

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## DELL HOUSE FARM

Hawthorn Lane, Four Marks, Alton GU34 3ER

Approx. 9.62 acres (3.89 Ha) in All



A small farm positioned in the countryside off a quiet lane. A 5 Bedroomed House (1,889ft<sup>2</sup>) with Agricultural Occupancy Condition set within a spacious garden (0.45 acres). Agricultural Buildings and Yard with 'Class Q' Type Permitted Development allowing their conversion to 2 separate dwellings (one at 1,959ft<sup>2</sup> and the other at 760ft<sup>2</sup>). A parcel of 3.81 acres of Pasture Land.

Further 4.62 acres of adjoining land currently let out for Golf Course use.

	Description	Price Guide
<b>Lot 1</b>	Approx. 0.45 acres. House, Driveway and Garden	£550,000
<b>Lot 2</b>	Approx. 0.73 acres. 2 x Buildings each with Class Q Permitted Development to convert to separate Residential Units. 1 x 3 Bedroom (1,959ft <sup>2</sup> ). 1 x 2 Bedroom (760ft <sup>2</sup> ).	£425,000
<b>Lot 3</b>	Approx. 3.81. Pasture Land. Available to either Lot 1 or Lot 2.	£150,000
<b>Lot 4</b>	Approx. 4.62 acres. Land currently let to and forming part of Four Marks Golf Course. Tenancy Term expires 24th March 2030. Available to either Lot 2 or Lot 3.	£75,000
<b>The Whole</b>	<b>Lots 1 - 4</b>	<b>£1,200,000</b>

**PRICE GUIDE £1,200,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE - BY PRIVATE TREATY**



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

T: 01489 896977 F: 01489 896985

E: [office@gileswheeler-bennett.co.uk](mailto:office@gileswheeler-bennett.co.uk) [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

**VIEWING INSTRUCTIONS: STRICTLY BY APPOINTMENT ONLY.** It is essential to view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to visiting the Property.

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) and further details, photographs and drone video footage is available showing the whole Property.

**LOCATION:** See **Location Plan**. What 3Words: <https://what3words.com/lemons.quilting.taster>. GU34 3ER.

**DIRECTIONS:** The Property is located off the northern side of Hawthorn Lane and is immediately to the south of Four Marks Golf Course.

**DESCRIPTION:** The Property extends in all to approx. 9.62 acres (3.89 Ha) positioned in a quiet part of the countryside. The Property comprises 4 elements:

- Detached 5 Bedroomed House in 0.45 acre garden with parking and driveway. House with Agricultural / Forestry Occupancy Condition (see below). See Lot 1.
- Range of Agricultural Buildings and Yard extending to approx. 0.73 acres. Class Q Permitted Development to convert buildings to 2 x separate dwellings described below. See **Site Plan** Lot 2.
  - ◆ Larger building to the north to be converted to **3 Bedroom dwelling 1,959ft<sup>2</sup>** including demolition of existing building at the front.
  - ◆ Smaller block building closer to the road and to the south to be converted to a **2 Bedroom dwelling 760ft<sup>2</sup>**.
- Parcel of gently sloping pasture land (Lot 3) with established boundaries and internal post and rail fence. The land immediately adjoins both the House (Lot 1) and the agricultural buildings (Lot 2) and so could be purchased to adjoin and combine with either of these Lots.
- Parcel of land extending to approx. 4.62 acres to the north of the Property (as outlined blue on the Land Registry Title Plan) and currently let out and forming part of Four Marks Golf Course with at least 2 playing holes (Greens and Tees) (established upon this land).

**LAND REGISTRY:** The Property includes the entirety of Land Registry Title SH58329 and there is a copy of the Land Registry Plan and Register available on the Selling Agent's website. The whole Property is outlined red. The blue area on the Land Registry Plan identifies the land currently let out to Four Marks Golf Course (approx. 4.62 acres being Lot 4).

