

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Biddenfield Lane, Shedfield, Nr Wickham SO32 2HP

‘Hilldale Paddock’

Approx. 9.87 acres (3.99 Ha) in All



An attractive block of agricultural land with elevated parts offering far reaching views. Fenced. Services available. Off a quiet rural lane. Outside South Downs National Park. Public Footpath.

AVAILABLE AS A WHOLE OR IN 2 LOTS

Lot	Description	Acres	Price Guide
1	Pasture Land	4.63	£165,000
2	Pasture Land, Gorse, Woodland	5.24	£135,000
Whole		9.87	£300,000

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY



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

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E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: 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: <https://w3w.co/lunges.clicker.bugs>. See **Location Plan**. The Property is off Biddenfield Lane and lies approximately 1 mile of Wickham and Shedfield Villages.

DIRECTIONS: Biddenfield Lane can be accessed either from its northern end off the A334 Botley Road at Shedfield Common, or from its southern end off Titchfield Lane. The land is off the eastern side of Biddenfield Lane and served by 2 gateways as identified by the arrows on the **Site Plan**.

DESCRIPTION: The Property extends in all to 9.87 acres (3.99 Ha) as outlined red on the **Site Plan**. It comprises agricultural land currently in pasture 8.21 acres (3.32 Ha) coloured green and there is block of gorse inside the southern boundary 0.93 acres (0.37 Ha) coloured pink on the **Site Plan**. There is an unfenced belt of broadleaved trees (mainly Oak and Ash) inside the eastern boundary 0.73 acres (0.29 Ha) coloured blue.

PLANNING: The Property lies within Winchester City Local Plan where 'Countryside' policies apply. Interested parties should approach the Local Authority (see contact details below).

LOTING: See **Site Plan** on which the position of the wooden pegs sprayed pink is shown.

Lot 1 - Extending in all with 4.63 acres of pasture with gateway directly off Biddenfield Lane.

Lot 2 - Extending in all to 5.24 acres comprising 3.58 acres of pasture, 0.93 acres of gorse, and 0.73 acres of broadleaved woodland with gateway directly off Biddenfield Lane.

Boundary Fence - Depending on the offers received, it will be for one of the Purchasers of either Lot 1 or 2 to erect a dividing fence after completion.

NOTE - The pegs on site are indicative only and so the precise split between Lots 1 and 2 (and their respective areas) is Subject to Survey as and when a sale(s) is agreed.

PUBLIC FOOTPATH: A Public Footpath passes through the field as identified by the dashed line between positions X and Y on the **Site Plan** with a stile at either end on the boundary as it leaves the Property. The route of the Footpath (and according to the Definitive Map) passes inside the perimeter of Lot 2. The route does not cross Lot 1. See extract of the Definitive Map on which the route is shown purple and the Property outlined yellow on the Selling Agent's website.

ENVIRONMENTAL DESIGNATIONS: The small area of broadleaved woodland (0.73 acres) forms part of a Site of Importance for Nature Conservation (SINC) along with the neighbouring woodland 'Tankerhill Copse'.

SERVICES: None connected. The Property benefits from rights to connect to mains water and drainage through pipes that could be laid and connect into existing pipes/supply on neighbouring property 'Hilldale' whose access is off Titchfield Lane to the east. Ask the Selling Agent for more details. Low voltage electricity is available nearby but interested parties will have to make their own enquiries to Southern Electric.

LAND REGISTRY: The Property is comprised of the entirety of the land within Title HP721366. See Selling Agent's website for Land Registry Plan and Register. Please note that on the plan the Property **does not include** the area outlined green and labelled HP854469.

