

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

'HILLTOP'

Mayhill Lane SWANMORE SO32 2QW

Building Plot

Approx. 0.33 acres (0.13 Ha) in All



An exceptional position elevated with far reaching views off a quiet lane in the countryside, away from near neighbours. Planning Consent for the demolition of existing stables and bungalow and the construction of a new 2 Bedroom Bungalow (Gross External Area 110.9m²/1,192ft²). Positioned between Droxford and Swanmore and within a mile of the A32 main road in the Meon Valley.

PRICE GUIDE £600,000

OFFERS INVITED

FREEHOLD FOR SALE - VACANT AND NO CHAIN



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VIEWING INSTRUCTIONS: BY APPOINTMENT ONLY. Once parties have viewed all the available information on the Selling Agent's website they can telephone in order to book in to an accompanied viewing opportunity. 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**. What3Words - <https://w3w.co/classed.textiles.barrel>

DIRECTIONS: From The Hunters Inn at Swanmore proceed along Swanmore Road towards Droxford. After a mile turn left at the crossroads onto Oxford Lane. After approx. 600 yards turn left at the end of Oxford Lane onto Mayhill Lane. The Property is on the left hand side after approx. 250 yards.

DESCRIPTION: The Property extends to 0.33 acres (0.13 Ha) as outlined red on the **Site Plan**. The existing range of partially dilapidated stables includes a unit of habitation (1 bedroom and not currently in a state and condition for habitation).

With its own vehicular entrance and road frontage onto Mayhill Lane. The boundaries of the Property are well defined by post and rail fencing around the perimeter of the site.

PLANNING CONSENT: A Planning Consent dated 26th June 2019 was achieved for the '*Proposed demolition of bungalow and attached stables and construction of a new single storey replacement dwelling with ancillary landscaping improvements*' with reference: SDNP/19/00744/FUL. See Planning Consent link for full details - [SDNP/19/00744/FUL](https://www.southdowns.gov.uk/SDNP/19/00744/FUL) . Decision Notice - See Selling Agent's website for full copy of conditions.

The extent of the consented single storey dwelling extends to 1,192ft² (110.9m²). See digital images of the proposed dwelling later in these Particulars and on the drone video.

We understand that the cladding of the dwelling can be adjusted and need not be as shown on the digital images. Interested parties must make their own enquiries to the South Downs National Park Authority and refer to the Decision Notice about this detail.

Design and Access Statement - [Click Here](#)

Planning Officer's Report - [Click Here](#)

Note: It is observed that there is a minor anomaly between the consented Plan and Elevation drawings - some windows appear on one, but not the other.

IMPLEMENTATION: The Vendors started certain works on site and met the necessary pre-commencement condition (bat surveys, drainage etc.) during 2022 and has paid the CIL (Community Infrastructure Levy) which means that the development has been 'implemented' and so Condition 1 of the Planning Consent (to start within 3 years) has already been met. Copies of necessary documentation to evidence this can be obtained from the Selling Agents. See Implementation Evidence 2022 - [Click Here](#)

CERTIFICATE: There is an existing Lawful Development Certificate for Existing Use or Operation dated 14th July 2014 for the use of the southern part of the range of buildings as a 'single dwelling house'. See Selling Agent's website for Certificate and Plan. The existing dwelling is vacant and has not been habited for 2 years, its current internal state and condition is not suitable for habitation. Ask Selling Agent for internal photographs. See Certificate - [Click Here](#)

SERVICES: Mains Water (submeter) and Mains Electricity and currently connected Private Drainage

DRAINAGE: Package Treatment Plant and drainage field was suggested by Planning officer. Percolation tests are required. If needed there may be adjoining land available owned by the Vendor to locate this apparatus upon - subject to agreeing Terms for a suitable Easement.

ADJOINING GRAZING LAND: The Vendor owns the adjoining pasture land and may consider interest from a Purchaser to graze livestock on this land, on a formal written Agreement and at an appropriate rent. Please enquire of the Selling Agent for more details. No additional land is available to purchase.

ENVIRONMENTAL DESIGNATIONS: None effect the Property. The woodland on the opposite side of Mayhill Lane is a Site of Importance for Nature Conservation (SINC).

