

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

SOBERTON

South Downs Trekking and South Downs Lodge - Holiday Let Approx. 3.37 acres (1.36 Ha) in All



An established Equestrian enterprise positioned in the heart of the Meon Valley and along the Meon Valley Trail (disused railway) providing excellent horse riding opportunities. With a range of brick stables and tack room. Mobile Home (Subject to Planning) and a Timber Clad 1 Bedroom Holiday Let. 2.79 acres of Pasture. South Downs National Park.

PRICE GUIDE £650,000

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: STRICTLY BY PRIOR APPOINTMENT ONLY. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to contacting the Selling Agent to arrange an appointment and 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**. SO32 3QU. The Property is identified with a circle on the **Location Plan**. What3Words: <https://what3words.com/ranges.conspired.launch>. The vehicular entrance to 'South Downs Trekking' is off Station Road between Brockbridge and Soberton as identified by an arrow on the **Site Plan**.

DIRECTIONS: From the crossroads at Merringtons Petrol Station and Store on the A32 north of Droxford, take the turning towards Hambledon (B2150) and after approx. 400 yards pass under the bridge and then turn immediately right into Station Road signed Soberton. Proceed for no more than 1/2 mile and the entrance to the Property is on the right hand side through a set of wooden gates and onto a gravel drive.

From the **White Lion Pub** at Soberton, proceed north along Station Road and the entrance to the Property is on the left hand side after approx. 3/4 mile through a set of wooden gates and on to a gravel drive.

DESCRIPTION: The Property extends in all to approx. 3.37 acres (1.26 Ha) as outlined red on the **Site Plan**. The Property comprises:

- 2.79 acres of grazing pasture land
- Range of 5 brick Stables and yard
- Mobile Home (Subject to Planning) - for occupation for an equestrian working manager
- Holiday Let - South Downs Lodge

ACCESS AND PARKING: There is ample parking for customers and guests and turning for deliveries.

STABLES - INTERNAL DIMENSIONS:

Stable 1	3.60m length x 2.65m wide
Stable 2	3.60m length x 2.50m wide
Stable 3	3.60m length x 2.70m wide
Stable 4	3.65m length x 6.10m wide (currently split into 2 smaller boxes)
Stable 5	3.65m length x 3.60m wide (currently split into 2 smaller boxes)

An L-Shaped Range of 5 boxes and tack room all with concrete floor and constructed of rendered brick and block with timber framed roof. Water and electricity connected with a fenced yard and mounting block. 2 of the larger Stables are currently split to provide a total of 7 Stables for the current ponies.

PASTURE LAND: There is a total of 2.79 acres of level fenced grazing with water troughs.

MOBILE FIELD SHELTER: There is a timber framed field shelter out serving part of the pasture land.

ACCESS TO THE MEON VALLEY TRAIL: Access to this route for horse riding, walking and cycling from the Property is via a set of secure gates within the northern boundary where it connects to this Public route at position C on the **Site Plan**. See **Building Plan**. A Public Footpath off Station Road begins at position D on the **Site Plan**. Users of the Trail can head south towards Wickham or north towards West Meon.

MOBILE HOME: External dimensions: 11.70m x 4.00m with side decked area and access steps. 2 Bedroom with ensuite shower and Bathroom. Kitchen/Dining area and Lounge. See **Mobile Home Floor Plan**.

HOLIDAY LET - SOUTH DOWNS LODGE: Planning Consent was granted 14th December 2021. Ref: [SDNP/20/01710/FUL](https://www.sdn.gov.uk/SDNP/20/01710/FUL). See Selling Agent's website for Decision Notice and conditions. A fully furnished 1 Bedroom Lodge suitable for 2 persons. See **Floor Plan** sketch. The Vendor is letting the accommodation through various marketing websites (Cottage.com). [Cottage.com Website](http://Cottage.com). [South Downs Lodge Website](http://SouthDownsLodge.com)

CURRENT BUSINESS: South Downs Trekking established 8 years ago.
<https://www.southdownstrekking.com/>

The Vendor has established an equestrian business or providing horses and ponies for teaching and riding out from the Property, including accompanied rides. There are 8 horses/ponies on site at present.

