

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## **BUILDING WITH CLASS Q RESIDENTIAL CONSENT** **Haraldslea Farm, Liberty Road, Newtown, PO17 6LD** **Up to 18.22 acres (7.37 ha) Available**



**In the picturesque Meon Valley, close to the South Downs National Park. Planning Consent for Conversion of Agricultural Building to Residential Dwelling (Gross Internal Floorspace Approx. 4,891 sq. ft). Set within curtilage of approx. 1 acre (0.40 ha) with the opportunity to acquire further land up to 17.22 acres (6.97 ha).**

| Lotting                           | Acreage               | Price Guide |
|-----------------------------------|-----------------------|-------------|
| Lot 1 (Class Q Building)          | 1 acre (0.40 ha)      | £800,000    |
| Lot 2 (Only available with Lot 1) | 3.12 acres (1.26 ha)  | £235,000    |
| Lot 3 (Only available with Lot 1) | 14.10 acres (5.71 ha) | £385,000    |
| The Whole                         | 18.22 acres (7.37 ha) | £1,420,000  |

**OFFERS INVITED**  
**FREEHOLD FOR SALE BY PRIVATE TREATY**



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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:** 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](http://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](http://www.gileswheeler-bennett.co.uk) and further details, photographs and drone video footage is available showing the whole property.

**LOCATION:** See **Location Plans** **Postcode:** PO17 6LD **What3words** **Vehicular Access:** [Steps.allies.disposing](#)  
The property is located off Liberty Road, Newtown approximately 3 miles from the picturesque market town of Wickham, with its range of local amenities. There are a number of state and independent schools within easy reach, including Newtown Infant School and Swanmore College. The A32 to the west provides access to the M27 at Junction 10, which in turn connects to the M3 and A3. The railway stations at Botley, Petersfield and Winchester provide direct train services to London Waterloo.

**DESCRIPTION:** The property includes an agricultural building benefitting from a planning consent to convert to a residential dwelling. The building itself is a conventional steel-portal framed agricultural building extending to approx. 545 sq. m/5,866 sq. ft. with lower walls of concrete block and upper walls a mix of vertical slatted timber boarding and corrugated sheeting. The roof is constructed of corrugated fibre sheeting. There are three metal stock gate openings to the West and North elevations. A vehicular access and a pedestrian door are located in the East elevation.

The land included with the building extends to approx. 1 acre (0.40 ha), as coloured pink on the **Site Plan**. There is concrete hardstanding on the East side of the building extending from the access to Liberty Road. The hardstanding stretches around much of the perimeter of the building. The building is in a very attractive rural setting and the proposed new dwelling, being on higher ground with a southerly aspect, would benefit from views over the pasture fields. Approximately 175m to the west is the Forest of Bere which forms the edge of the South Downs National Park.

**CLASS Q - PLANNING CONSENT:** By planning consent [24/01077/PNACOU](#) dated 11th July 2024, permission has been granted for the conversion of the agricultural building to a residential dwelling with a gross internal floorspace of approx. 4891 sq. ft. (454.39 sq. m). The planning consent states that the development permitted must be begun before the expiration of three years from the date of permission. The approved Floorplan/ elevations, Structural Assessment and Decision Notice are available on the Selling Agent's website. Full details of the application can be obtained via the following link to the Winchester local planning website— [24/01077/PNACOU](#)

**ADDITIONAL LAND:** There is an additional approx. 17.22 acres (6.97 ha) of adjacent land available in two Lots, as shaded green (**Lot 2 - 3.12 acres**) and blue (**Lot 3 - 14.10 acres**) on the **Site Plan**. This land is available only with Lot 1 which is shaded pink and labelled **Lot 1** on the **Site Plan**. This additional land is currently in use as agricultural pastureland for hay production.

**RIGHT OF WAY:** A right of way at all times and for all purposes with or without vehicles will be retained for the benefit of the Vendor's retained land over Lot 3. This right of way will commence at the new access from Liberty Road approved by planning consent [24/02126/FUL](#) dated 13th January 2025. Full details of the consent can be obtained via the following link to the Winchester local planning website [24/02126/FUL](#) and a copy of the Decision Notice and Proposed Access Plan is available on the Selling Agent's website. The approximate route of this right of way (5m wide) is shown by the yellow hatching on the **Site Plan**. As the planning consent has not yet been implemented, the Vendor will also retain the right to construct this new access from Liberty Road, including discharging the conditions on the planning decision notice.

**LAND REGISTRY:** The property comprises **part** of Land Registry Title HP389336. Copy of Land Registry Title Plan and Register available on the Selling Agent's website.