PUBLIC FOOTPATH: The Vendor is completing the process to divert the route of the existing path which used to pass through the Property. The Vendor owns all of the pasture land which surrounds 'Hilltop' and has been able to divert the route further north and through the newly constructed pedestrian gate onto Mayhill Lane. Therefore, no Public Footpath now passes through the Property.

Hampshire County Council are concluding the legal process to update the Definitive Map to show the approved new route.

ACCESS: There will be no private or public rights of way crossing the Property at the completion of a sale. The Vendor will remove the existing metal gate currently within the western boundary fence and replace it with wooden post and rail.

ENERGY PERFORMANCE CERTIFICATE: No assessment of the existing building is available.

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

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

For Further Information Contact:

Dominic Plumpton

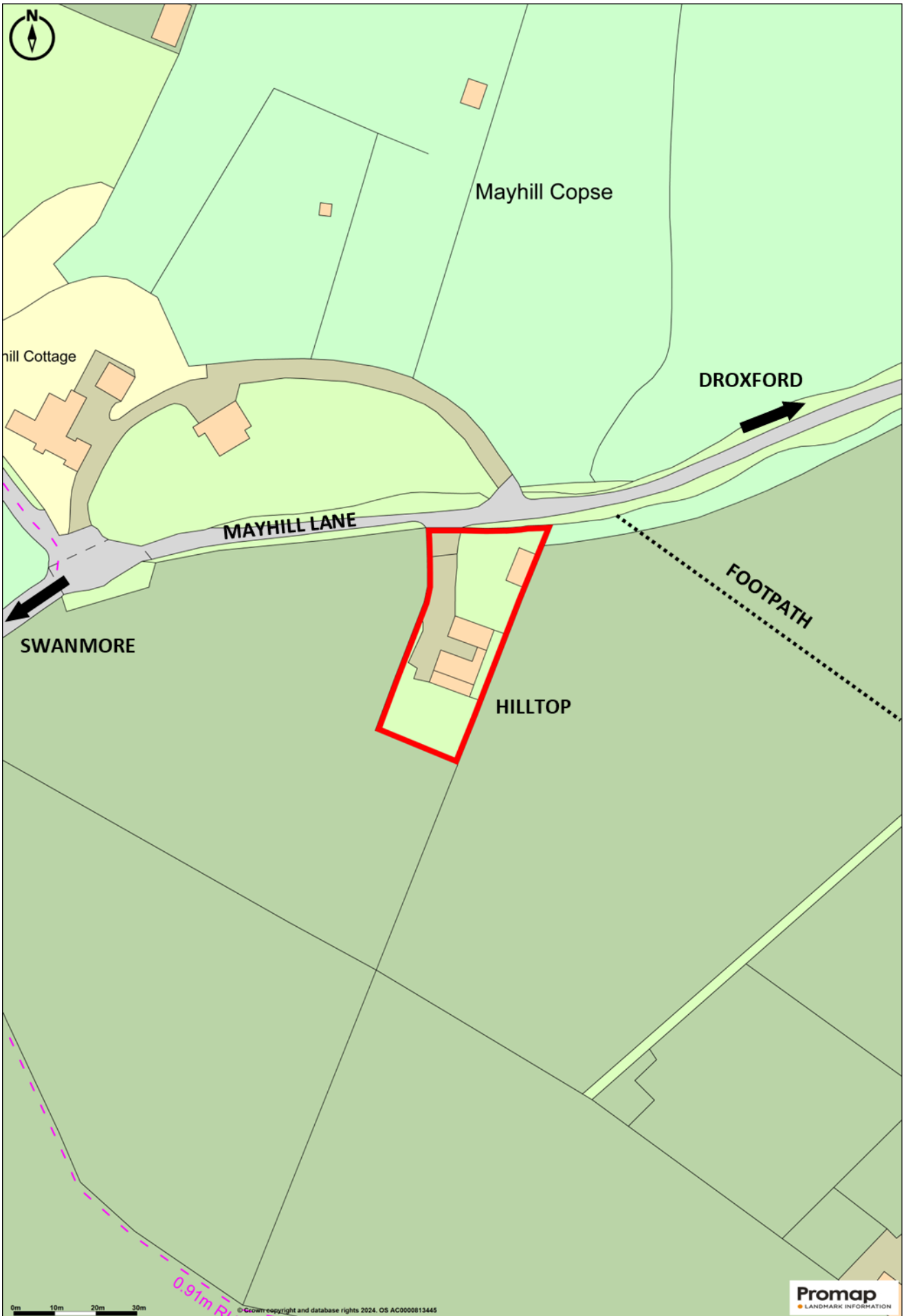
Tel: 01489 896977 Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