HISTORIC PRIOR NOTIFICATION - AGRICULTURAL BUILDING

By application 19/02091/APN made to Winchester City Council consent was achieved 9th December 2019 for an Agricultural Building at position Z on the **Site Plan**. [Click here for full planning details](#). The Vendor then wished to alter the design of the building and so made a second application 21/00151/APN which achieved consent dated 4th February 2021 - [Click here for full planning details](#). See full details of proposed building on Selling Agent's website. **These permissions were not implemented nor completed and have now expired.**

PROPOSED BUILDING DIMENSIONS AND MATERIALS:

20m x 15m footprint	(300m ² /3,229ft ²) Gross External Floor Area
2.0m to Eaves	
6.2m to Ridge	
Roof Pitch 28°	
Proposed Materials	Oak Frame, Clay Tiles and Oak Cladding

The approximate position of the proposed building is pegged out on site - FOR IDENTIFICATION ONLY. No works on site have commenced and the permission has expired.

THE LAND: The land is indicated to be of Grade 2 quality on the Agricultural Land Classification Map and the subsoils 'base rich loamy and clayey' according to the Geological Survey Map. The land lies approximately 45m above sea level on average.

CABLE EASEMENT: The Vendor has entered into a written agreement with Conrad Energy to allow a cable to be laid through the Property before 10th May 2028 to connect areas of proposed solar panels on land near by. See Proposed Solar Cable Plan on Selling Agent's website. If Planning Consent is achieved for the Solar Farm (it's currently being determined by Winchester City Council, see link [24/02804/FUL](#)) then please see Selling Agent's website for copy of Easement. NOTE - There is no proposal to erect solar panels on the land being marketed for sale or within sight of the land.

HAMPSHIRE HIGHWAYS: Hampshire County Council, The Castle, Winchester SO23 8UJ. Tel: 0300 555 1388 <https://www.hants.gov.uk/transport>

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <https://www.winchester.gov.uk/>.

For Further Information Contact:

Dominic Plumpton

Tel: 01489 896977 **Mob:** 07780 000201

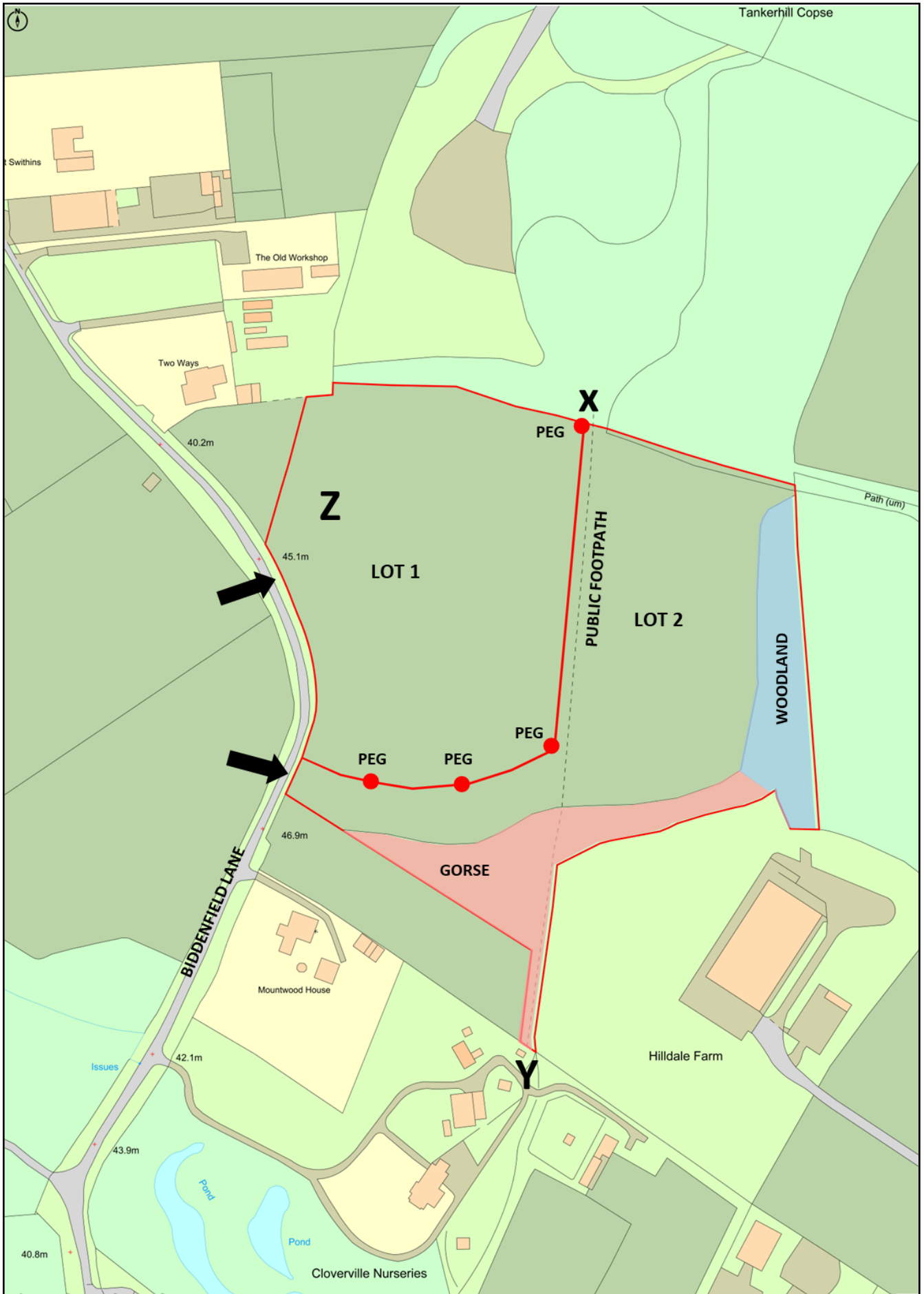
Email: dominic@gileswheeler-bennett.co.uk

