

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

SUPPLEMENTARY PARTICULARS

Moorhen Farm

Warnford, SO32 3LB

8.71 ACRES IN ALL (3.52 HA)



In the Heart of the Meon Valley and on the banks of the upper reaches of the River Meon. A bespoke 3 Bedroom House, Fishing Lodge, Mobile Home (unoccupied), various Timber Huts and Storage Buildings. Trout Rearing and Processing Compound. (Occupancy Condition on the House). 2 x Lakes (total 2.51 acres). Existing Fly Fishing Enterprise.

PRICE GUIDE £1,400,000 - OFFERS INVITED

FREEHOLD FOR SALE - VACANT NO CHAIN

FennWright
Water & Leisure

VIEWING INSTRUCTIONS: STRICTLY BY APPOINTMENT ONLY. 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: A 16 minute video taken recently is available on GWB website which shows all parts of the Property - it is vital that interested parties view this video before booking a viewing. See GWB website www.gileswheeler-bennett.co.uk.

PHOTOGRAPHS: There are many photographs taken of all parts of the Property - See GWB website - www.gileswheeler-bennett.co.uk

NOTE: These Particulars are to supplement the Primary Sales Particulars currently available on our website produced by Joint Selling Agents Fennwright.

LOCATION: See **Location Plan.** SO32 3LB. <https://what3words.com/tasteful.appeal.skipped>. The Property is positioned on the A32 road immediately north of Warnford Village and on the left hand side as you head north towards West Meon and Alton.

HOUSE OCCUPANCY CONDITION: Planning Consent Ref: [11/01337/SFUL](https://www.gileswheeler-bennett.co.uk/11/01337/SFUL) dated 9th August 2011 at Condition 8 states:

'The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.'

See copy of Planning Consent at GWB website [11/01337/SFUL](https://www.gileswheeler-bennett.co.uk/11/01337/SFUL) .

TROUT FOR THE TABLE: Whilst not currently utilised, there are tank and irrigation facilities utilising water from the Lake for the rearing of trout for the table. Ask the Selling Agent for more details.

LAND REGISTRY: The full extent of the Property is contained within two Land Registry Titles HP369228 and HP487028 available on GWB website - www.gileswheeler-bennett.co.uk

EXISTING FLY FISHING ENTERPRISE: See Moorhen Trout Fishery website - <https://www.moorhentroutfishery.co.uk/>

PLANNING 2023: Application Ref: [SDNP/23/02506/FUL](https://www.gileswheeler-bennett.co.uk/SDNP/23/02506/FUL) for a 'Replacement of one timber building' was determined on 19th October 2023. Approx. dimensions 7.00m x 3.25m to provide for Machinery Store and Trout Smokery and to compliment the existing facilities. This is close to the House. See GWB website for Plans and Elevations and Decision Notice - www.gileswheeler-bennett.co.uk .

FLOOR PLANS: Plans for the House and the Fishing Lodge are available on the GWB website - www.gileswheeler-bennett.co.uk

PUBLIC RIGHTS OF WAY: None cross the Property.

COUNCIL TAX: House: Property Band = D for year 2022/2023 = £1,959.94.
Mobile Home (unoccupied): Property Band = A for year 2022/2023 = £1,306.63

BUSINESS RATES: Rateable Value 2023 = £6,800. Rates Payable = Nil.