**LOT 1 - HOUSE:** See **Floor Plan**. Accommodation extending to 1,889ft<sup>2</sup>.

**AGRICULTURAL OCCUPANCY CONDITION:** The Planning Consent for the house states that *'The dwelling shall be occupied only by persons whose employment, latest employment is or was employment in agriculture as defined by Section 119(1) of the Town and Country Planning Act, 1947, or in forestry, or in an industry mainly dependent upon agricultural and also dependents of such person as aforesaid.'*

**LOT 2 :** Neither of the Class Q Residential Conversions have an Occupancy Condition and so there is no restriction as to who can live in these dwellings.

The smaller block building to the south of Lot 2, closer to the lane, has achieved Class Q Permitted Development to convert to a residential use, comprising a 1 Bedroom dwelling extending to approx. 760ft<sup>2</sup>.

The larger building to the north has achieved Class Q Permitted Development to convert the northern part of the structure to residential use, comprising a 3 Bedroom dwelling extending to approx. 1,959ft<sup>2</sup>.

The existing structure attached to the south of the larger building is to be dismantled to make way for car parking as part of the development.

**LOT 3 - PASTURE LAND:** This parcel of land could be attached and bought together with Lot 1 and Lot 2. Alternatively, the land could be split into 2 parts so that both Lot 1 and Lot 2 has an area of pasture land.

**LOT 4 - GOLF COURSE LAND:** A parcel of land to the north of the Property is currently let to the Four Marks Golf Club as a playing area seemingly comprising 2/3 holes out of their 9 Hole Course. This could be attached to either Lot 2 or Lot 3.

The current written Agreement dated 4th April 2008 provides the Tenant (Four Marks Golf Club) with the right to occupy the land through to 24th March 2030 (approx. 5 more years). The current rent payable is £5,824.80 per annum paid monthly by instalments of £485.40. Reviewed annually by RPI.

## GOLF COURSE RENT:

- Lease dated 4th April 2008.
- Term: 23 years from 25th March 2007.
- Term expires 24th March 2030 (approx. 5 years remain).
- Current Rent received for land 2024 £5,824.80.
- Rent is reviewed annually by RPI.
- Copy of Lease dated 4th April 2008 available by request to Selling Agent.

**DEVELOPMENT UPLIFT:** None.

## LOT 2 PERMITTED DEVELOPMENT:

### PLANNING:

- **Dated 9th June 2022.** The larger building – 3 Bedroom dwelling. See full information through the following link - [25536/003](#). **The Vendor has made an Application to renew the Permitted Development on this building with the intent of achieving a further 3 year period within which to complete the development.**  
Prior Approval for a proposed change of use of agricultural building to dwellinghouse (Class C3). See Officer's Report and Approval on the Selling Agent's website.
- **Dated 19th July 2023.** The smaller building—2 Bedroom dwelling. See full information through the following link - [25536/004](#)  
Application to determine if prior approval is required for a change of use from an agricultural building to one dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion. See Officer's Report and Approval on the Selling Agent's website.

**DESIGNATIONS:** The Property is not affected by any environmental designations.

**SERVICES:** Mains Electric and Water. Oil Central Heating (House). Private Drainage.

**EASEMENT:** An Esso Pipeline is laid through the inside of the northern perimeter of the pasture land Lot 3.

**COUNCIL TAX:** (Existing House) Property Band = F for year 2024/2025 = £3,048.73.

**COMMUNITY INFRASTRUCTURE LEVY (CIL):** From the information made available to the Selling Agent it appears that there is no liability for a Purchaser to pay a CIL contribution for either of the proposed dwellings within Lot 2. Any interested party should make their own checks and enquiries in this regard.

**LOCAL AUTHORITY:** East Hampshire District Council, (EHDC), Penns Place, Petersfield GU31 4EX. Tel: 01730 266551. [www.easthants.gov.uk](http://www.easthants.gov.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