OFFER INSTRUCTIONS:

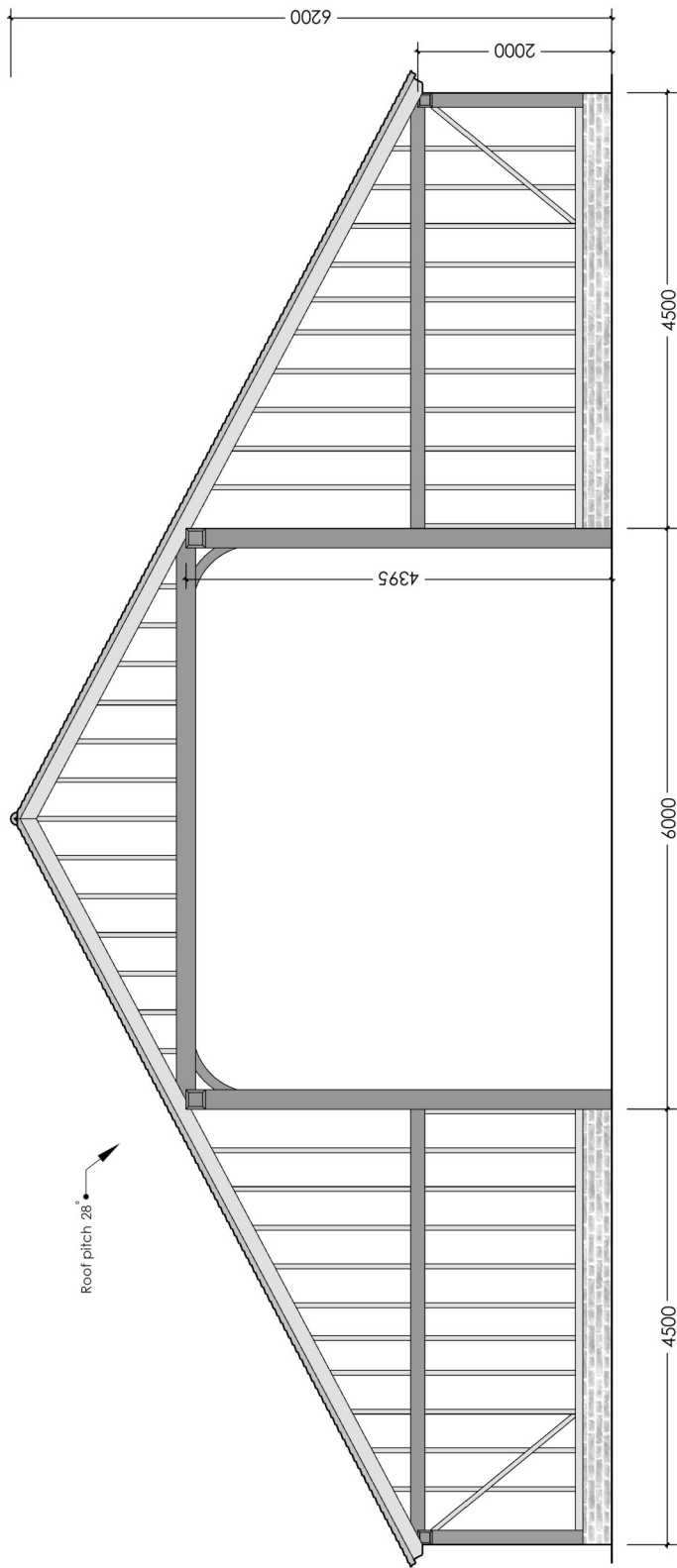
Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.



