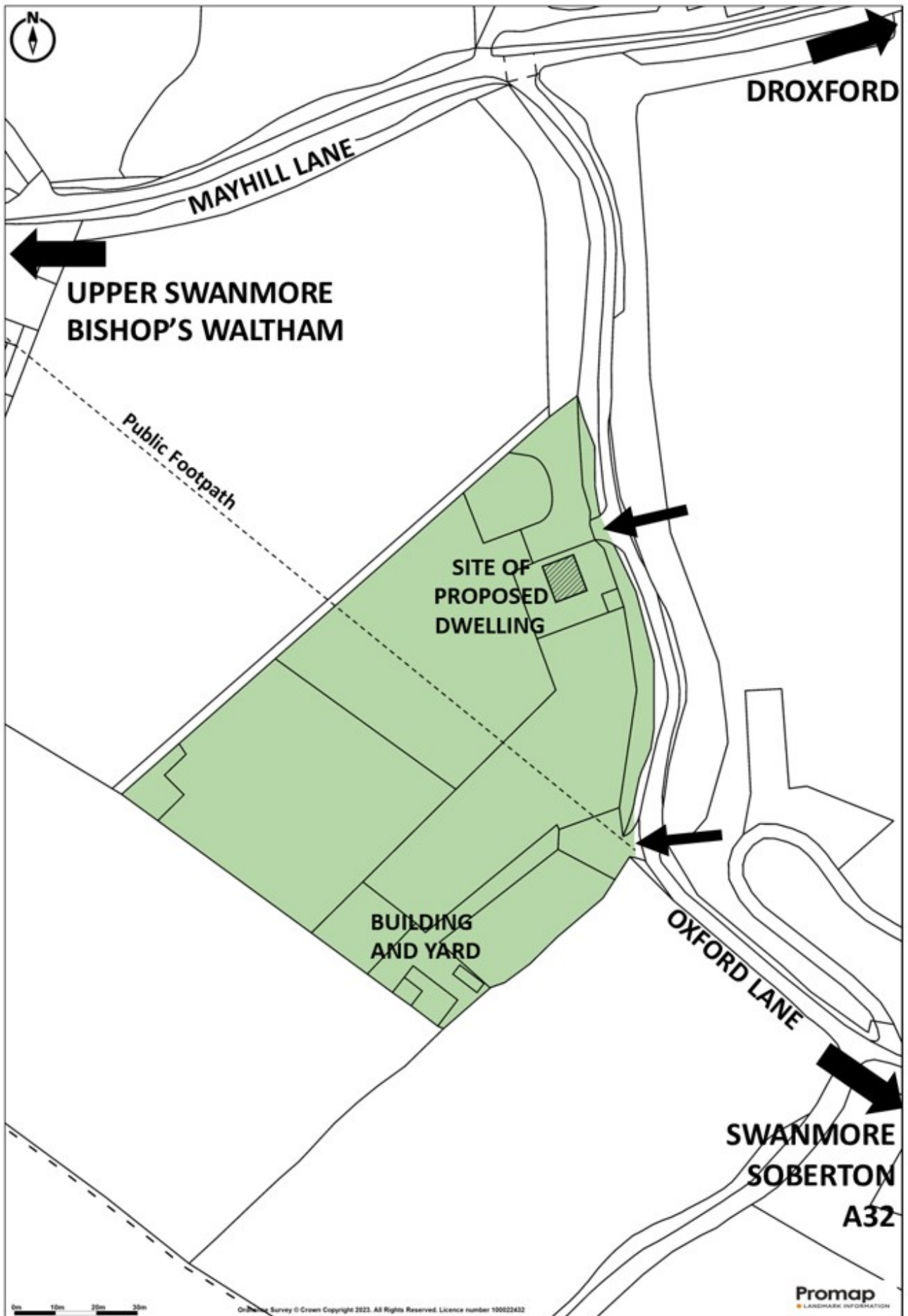
Dominic Plumpton

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

Email: dominic@gileswheeler-bennett.co.uk



SITE PLAN 1