PLANNING APPLICATION FOR THE EXISTING MOBILE HOME: The Mobile Home has been onsite since 1995. The Vendor applied for Planning Consent (RETROSPECTIVE) for '**Temporary dwelling for occupation by an equestrian working manager**' in August 2022. Ref: [SDNP/22/03609/FUL](#). Consent for a 3 year period is anticipated.

The progress of that application stalled when a Planning Officer left the South Downs National Park. There are favourable Reports to support the retention of the Mobile Home to support the equestrian business from both Bruton Knowles Land Agents and Graeme Willis (ex Hampshire County Council Land Agent). **See details within the link ask the Selling Agent for these documents.**

ALL WEATHER EXERCISE AREA: Planning Consent was granted for a facility to be constructed at the southern end of the Property. Dated 11th August 2000. Ref: W11045/05. See Selling Agent's website for copy of the Decision Notice. This development has not been implemented or constructed and so the Consent is no longer valid.

LAND REGISTRY: The Property forms the entirety of Land Registry Title No. HP453418. See Title Plan and Register on Selling Agent's website.

SERVICES: Mains electricity and water. Septic Tank serving Mobile Home and Holiday Let. Gas Bottles (Mobile Home). (A pipe from neighbouring property 'Northfields House' enters the Property to a tank which is not shared).

ENERGY PERFORMANCE CERTIFICATE (EPC): None required.

COUNCIL TAX: Not currently listed or demanded.

WALNUT TREE: An attractive mature tree beside the Holiday Lodge.

BUSINESS RATES: Not listed or demanded.

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

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

OFFER INSTRUCTIONS:

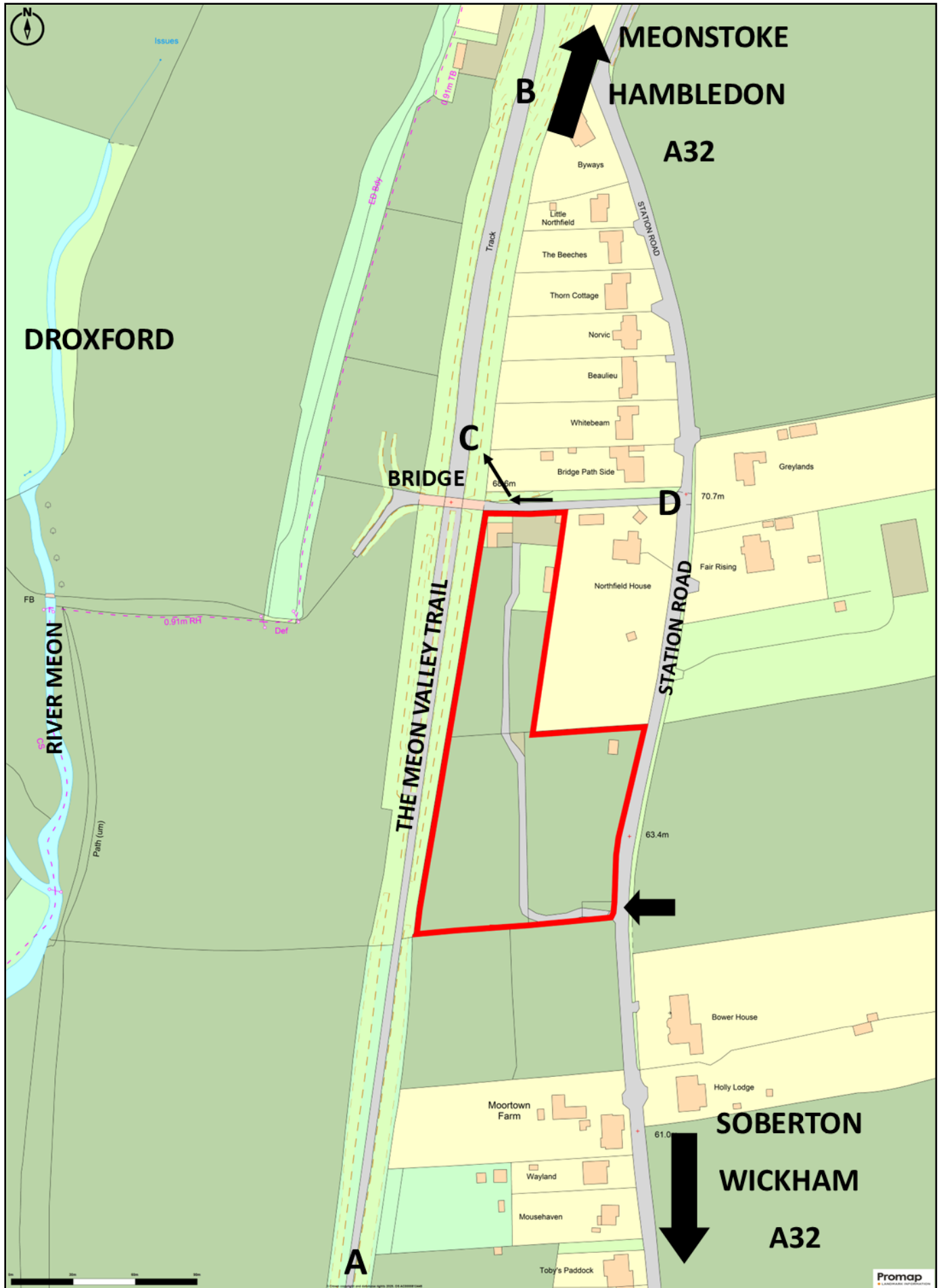
Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