SITE PLAN

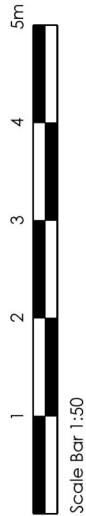


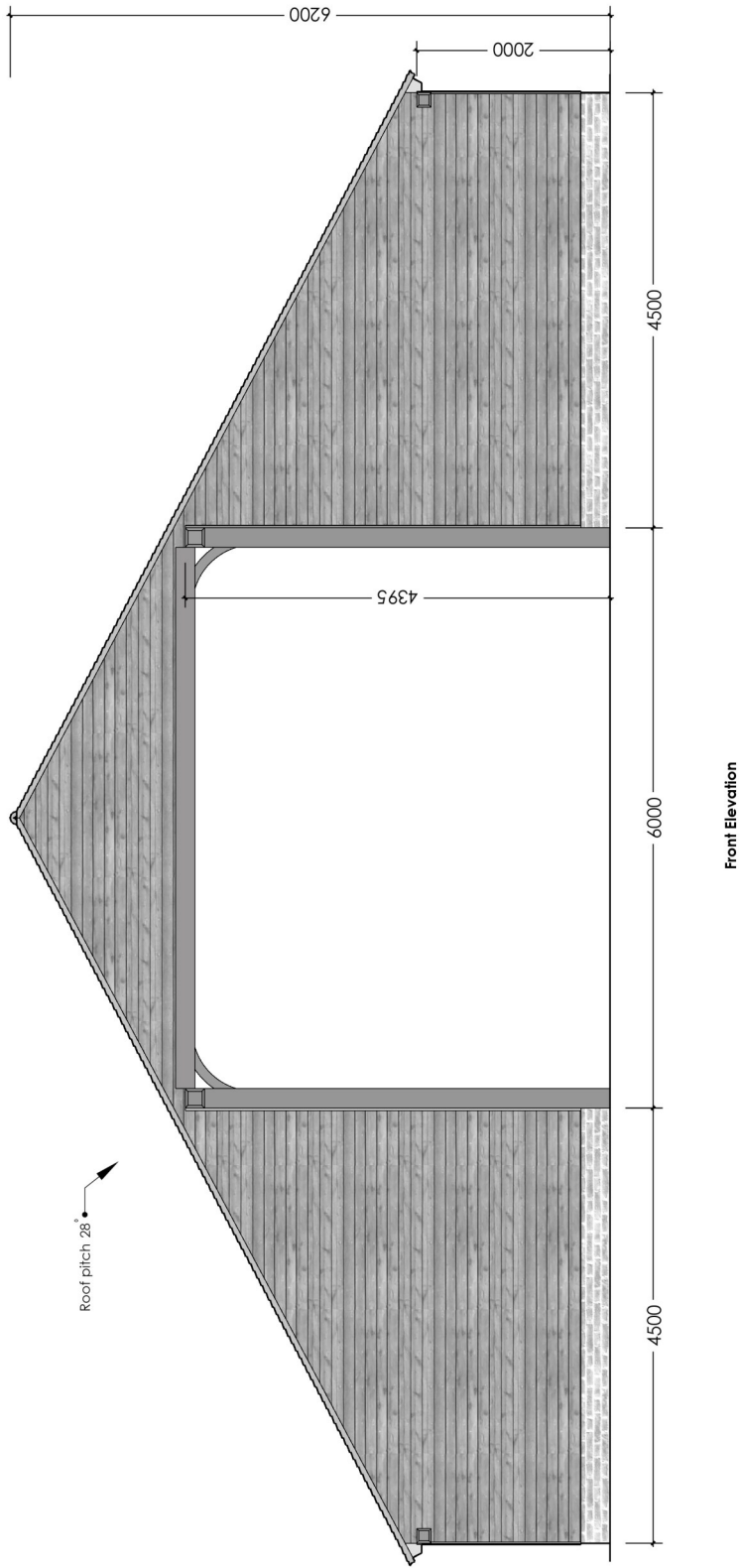
Subject to Survey



Front Elevation - Skeletal

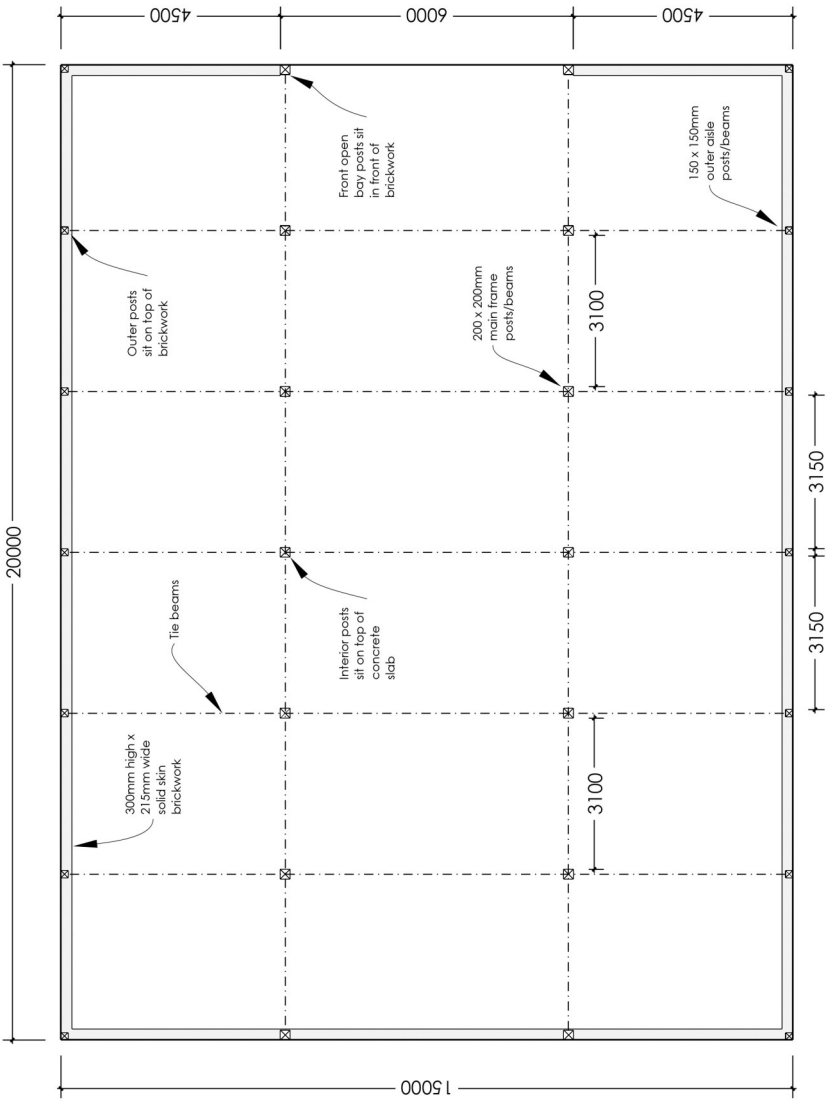
Rev No:	Revision:	Date:
SWIFT OAK - Oak Frame Specialists -		
LOCATION:	CLIENT:	SCALE:
	REV:	1:50 @ A3
	DRAWING No:	30.10.20
DRAWING TYPE:	DRAWING NAME:	
Residential	Six Bay Full Height Doubled Aided Barn: Front Elevation - Skeletal	