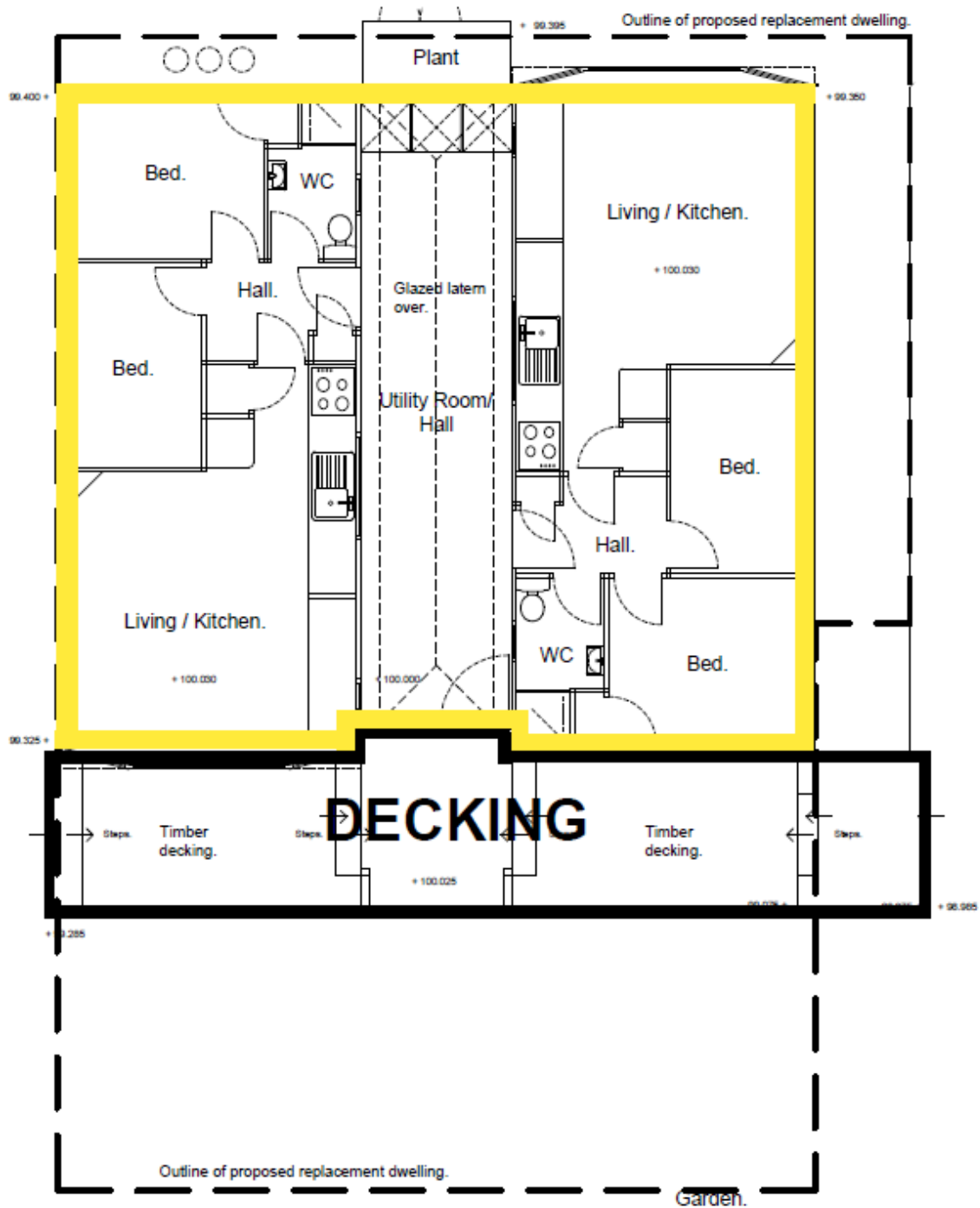


Subject to Survey



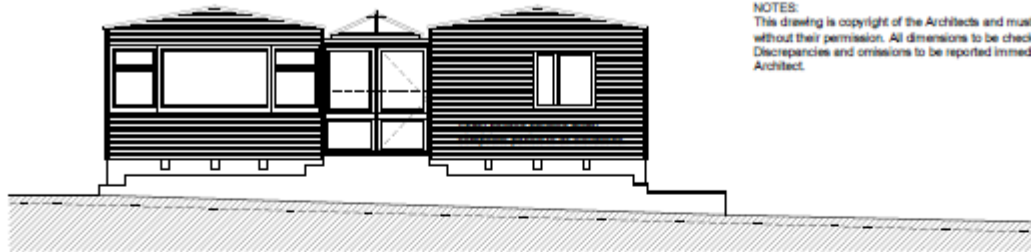


EXISTING ACCOMMODATION AND DECKING - FLOOR PLAN (OUTLINED YELLOW)