For Further Information Contact:

Dominic Plumptre
Tel: 01489 896977 **Mob:** 07780 000201
Email: dominic@gileswheeler-bennett.co.uk

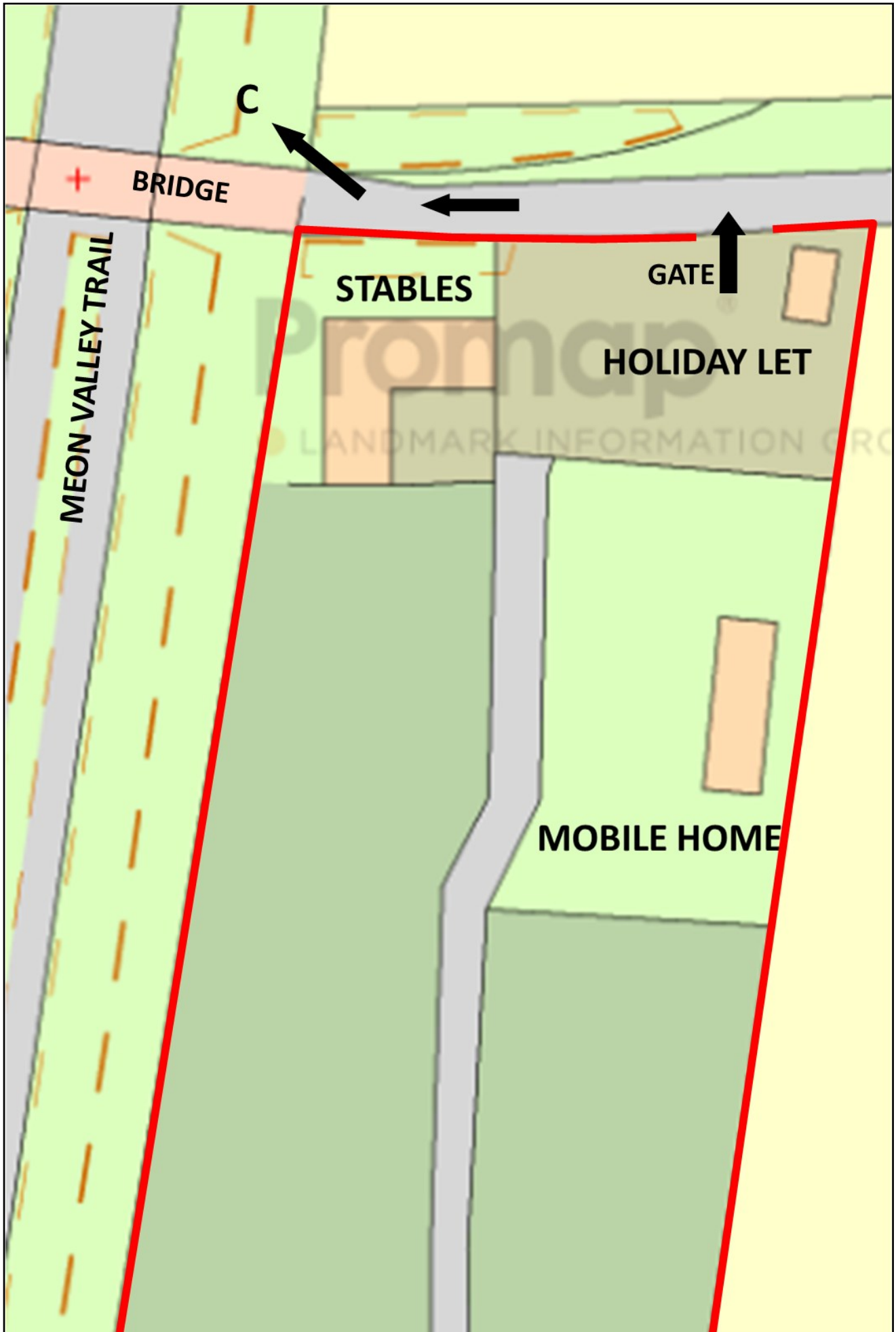