Rev No:	Revision:	Date:
SWIFT OAK - Oak Frame Specialists -		
LOCATION:	CLIENT:	REV:
DRAWING TYPE:	DRAWING No:	SCALE:
Residential	Six Bay Full Height Doubled Aisled Barn: Front Elevation	1:50 @ A3
		DATE:
		30.10.20





Plan

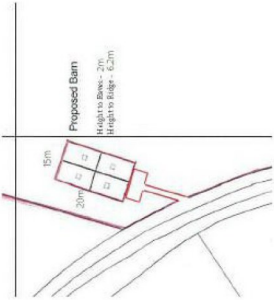
Please note:
Building sits on 300mm high & 215mm wide solid skin brick plinth (top layer of bricks laid frog side down)
Standard main posts are 150 x 150mm
Main frame posts/beams in this frame 200 x 200mm
Standard rafters are 150 x 50mm
Standard studwork 100 x 50mm
Standard cladding is clear treated softwood weatherboard
Clearance under front beam 21m



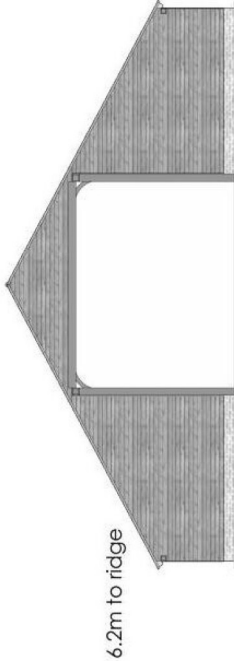
Scale Bar 1:100

Rev No.	Revision	Date
SWIFT OAK - Oak Frame Specialists -		
LOCATION:	CLIENT:	SCALE: 1:100 @ A3
	DRAWING No:	DATE: 30.10.20
DRAWING TYPE: Residential	DRAWING NAME: Six Bay Full Height Doubled Aisled Barn; Plan & Spec	

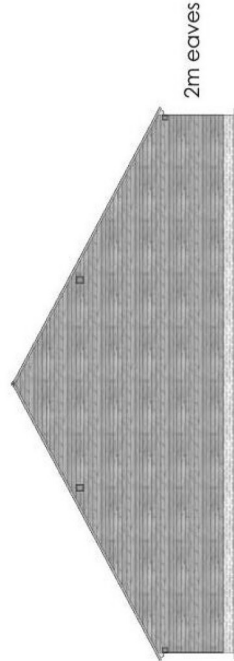
Proposed Agricultural Barn at Biddenfield Lane - Hilldale Farm, Wickham



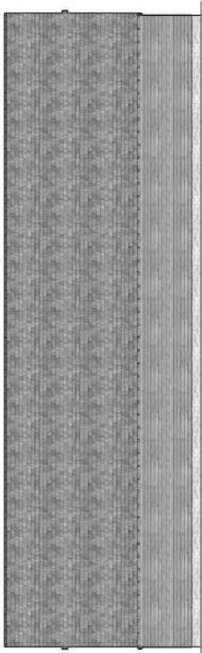
Gravel access drive and hard standing area comprising a geosynthetic gravel/ grass protection system using modular interlocking plastic paving systems infilled with grass and bedded on a free-draining structural sub-base layer.