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

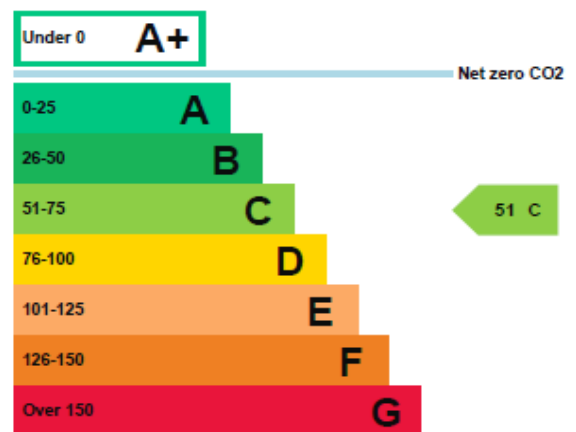
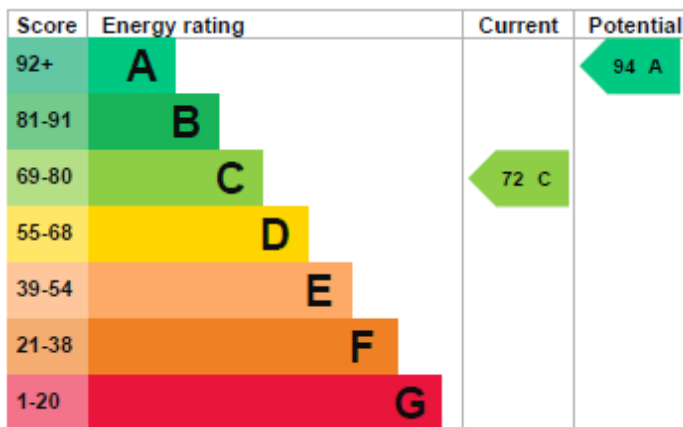
SOUTH DOWNS NATIONAL PARK (SDNP): South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. www.southdowns.gov.uk



HOUSE



SHOP/OFFICE



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:

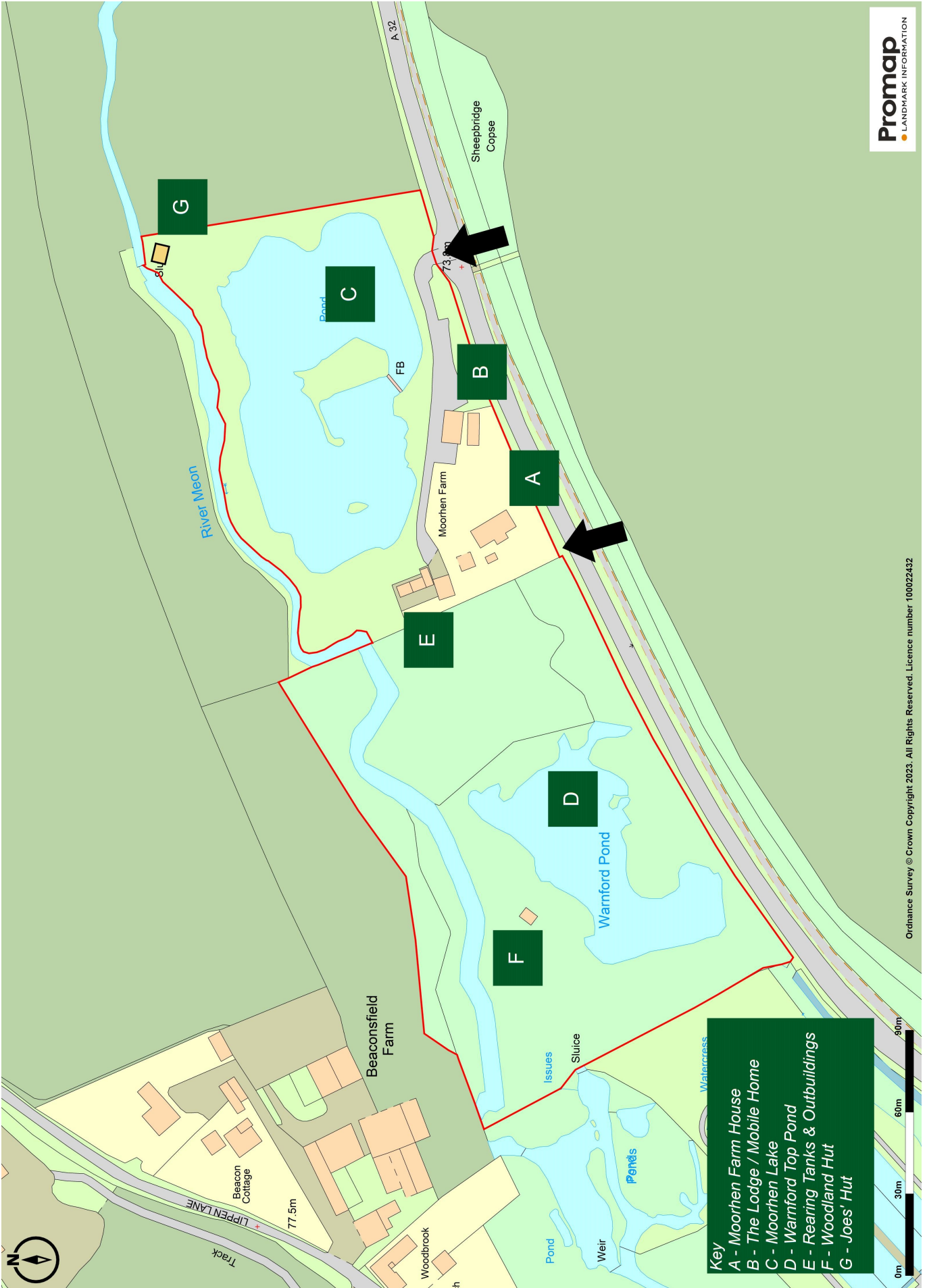
Dominic Plumpton

Tel: 01489 896977 Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

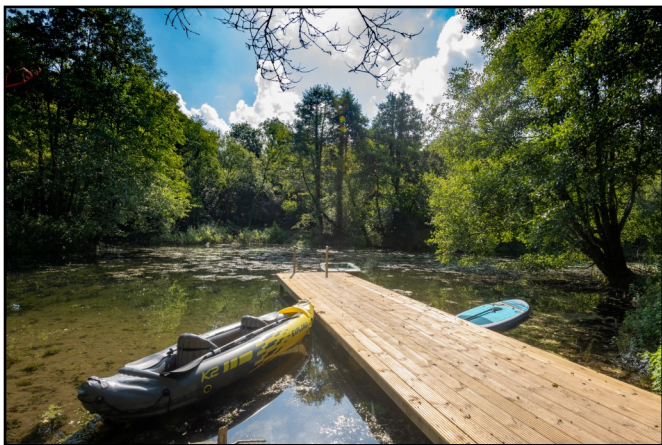


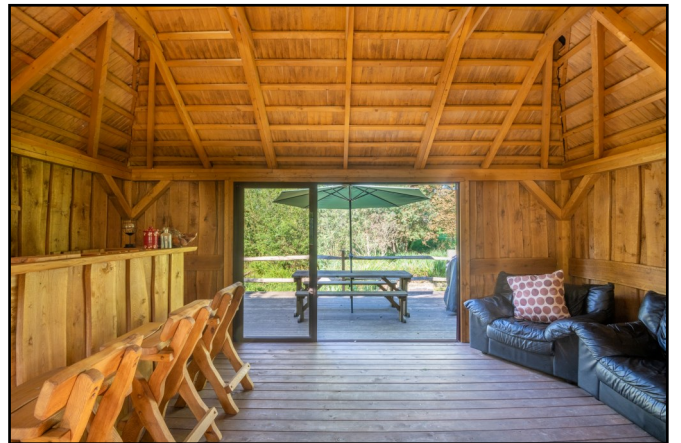
SITE PLAN









