

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

West Street, Soberton SO32 3PJ

'CHURCH MEADOW'

Approx. 3.00 acres (1.21 ha)



A well positioned parcel of pasture land near the heart of the village with quiet lanes and access close to the Meon Valley Trail (Public Bridleway).

Fenced, mains water. 2 Field Shelters. Shared access.

Public Footpath passing through.

FOR SALE - IN EXCESS £89,000

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY - VACANT - NO CHAIN



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VIEWING INSTRUCTIONS: Please use the Public Footpath off West Street to access the land as identified in the Site Plan. On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. It is essential to view the video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and video footage is available showing the whole Property.

LOCATION AND DIRECTIONS: See Location Plans 1 and 2. Main vehicular access. What3Words: <https://w3w.co/united.burying.oxidation>. SO32 3PJ. Access to The Footpath off West Street is through the metal kissing-gate approximately 20 yards to the east (right) of the vehicular gate.

DESCRIPTION: The land extends to 3.00 acres (1.21 Ha) in all as outlined red on the Site Plan. This Property includes the grass access track (0.10 acre) shaded brown. The pasture is well drained and grazing is possible all year round. The land gently slopes down to the south. At times of high rainfall in winter months there are small areas of low spots where water lies along the fenced boundary. The River Meon and Meon Valley Trail (Disused Railway) are close by and to the west, along West Street.

LAND REGISTRY: The land comprises the entirety of Land Registry Title No. HP769494 including the shared access track off West Street which is included in this title as shown by documents available on the Selling Agent's website.

FENCING: The Vendor is responsible for maintaining all the fences surrounding this parcel of land and the access track.

FIELD SHELTERS: The two wooden shelters are included as part of the Property.

SHARED ACCESS: 3 other owners of adjoining parcels of land have rights of access over the grass track at all times but for agricultural or equestrian purposes only and they shall contribute a fair proportion of any maintenance of the track according to use. The main gate is secured by a shared padlock with combination code.

EQUESTRIAN USE: The Land has been used for grooming, tacking up and riding horses for approx. 10 years. Horses have been supplementary fed in the winter too.

PLANNING: There is no Planning History. The land lies within the South Downs National Park. See contact details below.

DESIGNATIONS: There are no environmental designations over the land.

SERVICES: Metered mains water is connected to a tap. A trough and baths are on site to allow for grazing of smaller areas contained by temporary electric tape.

ARTICLE 4 DIRECTION: See Selling Agent's website for document. An Article 4 Direction was placed over the Property and all adjoining pasture land in October 2007. The effect of this is to require that any additional permanent fencing or gates cannot be erected without prior planning consent. **Temporary Electric tape fencing has been used on the land without issue.** This is to protect the landscape. However, planning consent for additional fencing is possible and was achieved for a section of post and wire fence on a neighbouring land on 10th July 2014. See link to planning - Ref: [SDNP/14/01286/FUL](https://www.planningportal.gov.uk/planning-acts-and-instruments/section-106-agreements/14/01286/FUL)

PUBLIC RIGHTS OF WAY: A Public Footpath passes through the land with a stile and kissing gate at the boundary fences. Access the footpath either off West Street or from the Church or White Lion Pub further north. See Extract of Definitive Plan on Selling Agent's website.

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. Tel: 01730 814810. www.southdowns.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:

Dominic Plumpton

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Email: dominic@gileswheeler-bennett.co.uk