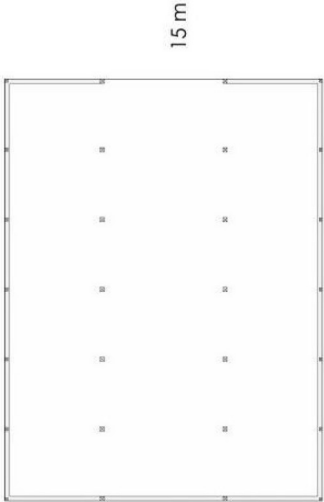
Front Elevation



Rear Elevation



Left/Right Elevation



Plan

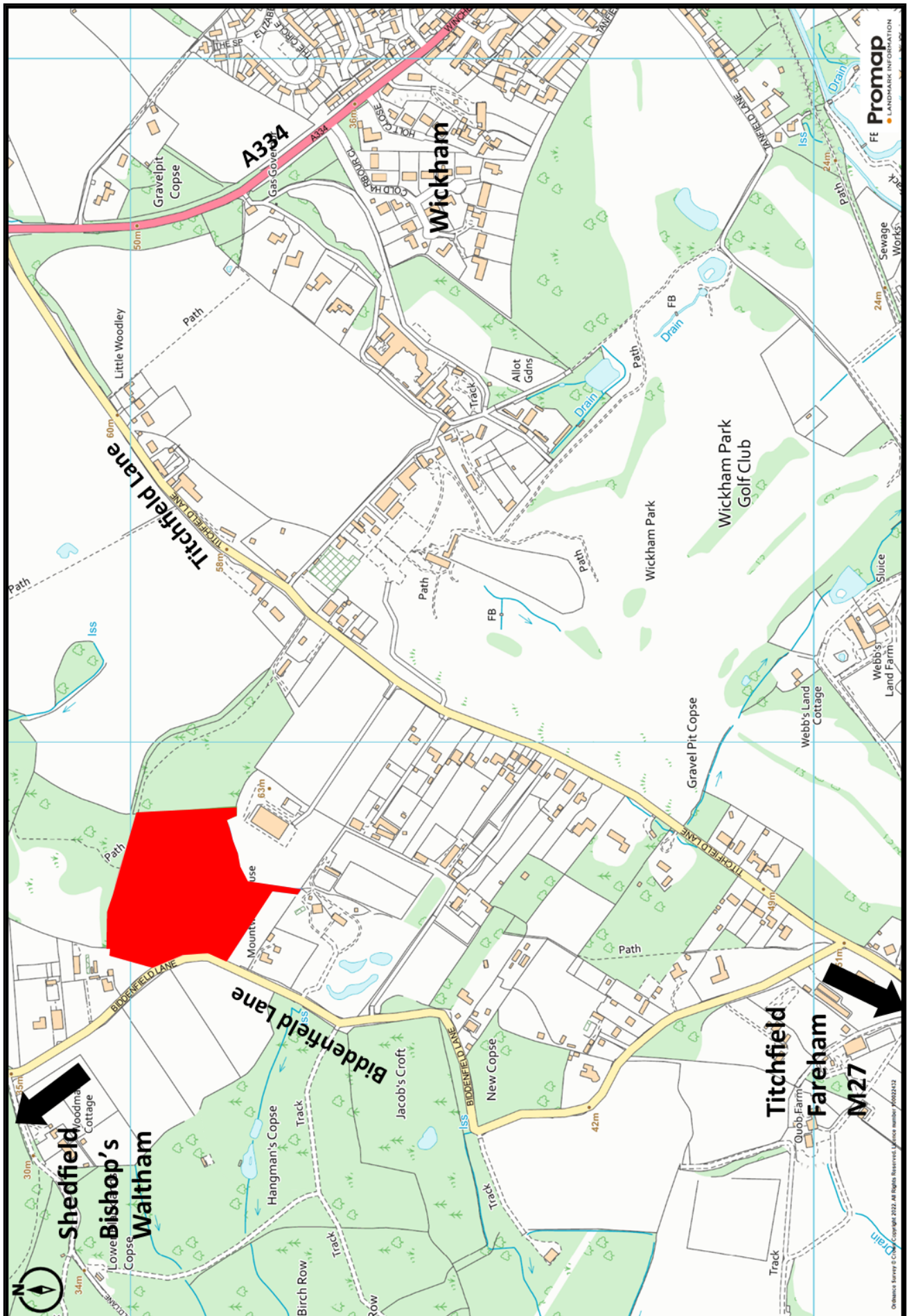