REPLACEMENT DWELLING - DASHED LINE

EXISTING ACCOMMODATION - ELEVATIONS



Existing East Elevation Scale: 1:50 (1:100 at A3)

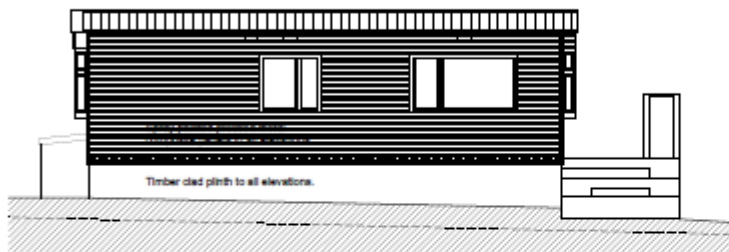
NOTES:
This drawing is copyright of the Architects and must not be used without their permission. All dimensions to be checked on site. Discrepancies and omissions to be reported immediately to the Architect.



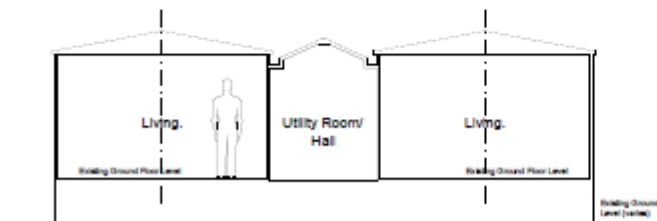
Existing North Elevation Scale: 1:50 (1:100 at A3)



Existing West Elevation Scale: 1:50 (1:100 at A3)



Existing North Elevation Scale: 1:50 (1:100 at A3)



Existing Section A-A Scale: 1:50 (1:100 at A3)



0 1 2 3 4 5 6m

D	Drawing updated.	04.06.19
C	Drawing title updated.	01.05.19
B	Title amended as required.	05.11.18
A	Minor annotation amendments.	03.05.18
Rev	Revision	Date



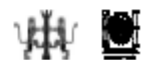
Title: Existing Plans and Elevations

Project: Lisheen, Oxford Lane,
Droxford, SO32 2FL

Client: Mr & Mrs. Treacy
Drawing Scale: AS INDICATED
Drawing Date: 22 / 03 / 2018