**PLANNING:** The property is within the Winchester City Council planning area and the Adopted Local Plan shows the land to be 'countryside'. Recent planning applications include the application for Prior Approval under Class Q Permitted Development Rights for the conversion of the agricultural building within Lot 1 to a residential dwelling ([24/01077/PNACOU](#)) granted consent on 11th July 2024. Also the planning application for a new access from Liberty Road ([24/02126/FUL](#)) affecting Lot 3 granted consent on 13th January 2025.

**DESIGNATIONS:** The property is situated outside the South Downs National Park and within the South Hampshire Lowlands National Character area. No other significant environmental designations have been identified. The South Down National Park boundary is adjacent to the western boundary of Lot 3.

**PUBLIC RIGHTS OF WAY:** No public rights of way cross the Property.

**PORTSMOUTH WATER EASEMENT:** By Deed dated 14th November 2007, a 5m easement was granted allowing Portsmouth Water to lay and maintain a water main close to the western boundary adjacent to the Forest of Bere. This affects Lot 3 only. Copy of Deed and Plan available on the Selling Agent's website.



**FOREST OF BERE:** The property benefits from proximity to the historic Forest of Bere which is adjacent to the western boundary of Lot 3. This provides a range of opportunities for walking, horse riding and cycling.

**JAPANESE KNOTWEED:** An area of Japanese Knotweed has been identified on the property against the ditch to the east of the building. The location of this is marked on the **Site Plan**. The Knotweed growth is currently being treated under an active and fully paid for Knotweed management plan with a guarantee period until 30th June 2034 against regrowth. See Selling Agent's Website for Copy of Knotweed Management Plan and Guarantee Certificate.

**COMMUNITY INFRASTRUCTURE LEVY (CIL):** By letter dated for 12th July 2024, Winchester City Council have confirmed that development of the building in accordance with planning consent [24/01077/PNACOU](#) would be exempt from CIL. Copy of Letter available on the Selling Agent's website.

**SERVICES:** Water is currently connected to troughs on Lots 2 and 3. Electricity was previously connected to the building but is not currently. A quote has been obtained for reconnecting the electricity supply. See Selling Agent's Website for Copy of Quote and Plan.

**LOCAL AUTHORITY:** Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [http:// www.winchester.gov.uk/](http://www.winchester.gov.uk/).