### 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:

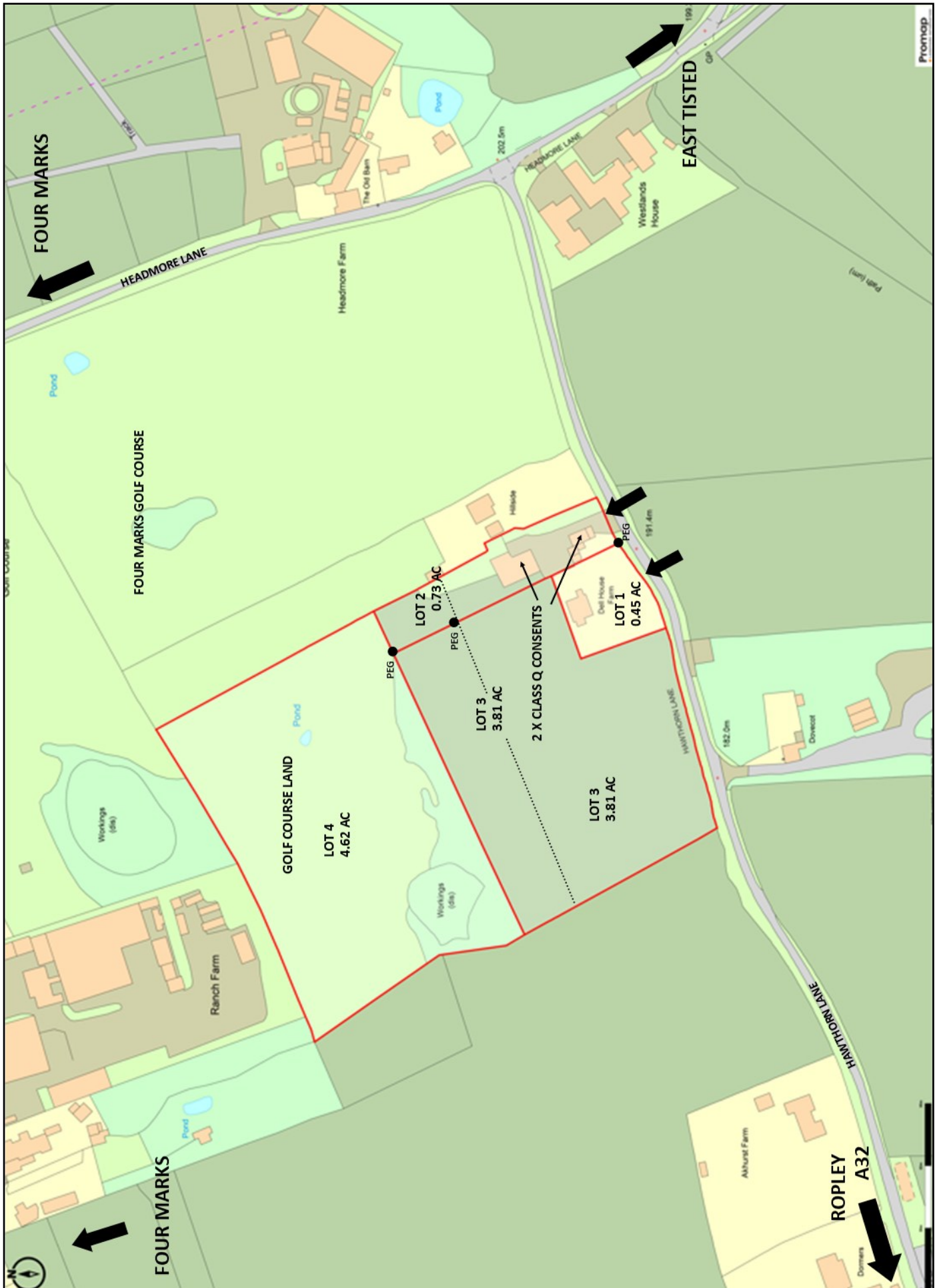
Dominic Plumptre

Tel: 01489 896977 Mob: 07780 000201

Email: [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk)