Drawn By: RB

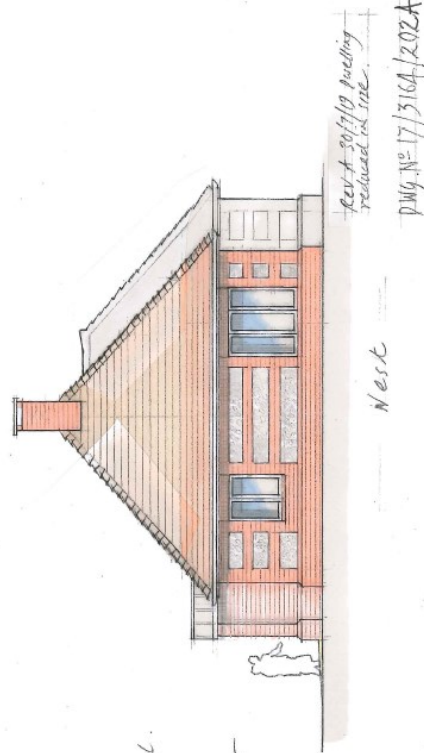
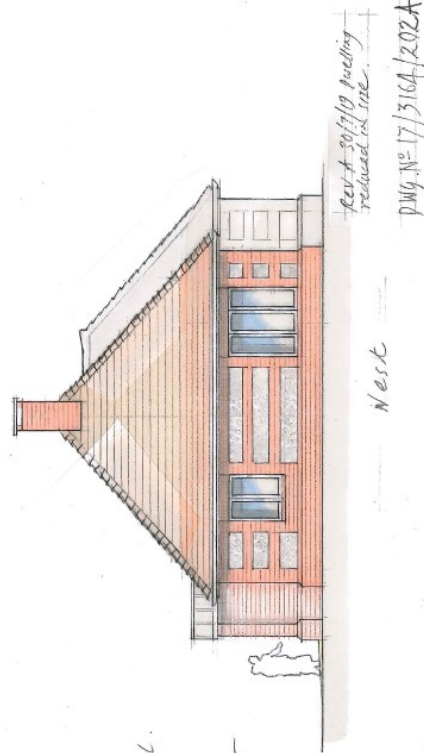
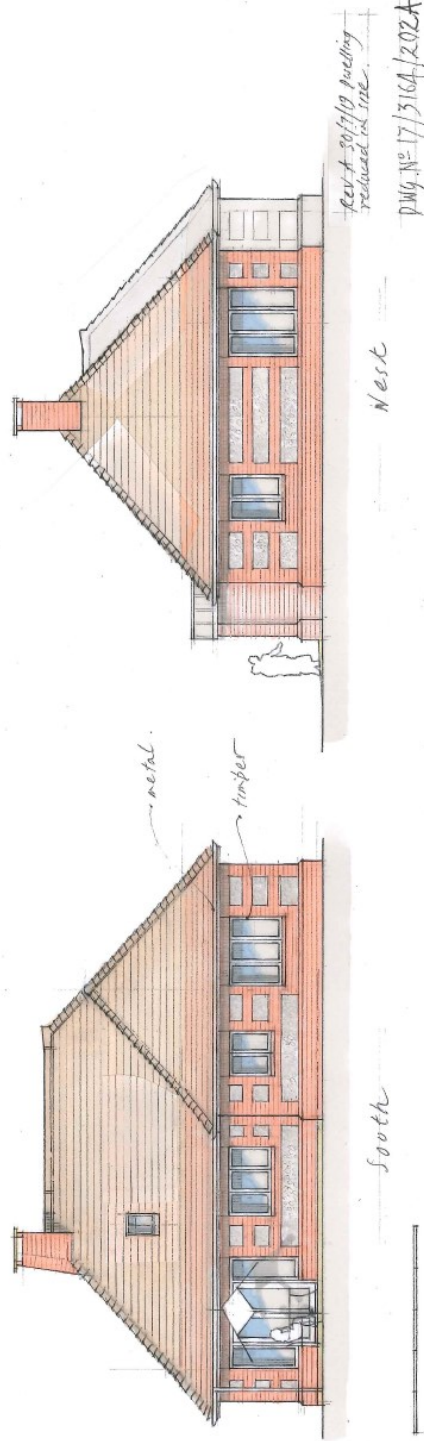
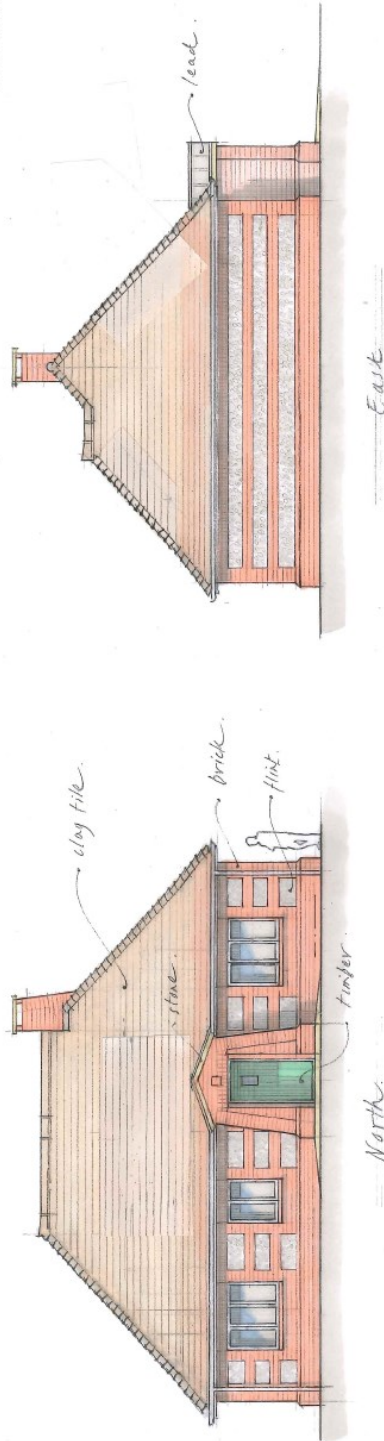
Checked By: ...



