Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Botley Road, Shedfield SO32 2JG

Hardstanding and Pasture

Approx. 2.84 acres (1.15 Ha) in All

An interestingly positioned parcel of land benefitting from road frontage and services being available. Comprising an area of hardstanding (0.18 acre) currently used as a Car Park adjoining a parcel of pasture land (2.20 acres) with scrub (0.46 acres). Water Connected. With the hope of Development Potential in the Future.

	Description	Price Guide
Lot 1	Approx. 0.18 acres. Hardstanding.	£75,000
Lot 2	Approx. 2.66 acres. Pasture Land with scrub.	£125,000
Whole	**Approx. 2.84 acres**	**£200,000**

AVAILABLE AS A WHOLE OR IN 2 LOTS

BEST & FINAL OFFERS DUE 29TH JULY

FREEHOLD FOR SALE - BY PRIVATE TREATY

GWB

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VIEWING INSTRUCTIONS: Park in the Car Park (Lot 1) and then access the land on foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. 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.** The Property is immediately opposite 'The Wheatsheaf Inn Public House'. SO32 2JG. **What3Words: https://what3words.com/obliging.stitch.melt . Enter the Car Park and Park.**

DIRECTIONS: **From Wickham** travel north along the A334 taking the left hand turn signed 'Botley' just after McCarthy's Fruit and Veg after approx. $^{1}/_{3}$ mile the Property is on your left opposite the Wheatsheaf Inn Public House. **From Botley** head east on the A334 towards Wickham after approx. 3.3 miles, the Property is on your right hand side opposite 'Wheatsheaf Inn Public House'. **Enter the Car Park and Park.**

DESCRIPTION: The Property comprises two parts:

> **Lot 1** - Approx. 0.18 acres. The area of hardstanding currently, and for many years, being used as a Car Park serving the 'Wheatsheaf Inn Public House' which is located on the opposite side of the Botley Road. Fenced with post and rail. Vehicular access off and frontage along the Botley Road. An existing gate along the southern boundary of the Car Park providing access to the pasture land (Lot 2) as identified on the **Site Plan.**
>
> **Lot 2 -** Total approx. 2.66 acres of mainly pasture land (2.20 acres) which has been grazed for many years. This includes a small area of bramble and scrub (0.46 acres) at the very southern end of the land as identified on the **Site Plan.** Fenced. Mains water connected.

BOUNDARIES AND FENCING: See '**Boundaries and Fencing Plan'**. The Property benefits from an established broadleaved hedgerow between A and B. There is a coniferous hedge on the neighbouring land between B and C. There is a post and rail fence between C and D.

There is a post and wire fence between D and E and F and G. The southern boundary of the Property is identified on site by a stream between K and G which is on average approx. 10m to the south of the barbed wire fence between F and G. The conifers between G and H are on the boundary. The boundary between H, I and J is currently partially unfenced but is marked by wooden pegs sprayed pink. **The adjoining area to the east of these wooden pegs is not available for sale and does not form part of the Property.** A neighbour is responsible for erecting a new post and rail boundary fence between H, I and J which should be completed by September 2025. The existing gate close to position J shall be removed and fenced across.

PLANNING HISTORY: Planning Consent was achieved on 18th November 1988 for 'Agricultural Access' (with no conditions). This now forms the access into the Car Park. See Selling Agent's website for copy of the Consent.

Planning Consent was granted on 20th November 1989 for '*Use of Land for parking of 15 cars in conjunction with Wheatsheaf Public House use'*. See Selling Agent's website for copy of the Consent.

PLANNING COMMENT: The Vendor is advised that the consented permitted use is a 'car park' (without restriction). This does not fall within traditional Use Classes and so would be classed as 'Sui Generis'. There is no condition to remove the surface if it ceases to be used by the Pub.

WHEATSHEAF CAR PARKING: There is an existing Licence due to expire in August 2025 that allows customers of the Pub to park.

The Vendor anticipates that the Pub would be interested to continue to use and occupy all or part of the Car Park, following a sale.

HISTORIC LICENCE FEES: For both Lot 1 and Lot 2 there is commentary on the level of the Licence Fees that the Vendor has received Grazing and Car Park Rental

PROPOSED ADDITIONAL VEHICULAR ACCESS TO SERVE PASTURE: By a Conveyance dated 22nd January 1998 the Vendor reserved the right to install a new vehicular access in the northern 'corner' of the pasture land onto the adjoining vehicular access serving Dagwells Farm. See **Boundary and Fencing Plan** which identifies the position by a double headed arrow beside position B. This potential position is marked by pegs on site inside the field. Copy of 1998 Transfer is available on the Selling Agent's website.