# SITE PLAN





# EXISTING HOUSE FLOOR PLAN - LOT 1



Approximate Gross Internal Area = 175.5 sq m / 1889 sq ft

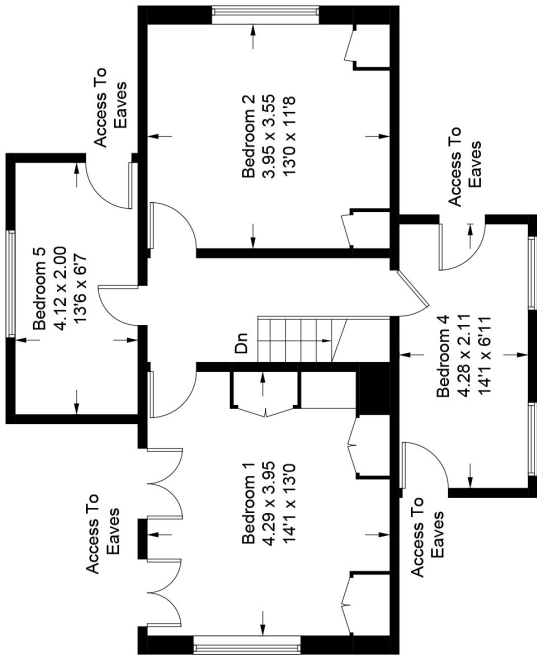
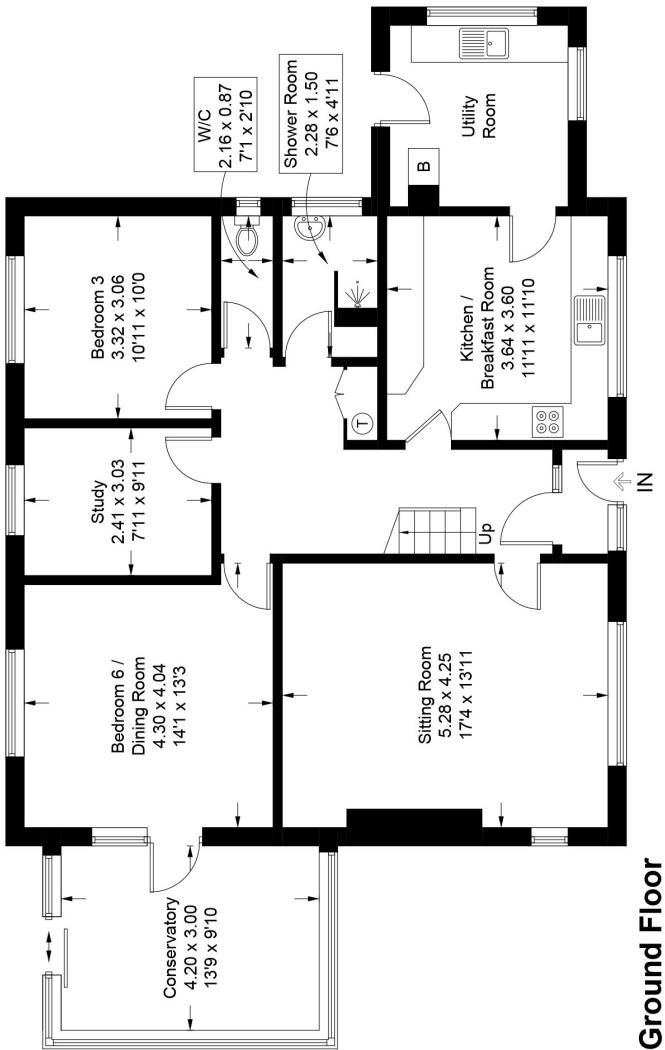


Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID1145487)





