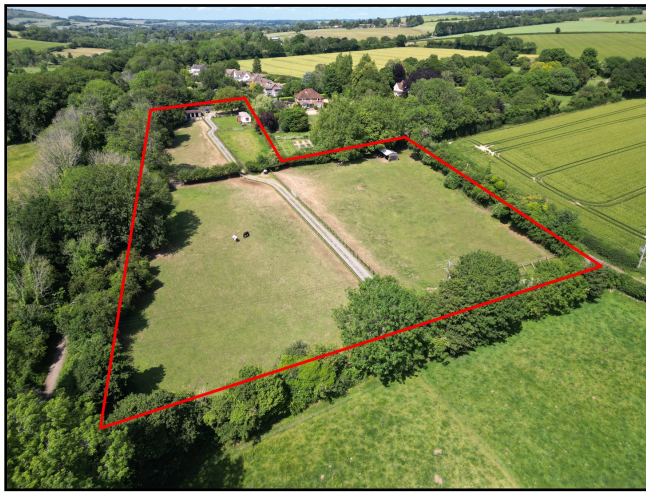
SITE PLAN



Subject to Survey

BUILDING PLAN









FLOOR PLAN
MOBILE HOME

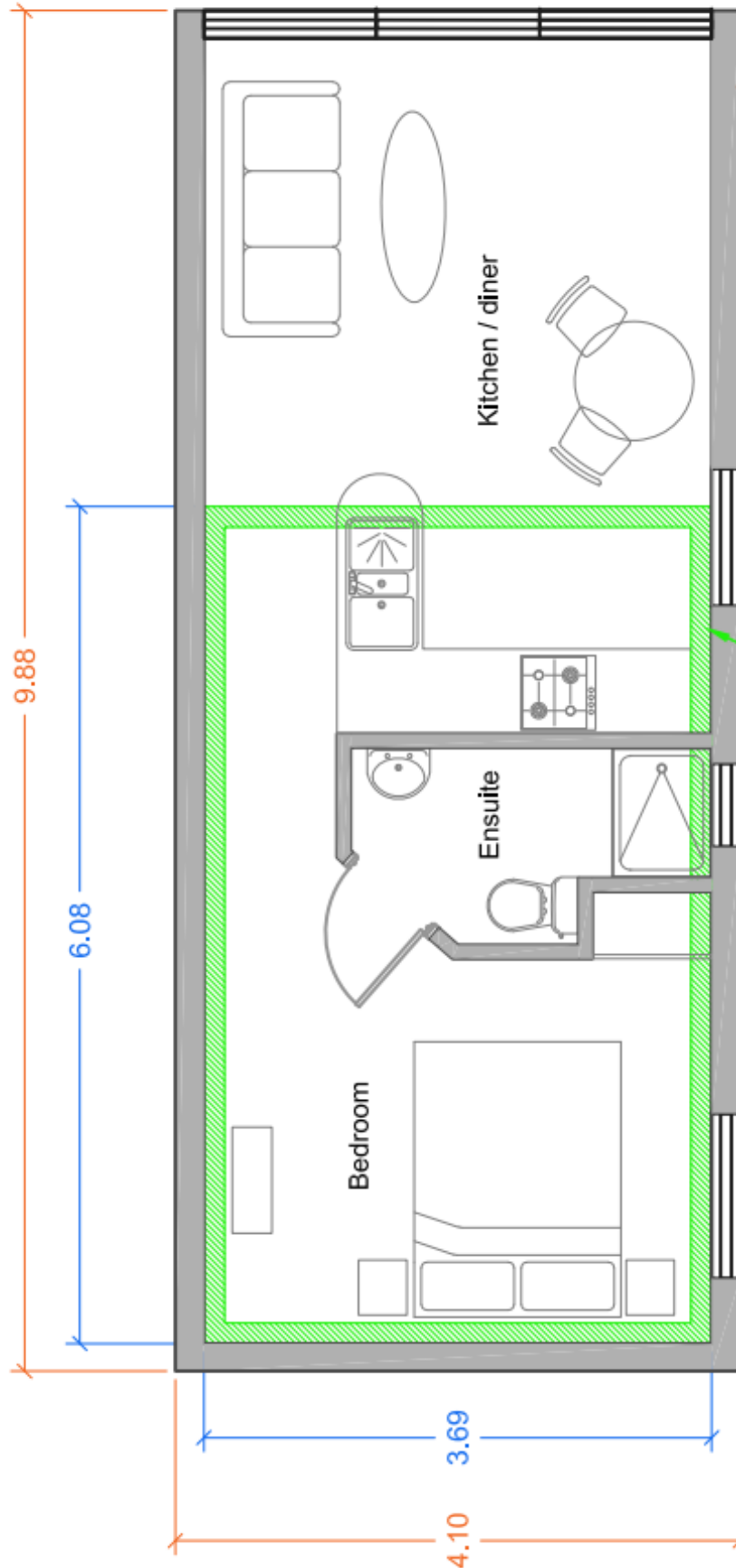
External Length 11.70m
External Width 4.00m