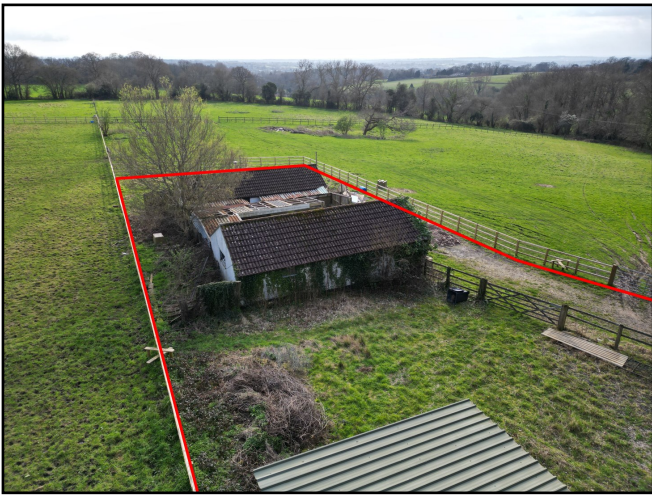
OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.



SITE PLAN



Subject to Survey





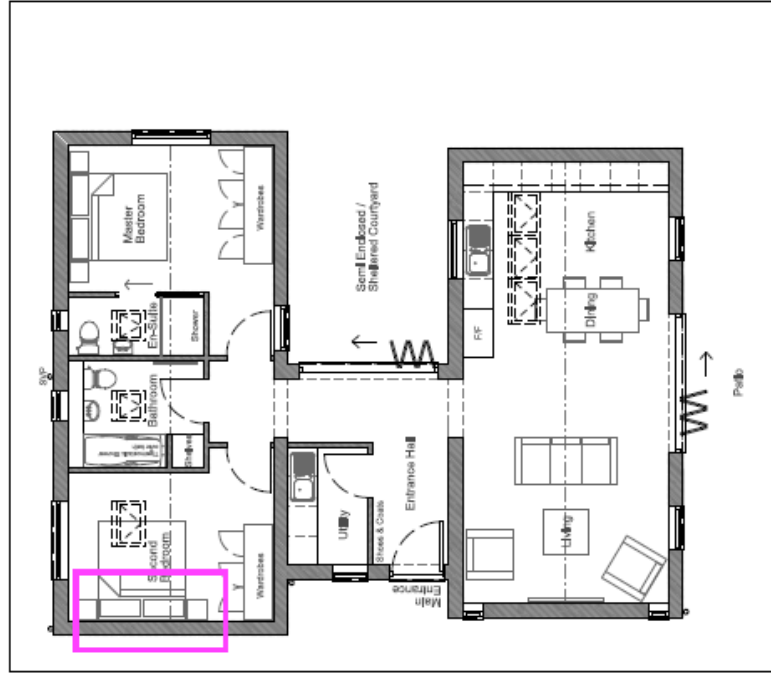
CONSENTED GROUND FLOOR AND ROOF PLAN



Proposed Single Storey Dwelling:-

- Approx. 110.8sqm Gross External Area (GEA) / Footprint
- 6.2sqm reduction over the existing footprint
- footprint is similar to existing
- massing is broken down into three distinct elements to reduce the visual impact of the dwelling
- Approx. 94sqm Gross Internal Area (GIA)