## LOT 2 – CLASS Q DEVELOPMENT









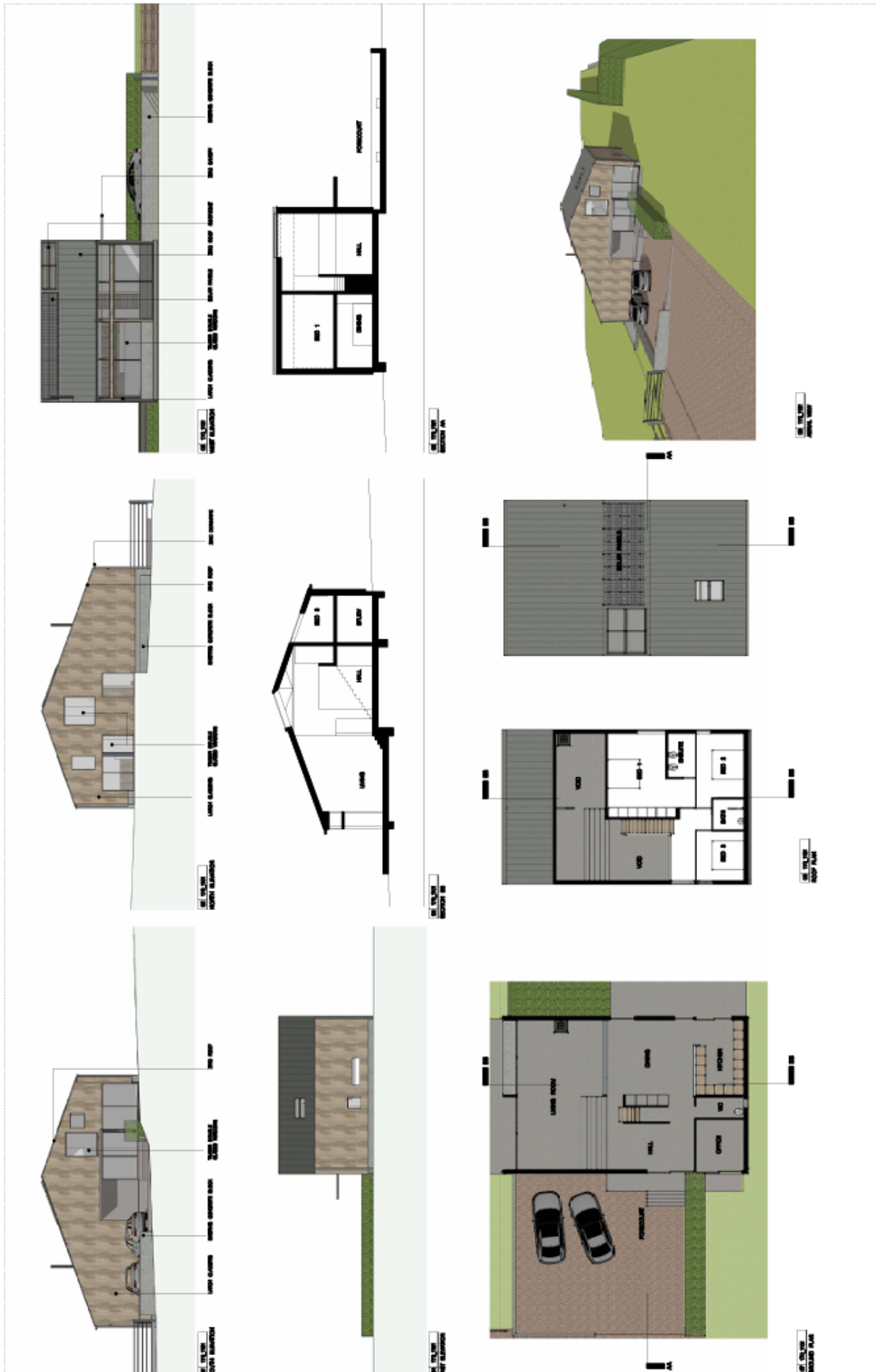








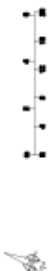
## PROPOSED PLAN - LARGE BUILDING AT REAR



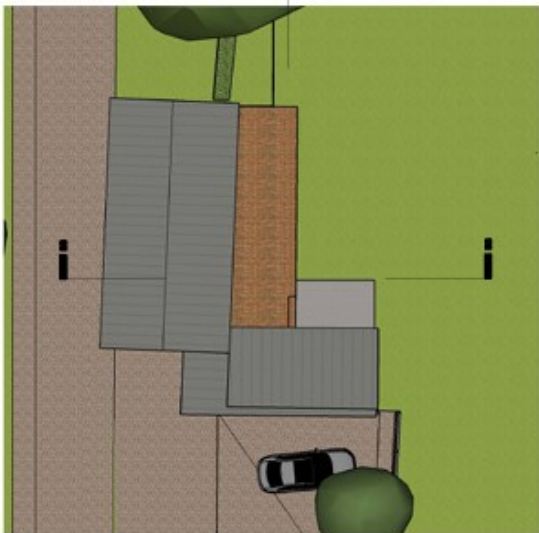
SELLER WORKING LINE FOR BUYER REP	PROPOSED CHANGES										
<div>A. REQUIRED KEEP INDICATOR (A "keep" is made only if the corresponding "change" is made)</div>	<table><tr><th>YES</th><th>NO</th><th>NA</th><th>NA</th><th>NA</th></tr><tr><td>YES</td><td>NO</td><td>NA</td><td>NA</td><td>NA</td></tr></table>	YES	NO	NA	NA	NA	YES	NO	NA	NA	NA
YES	NO	NA	NA	NA							
YES	NO	NA	NA	NA							
REASON % NEW ALLOCATED TO BUYER	REASON % NEW ALLOCATED TO BUYER										