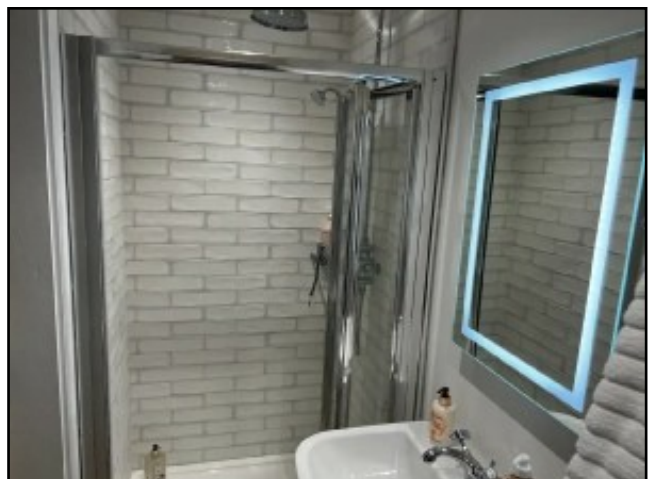
Residential caravan floor plan



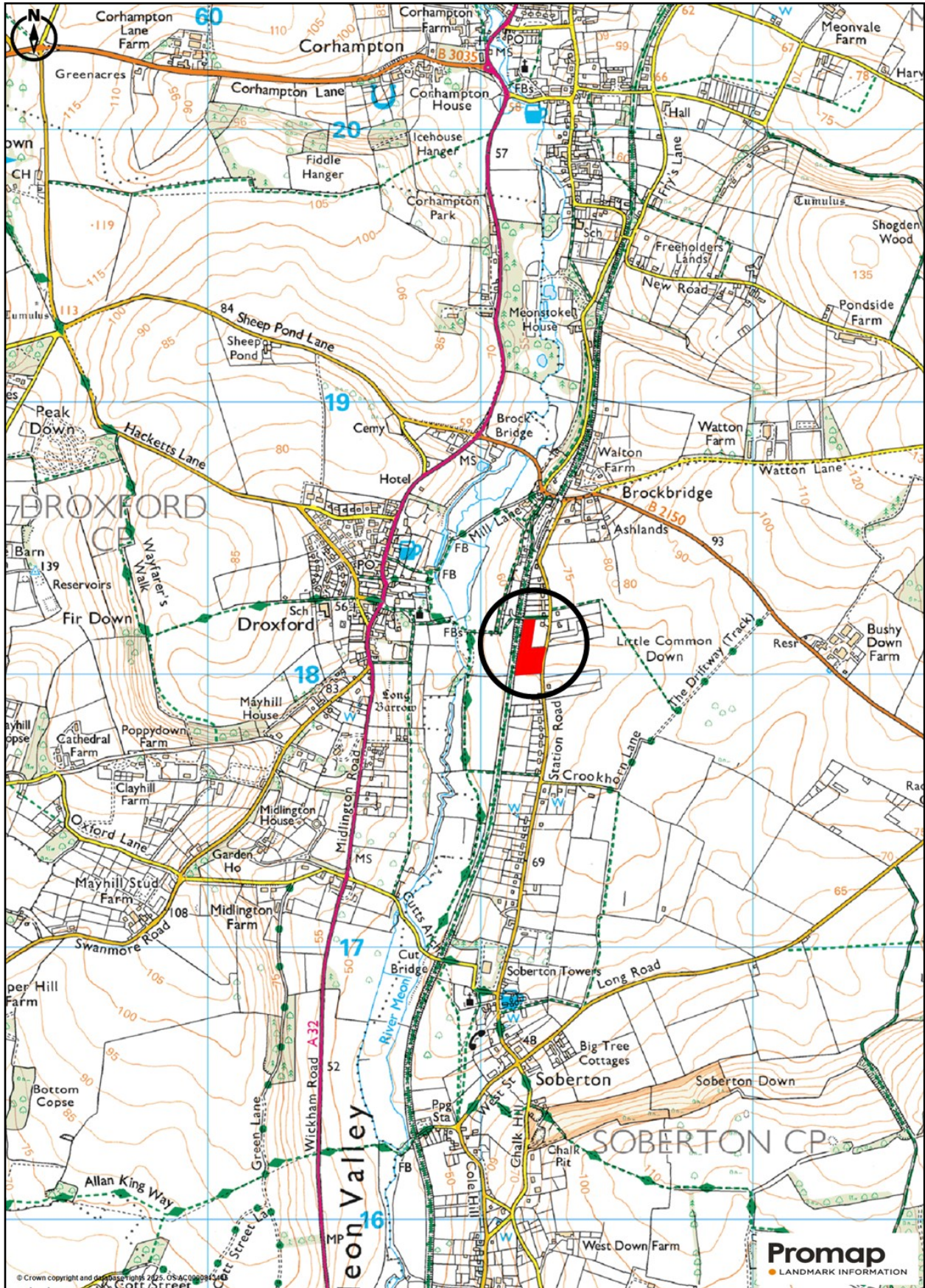
FLOOR PLAN
SOUTH DOWNS LODGE
HOLIDAY LET



SOUTH DOWNS LODGE - HOLIDAY LET



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 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.