Drawing Number: 17/3164/Su01 D

REPLACEMENT DWELLING ELEVATIONS

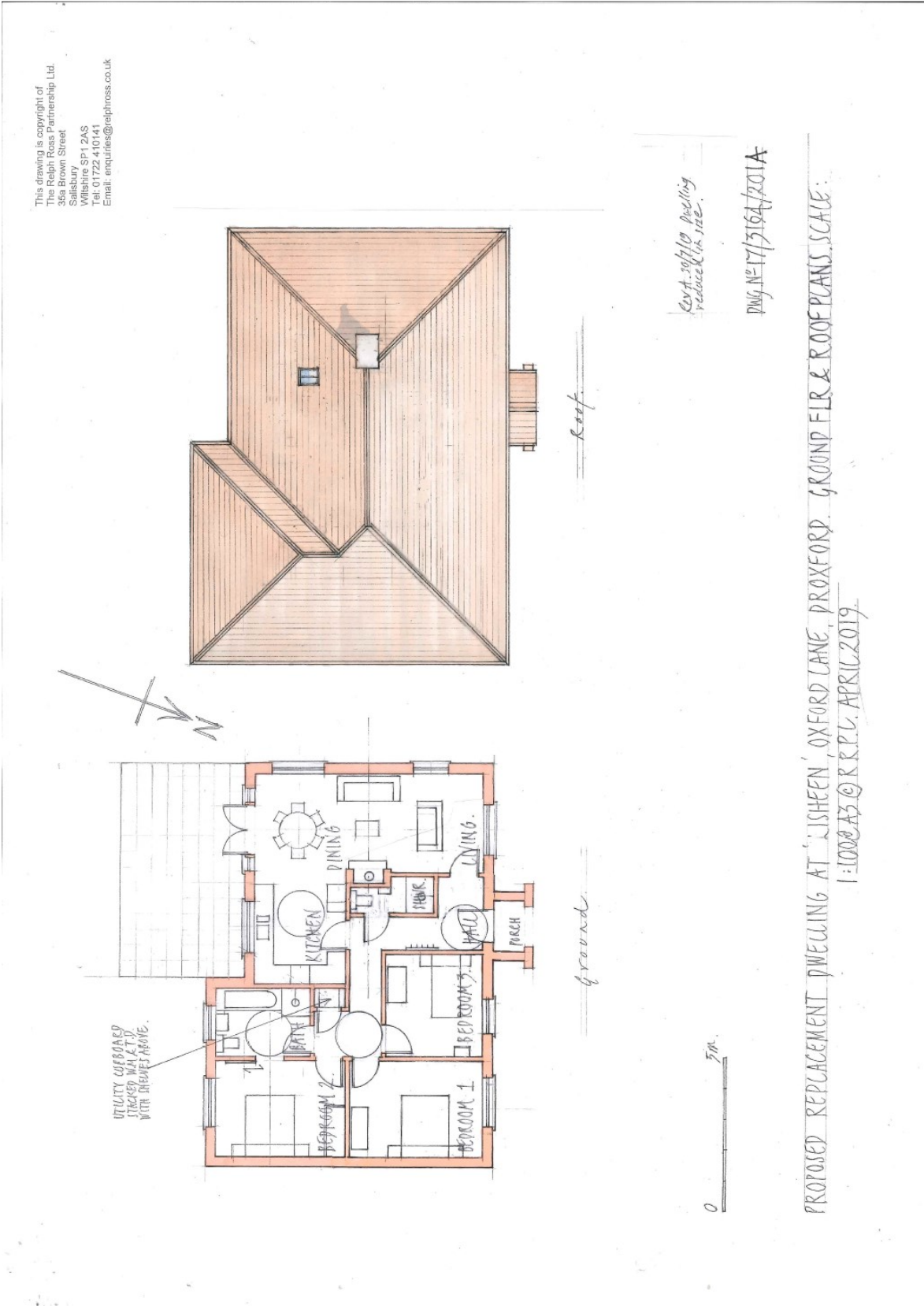
This drawing is copyright of
The Reigh Ross Partnership Ltd.
35a Brown Street
Salisbury
Wiltshire SP1 2AS
Tel: 01722 410141
Email: enquiries@reighross.co.uk