[illegible]

**LAWFUL CERTIFICATE FOR DEVELOPMENT**



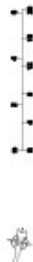
# PROPOSED PLAN - SMALL BUILDING AT FRONT



TOTAL GFA OF NEW DWELLING = 6842

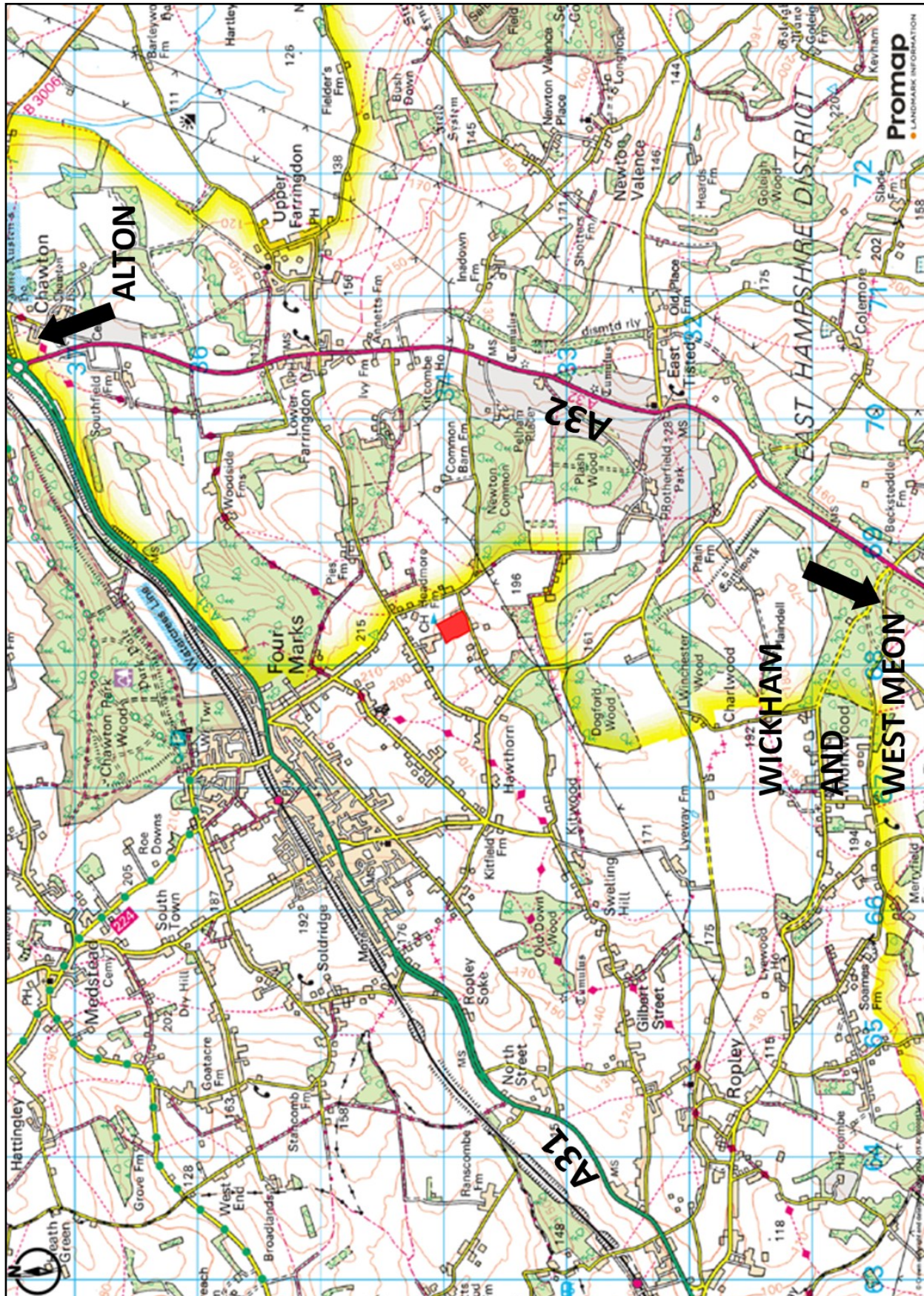
PRIOR APPROVAL SUBMISSION

PROPOSED CHANGES	PROPOSED CHANGES
1. SMALL HOUSE WITH MODERN INTERIOR LAYOUT	2. PROPOSED CHANGES
3. PROPOSED CHANGES	4. PROPOSED CHANGES
5. PROPOSED CHANGES	6. PROPOSED CHANGES
7. PROPOSED CHANGES	8. PROPOSED CHANGES
9. PROPOSED CHANGES	10. PROPOSED CHANGES
11. PROPOSED CHANGES	12. PROPOSED CHANGES
13. PROPOSED CHANGES	14. PROPOSED CHANGES
15. PROPOSED CHANGES	16. PROPOSED CHANGES
17. PROPOSED CHANGES	18. PROPOSED CHANGES
19. PROPOSED CHANGES	20. PROPOSED CHANGES
21. PROPOSED CHANGES	22. PROPOSED CHANGES
23. PROPOSED CHANGES	24. PROPOSED CHANGES
25. PROPOSED CHANGES	26. PROPOSED CHANGES
27. PROPOSED CHANGES	28. PROPOSED CHANGES
29. PROPOSED CHANGES	30. PROPOSED CHANGES
31. PROPOSED CHANGES	32. PROPOSED CHANGES
33. PROPOSED CHANGES	34. PROPOSED CHANGES
35. PROPOSED CHANGES	36. PROPOSED CHANGES
37. PROPOSED CHANGES	38. PROPOSED CHANGES
39. PROPOSED CHANGES	40. PROPOSED CHANGES
41. PROPOSED CHANGES	42. PROPOSED CHANGES
43. PROPOSED CHANGES	44. PROPOSED CHANGES