Window shown here on elevations but not replicated on the plan

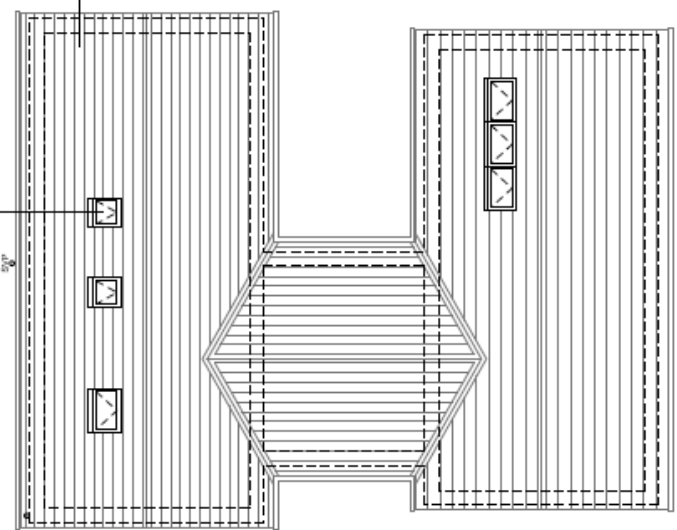


Rear South Facing Garden

Ground Floor Plan

North Facing Roof lights - minimal visual impact as the rooflights are screened from wider views from the south by the pitch of the roof

Tiled Roof using locally sourced clay roof tiles



Roof Plan

Rev	Rev App Enquiry	Date	14/02/18
TM	Drawn	Date	04/08/17
BB	Drawn	Date	04/08/17
Project Hilltop Stables, Mayhill Lane			
Title Proposed Ground Floor & Roof Plans			
Drawing Reference 17011			
Drawing No	Revision	Status	
111	P1	S0	
Scale 1:100 @ A3			



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CONSENTED SITE BLOCK PLAN



Legends

- Site Location
Area: 1353 sqm
- Land Ownership

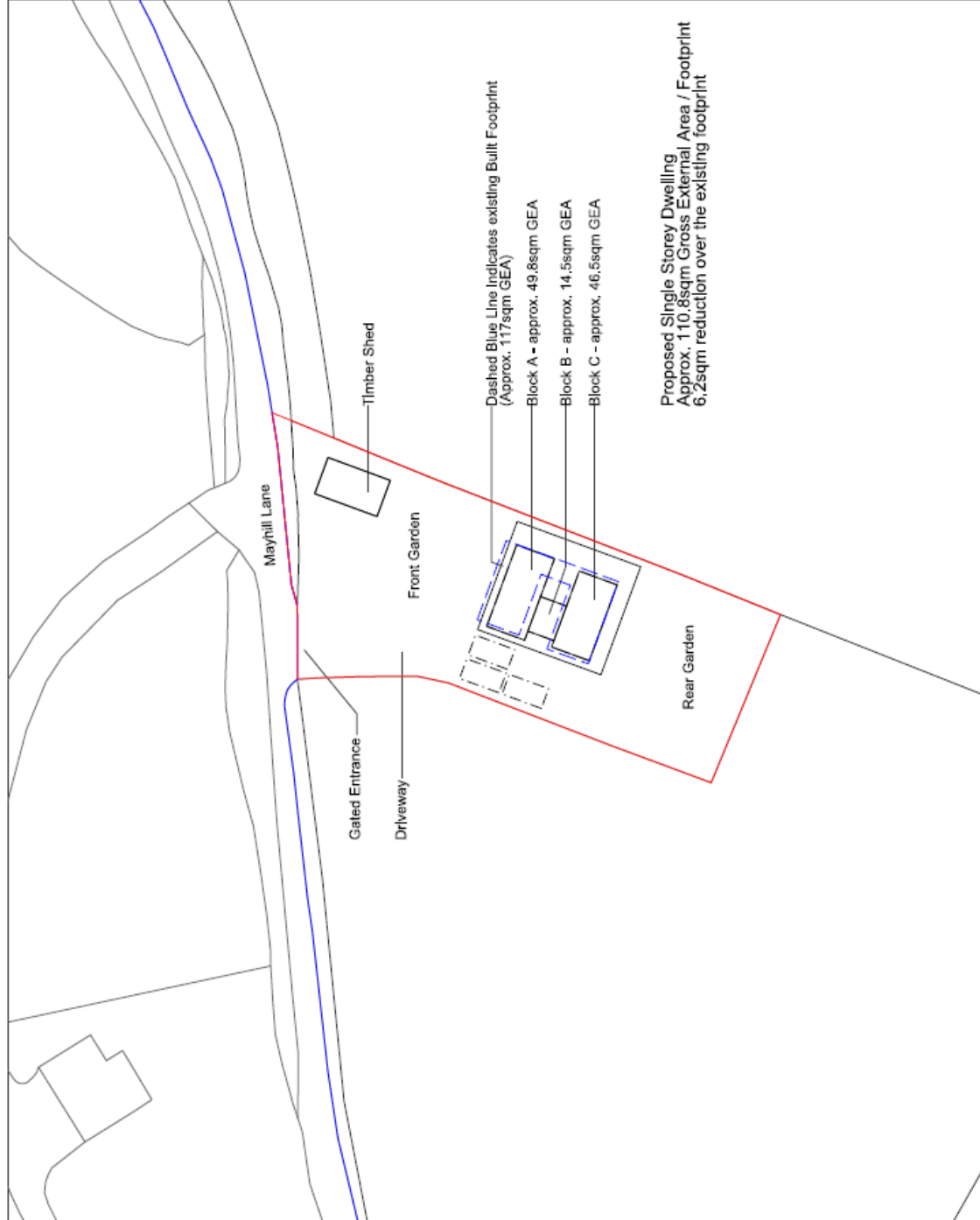
Please refer to the SLR Landscape Plan for further site information