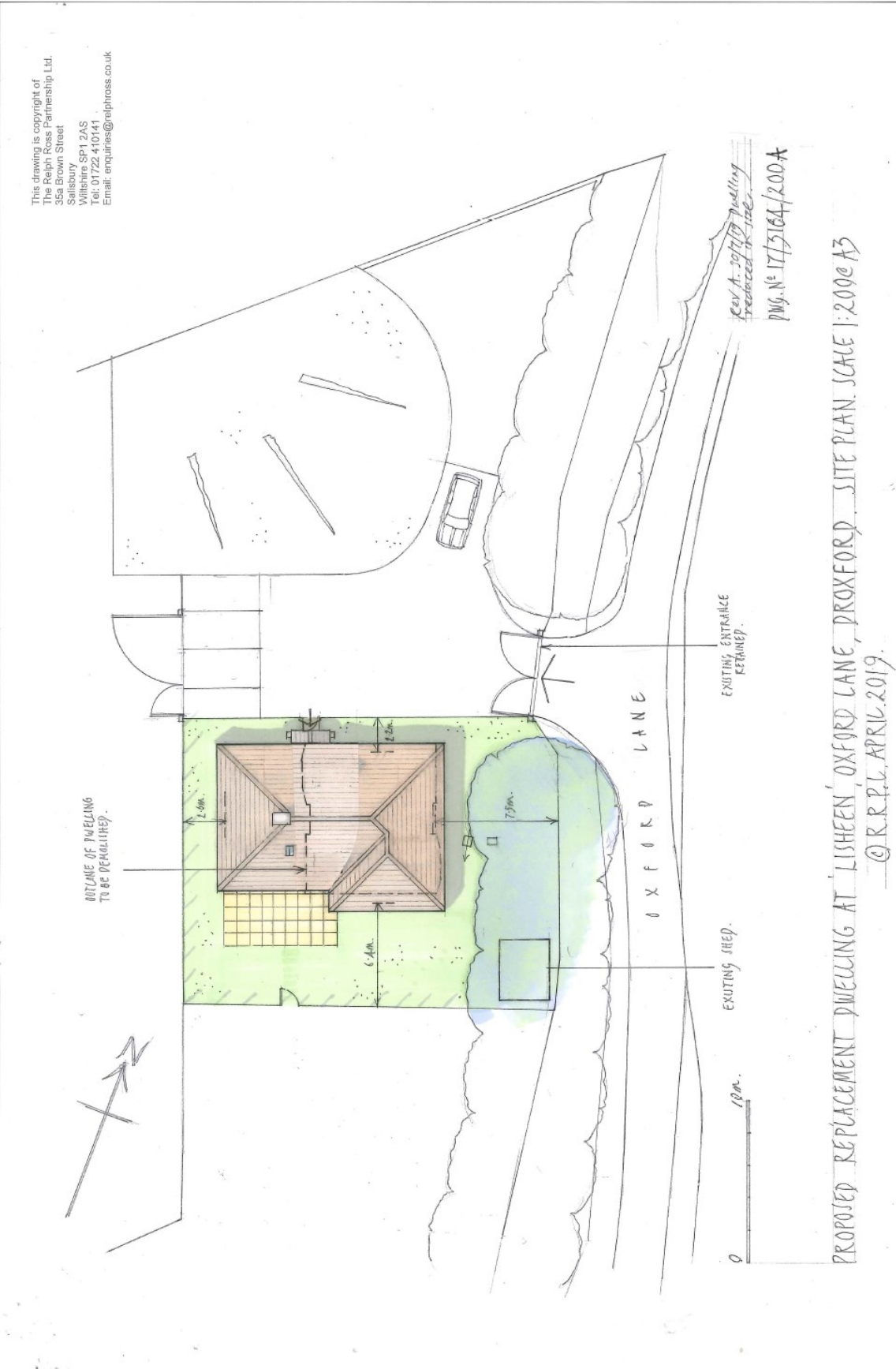
Rev. A 30/9/19 fueling
reduced red line.
DWG. N° 17/316A/202A

PROPOSED REPLACEMENT DWELLING AT 'LISHEEN', OXFORD LANE, PROXFORD. ELEVATIONS. SCALE 1:100 @ A3 @ R.R.P.L. APR. '19.