SITE PLAN



Subject to Survey



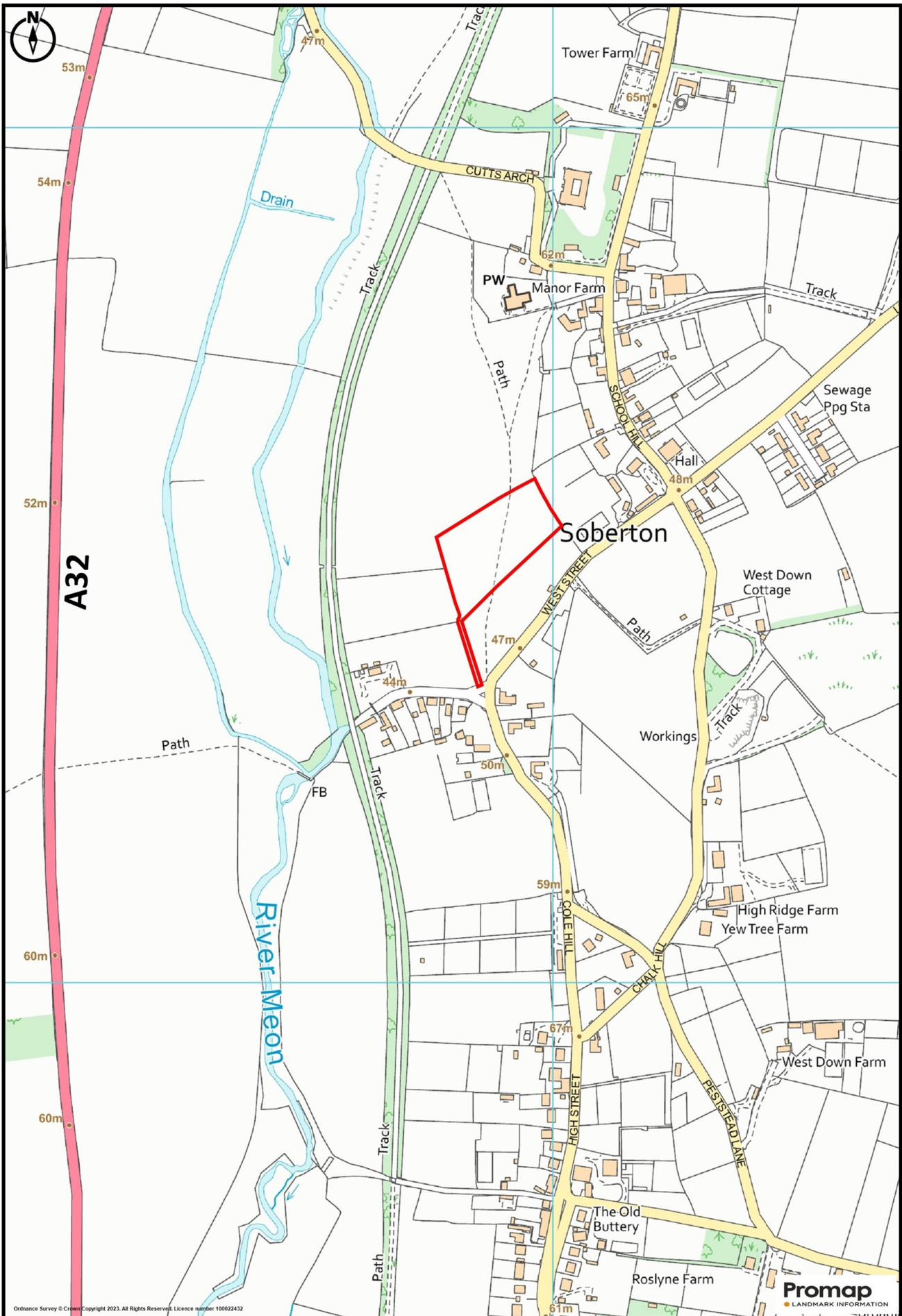






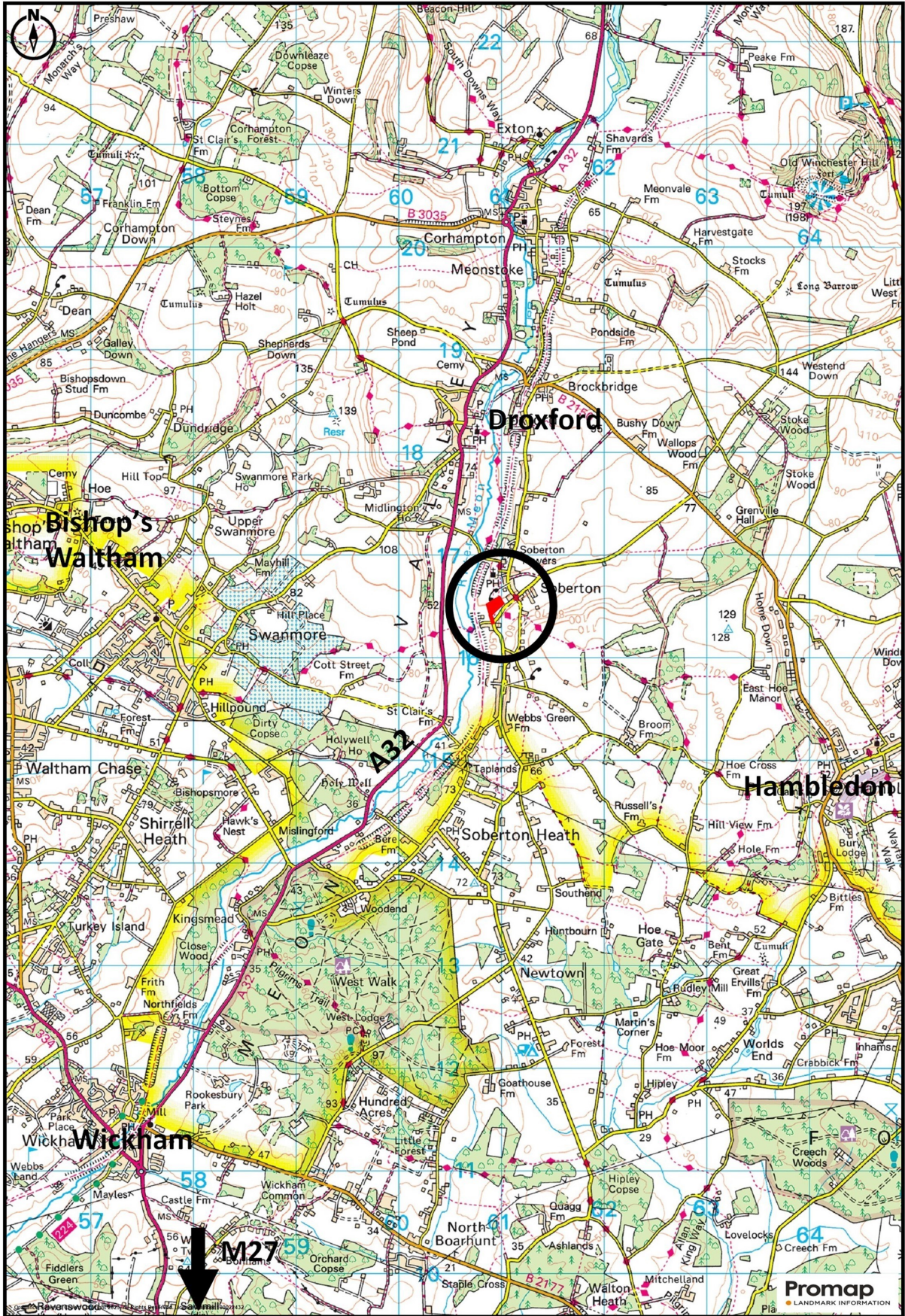


LOCATION PLAN 1



Subject to Survey

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 and 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.