There are utilities within the verge at the entrance to Dagwells Farms and so the method of construction and protection of these services will need to be discussed and agreed with the neighbour beforehand.

EASEMENTS: A water pipe serving a property along Biddenfield Lane is laid through inside the eastern boundary of the Property. See '**Water Pipe Plan**' on Selling Agent's website. The user of the pipe has the right to repair and replace this pipe in the future.

ROUTE OF A ROMAN ROAD: Part of the pasture land includes the route of a Roman Road as identified on the **Site Plan** (orange parallel lines) and **Location Plan** (the dashed line passing through Shedfield)**.**

DEVELOPMENT OVERAGE: Subject to the level of any offers received, the Vendor is mindful to retain a 25% share of any uplift in value caused by Planning Consent for any residential development on the Property in the future.

LAND REGISTRY: The Property forms part of Land Registry Title HP726011. See Selling Agent's website for Plan extract and Register.

SERVICES: Mains water (metered) is connected to two water troughs on the pasture land. Other services appear to be available from the road frontage but interested parties must make their own enquiries.

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

OFFER INSTRUCTIONS:
BEST & FINAL OFFERS DUE 29TH JULY
Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

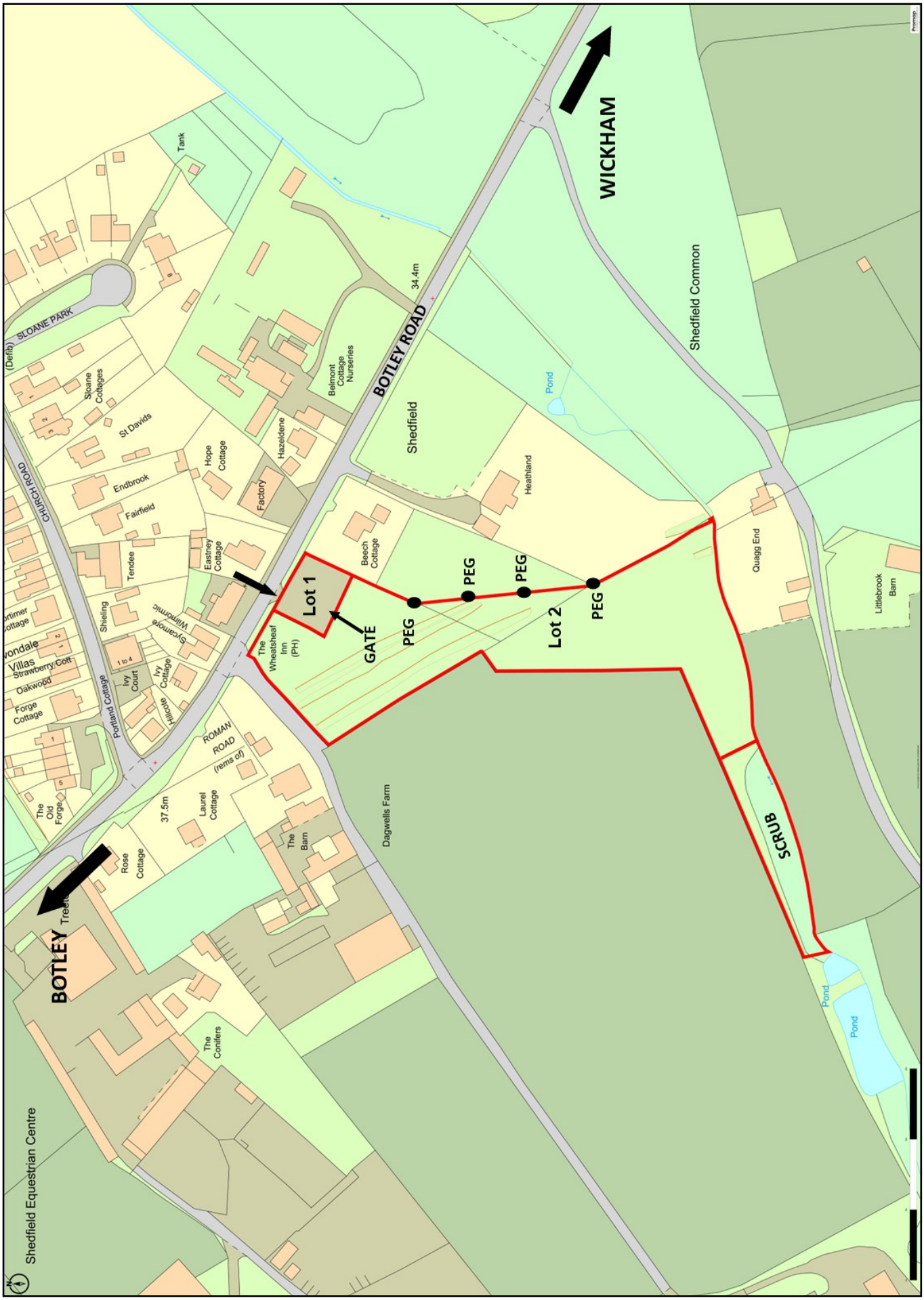
For Further Information Contact:
Dominic Plumpton
Tel: 01489 896977 **Mob:** 07780 000201
Email: dominic@gileswheeler-bennett.co.uk