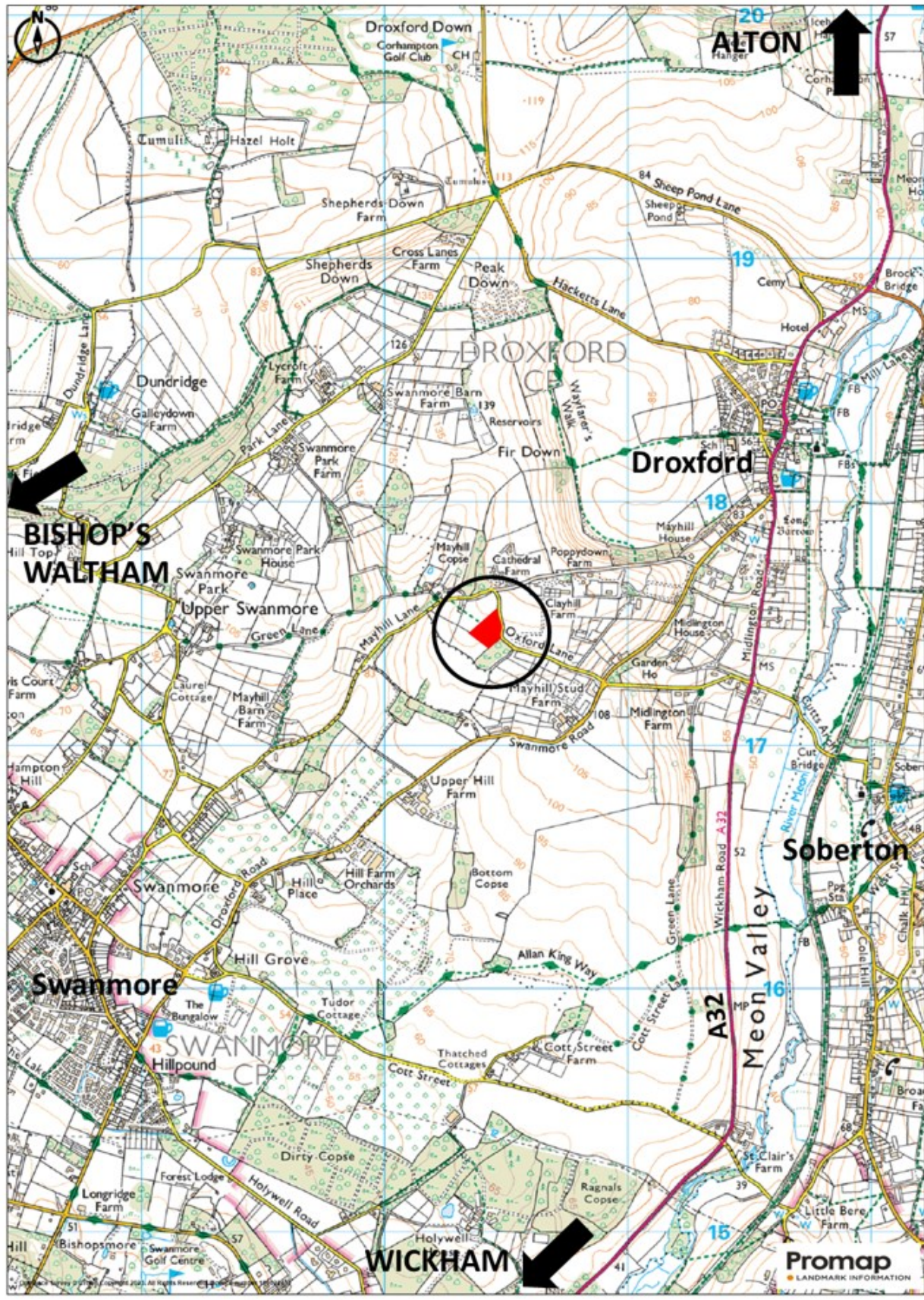
REPLACEMENT DWELLING GROUND FLOOR AND ROOF PLAN



REPLACEMENT DWELLING - SITE PLAN 2



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.

March 2023