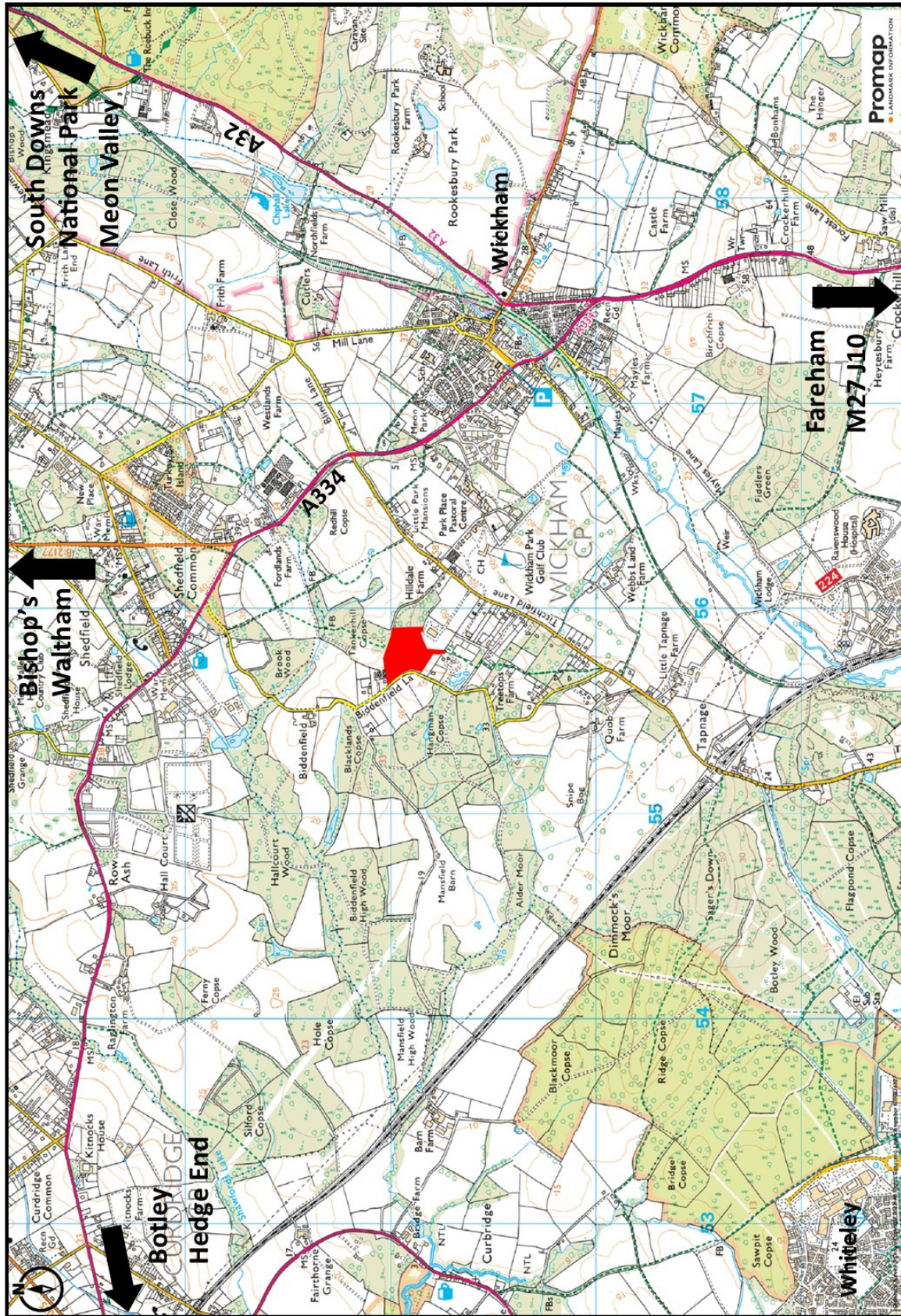


SITE PLAN 2



Subject to Survey

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.