P1	Pre App Enquiry	14.12.18
Rev	Description	Date
Partner	Drawn	Date
TM	BB	11/12/18

Project
**Hilltop Stables,
Mayhill Lane**

Title
Proposed Site Block Plan

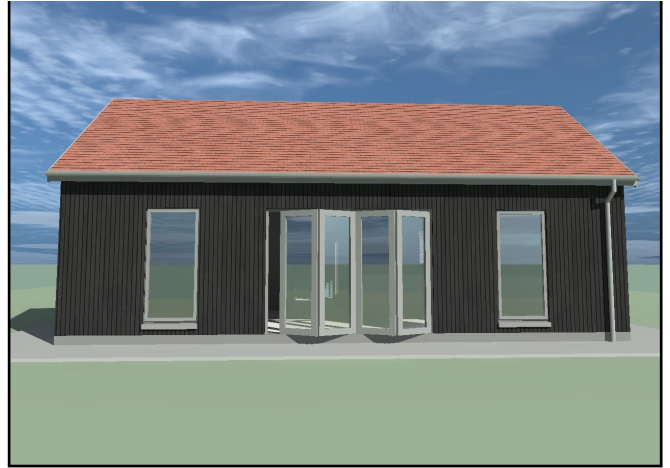
Drawing Reference 17011		
Drawing No	Revision	Status
110	P1	S0
Scale 1:500 @ A3		



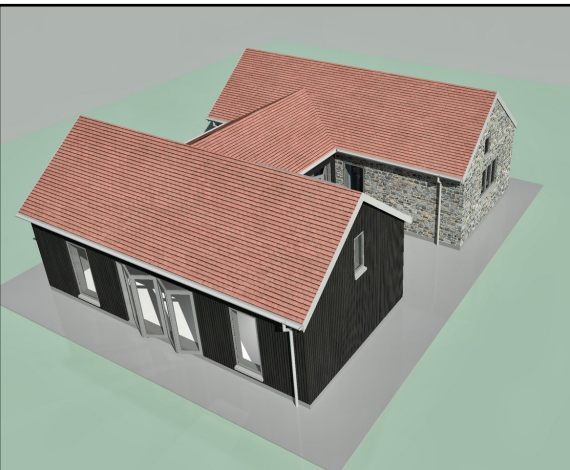
Proposed Site Block Plan
Address: Hilltop Stables, Mayhill Lane, Swainstone, Hampshire, SO32 2DW