GWB

Regulated by RICS

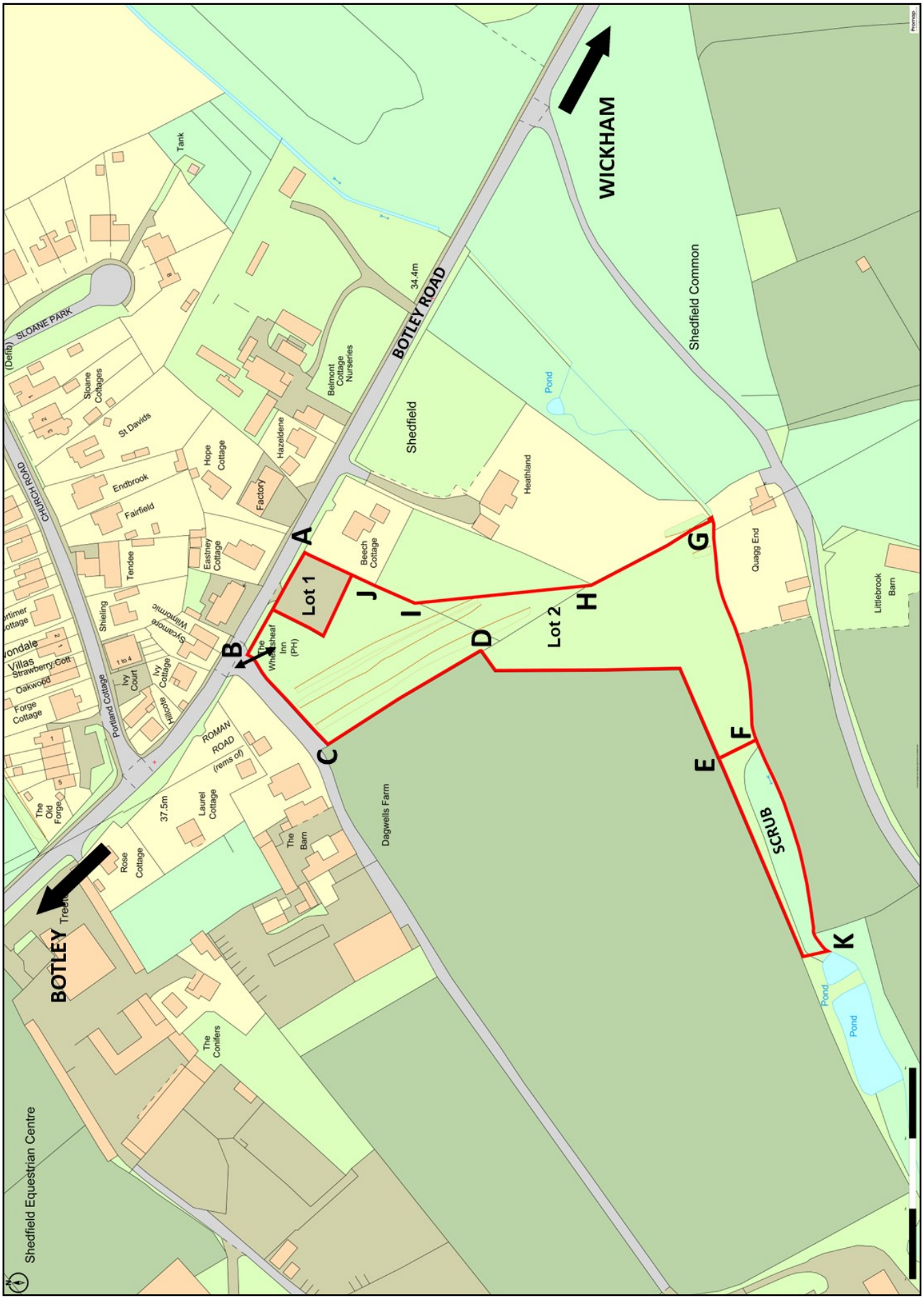
The Property Ombudsman

SITE PLAN



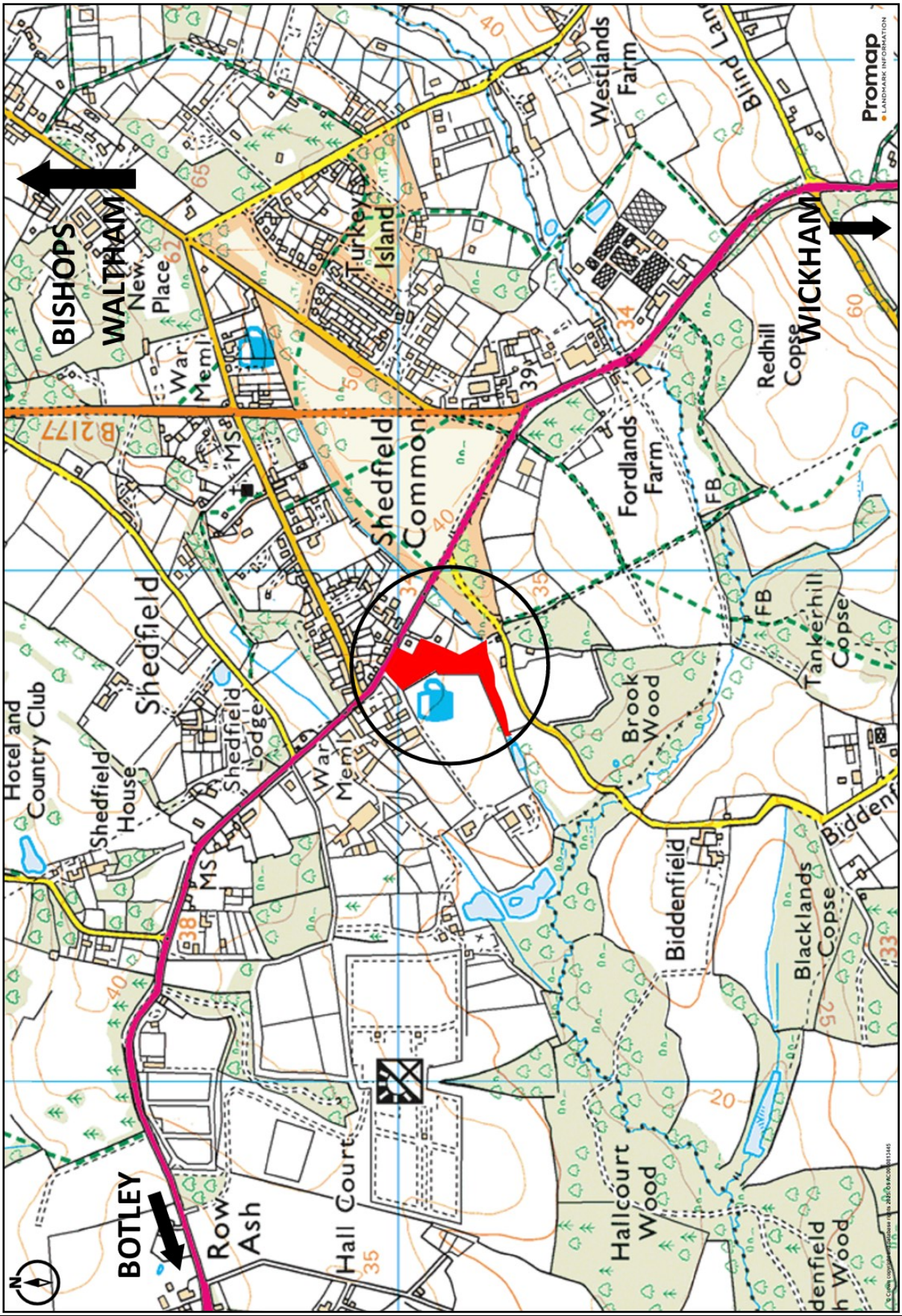
Subject to Survey

BOUNDARY AND FENCING PLAN



Subject to Survey

LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

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