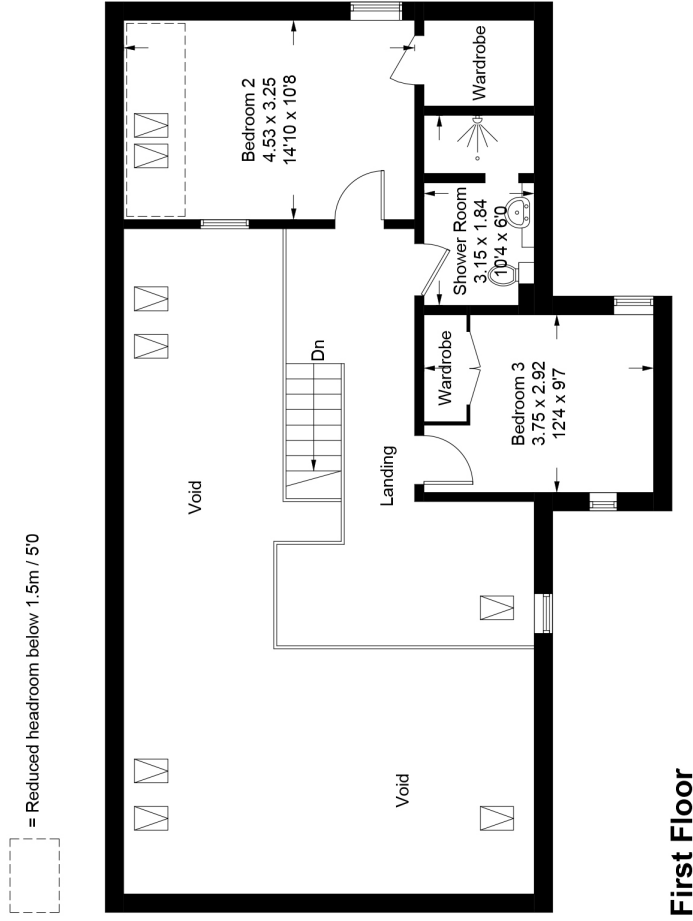




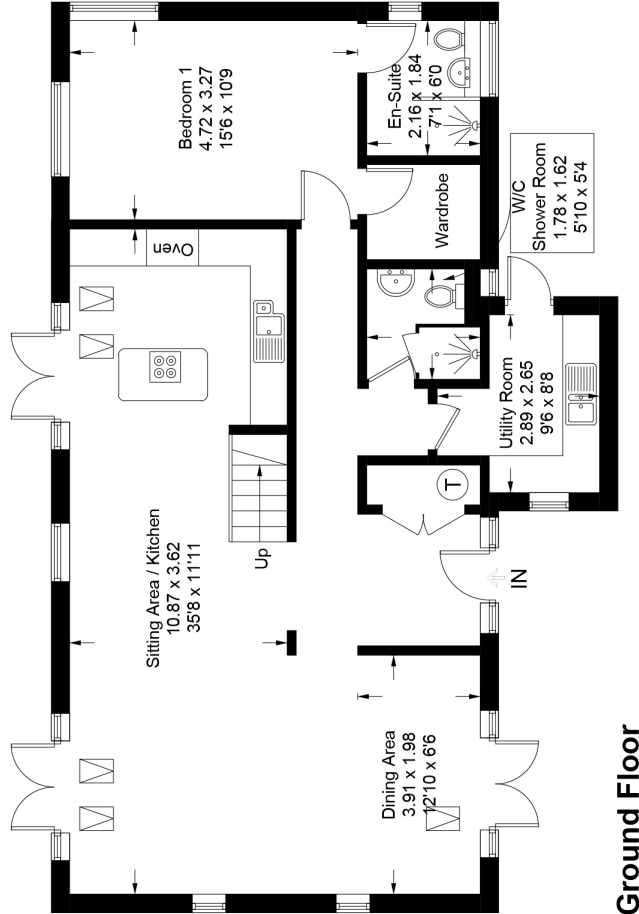
FLOOR PLAN—HOUSE



Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft
(Excluding Void)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1009882)