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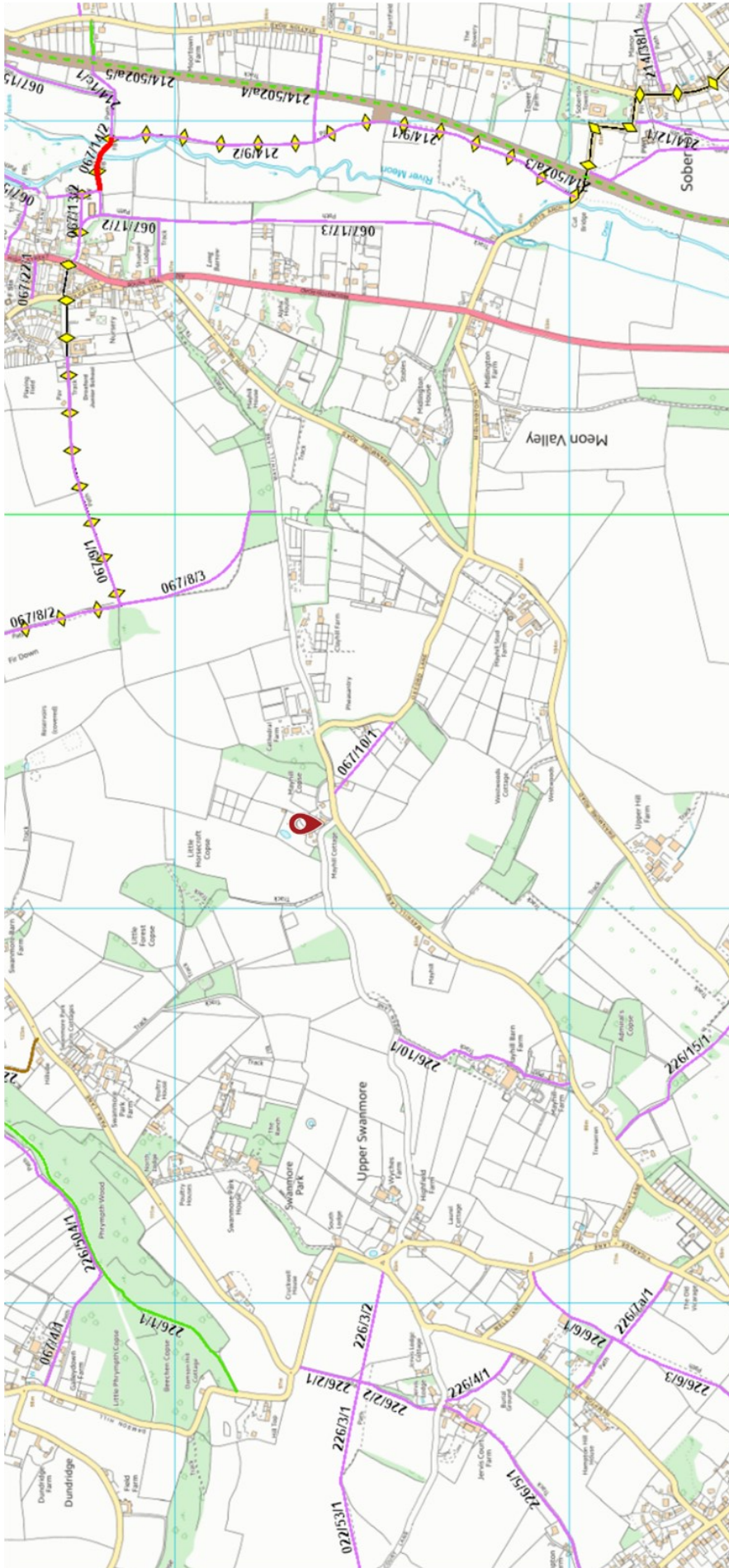
DIGITAL INTERPRETATION OF DEVELOPMENT



DIGITAL INTERPRETATION OF DEVELOPMENT



DEFINITIVE MAP EXTRACT



FOOTPATH

Subject to Survey

LOCATION PLAN 2



LOCATION PLAN 1



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

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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.