45. PROPOSED CHANGES	46. PROPOSED CHANGES
47. PROPOSED CHANGES	48. PROPOSED CHANGES
49. PROPOSED CHANGES	50. PROPOSED CHANGES
51. PROPOSED CHANGES	52. PROPOSED CHANGES
53. PROPOSED CHANGES	54. PROPOSED CHANGES
55. PROPOSED CHANGES	56. PROPOSED CHANGES
57. PROPOSED CHANGES	58. PROPOSED CHANGES
59. PROPOSED CHANGES	60. PROPOSED CHANGES
61. PROPOSED CHANGES	62. PROPOSED CHANGES
63. PROPOSED CHANGES	64. PROPOSED CHANGES
65. PROPOSED CHANGES	66. PROPOSED CHANGES
67. PROPOSED CHANGES	68. PROPOSED CHANGES
69. PROPOSED CHANGES	70. PROPOSED CHANGES
71. PROPOSED CHANGES	72. PROPOSED CHANGES
73. PROPOSED CHANGES	74. PROPOSED CHANGES
75. PROPOSED CHANGES	76. PROPOSED CHANGES
77. PROPOSED CHANGES	78. PROPOSED CHANGES
79. PROPOSED CHANGES	80. PROPOSED CHANGES
81. PROPOSED CHANGES	82. PROPOSED CHANGES
83. PROPOSED CHANGES	84. PROPOSED CHANGES
85. PROPOSED CHANGES	86. PROPOSED CHANGES
87. PROPOSED CHANGES	88. PROPOSED CHANGES
89. PROPOSED CHANGES	90. PROPOSED CHANGES
91. PROPOSED CHANGES	92. PROPOSED CHANGES
93. PROPOSED CHANGES	94. PROPOSED CHANGES
95. PROPOSED CHANGES	96. PROPOSED CHANGES
97. PROPOSED CHANGES	98. PROPOSED CHANGES
99. PROPOSED CHANGES	100. PROPOSED CHANGES





# 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.