FLOOR PLAN - FISHING LODGE



Approximate Gross Internal Area = 70.1 sq m / 754 sq ft

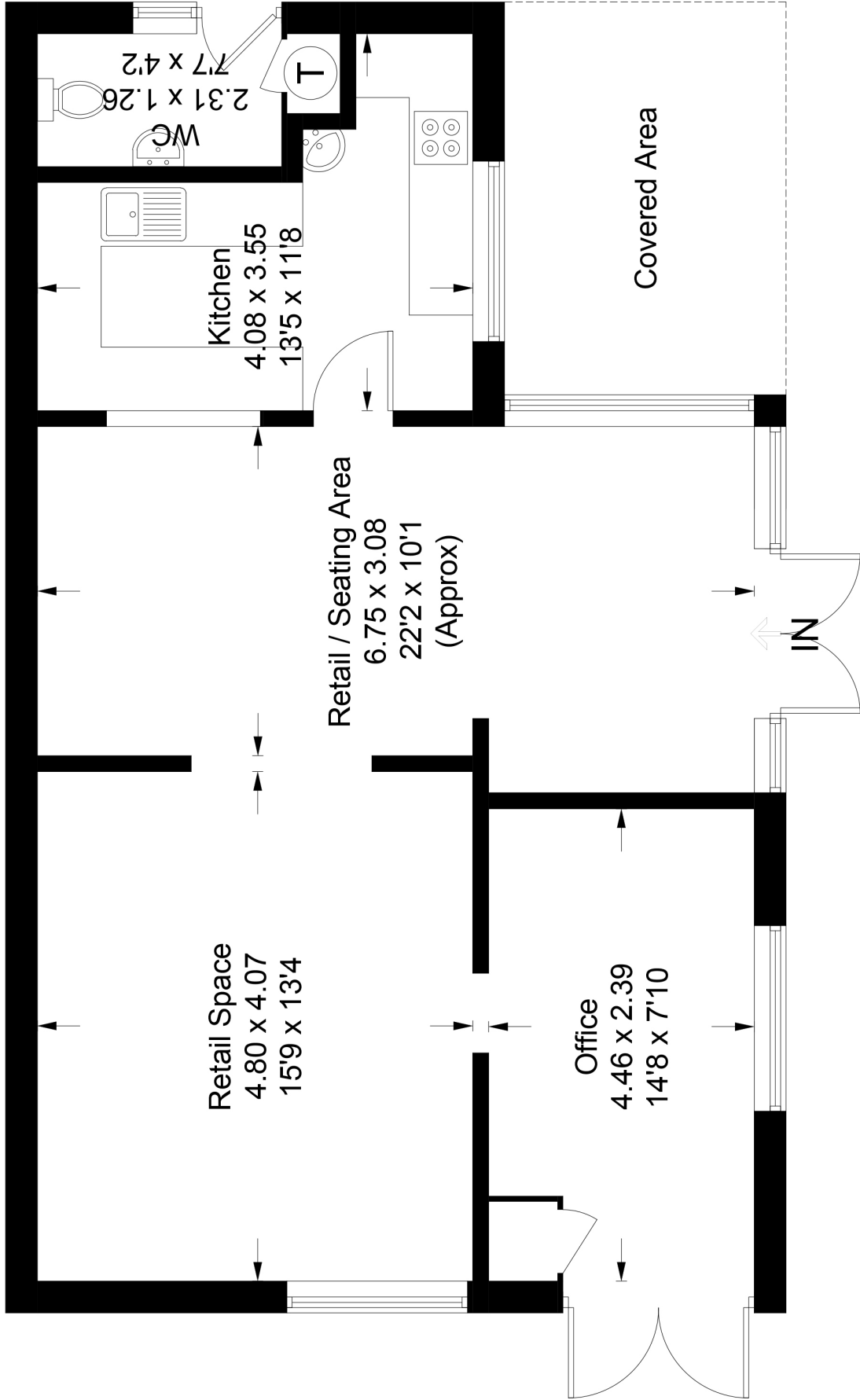
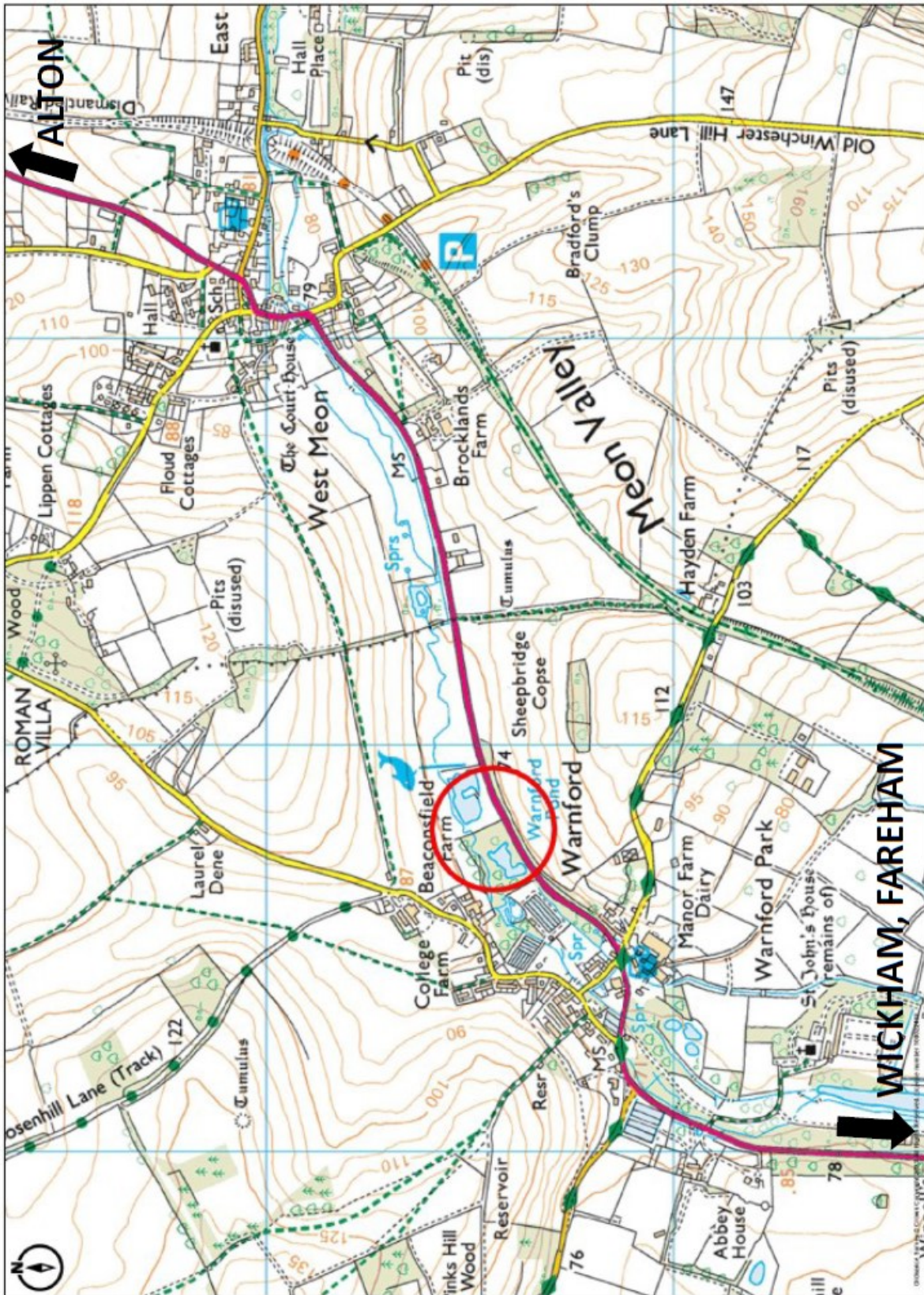


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1009881)

LOCATION PLAN



Ordnance Survey © Crown Copyright 2023. All Rights Reserved.
 Licence number 100023432
 Promap Scale - 1:15000. Paper Size - A4

Promap
 LANDMARK INFORMATION

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.

September 2023