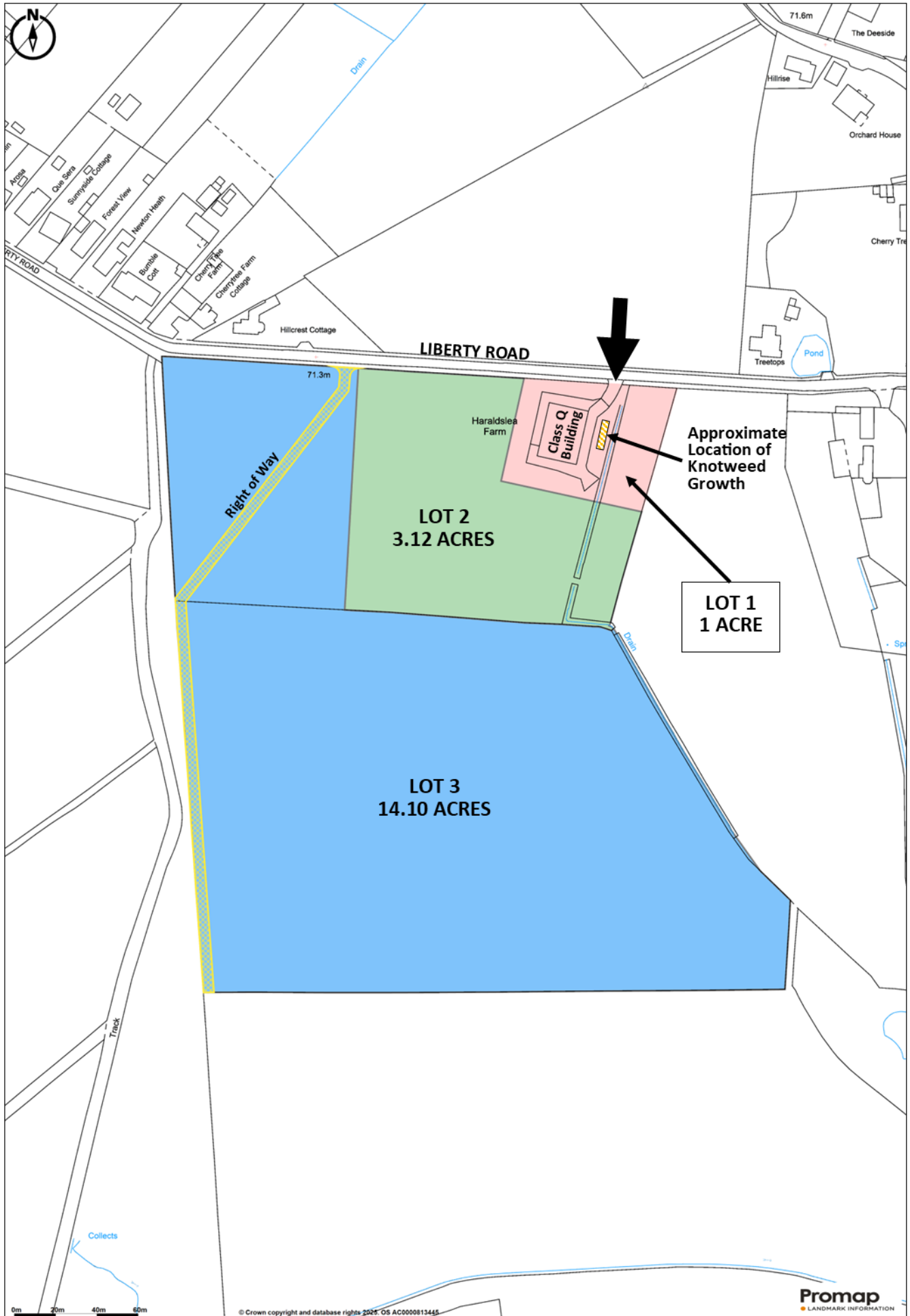


**OFFER INSTRUCTIONS:** Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

**For Further Information Contact:**  
Nathan Broome  
Tel: 01489 896977  
Email: [nathan@gileswheeler-bennett.co.uk](mailto:nathan@gileswheeler-bennett.co.uk)

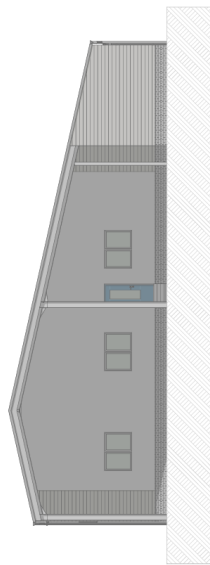
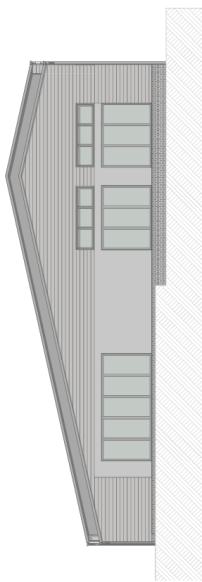
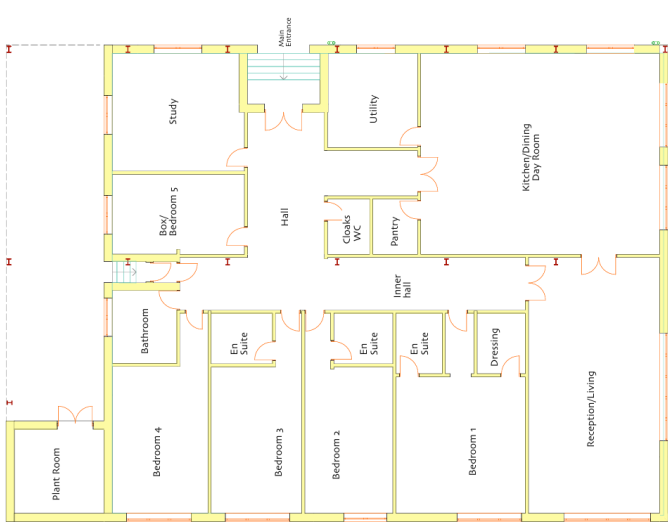
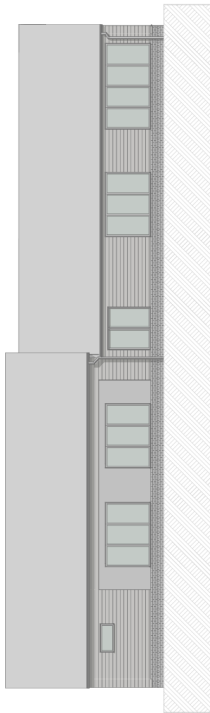
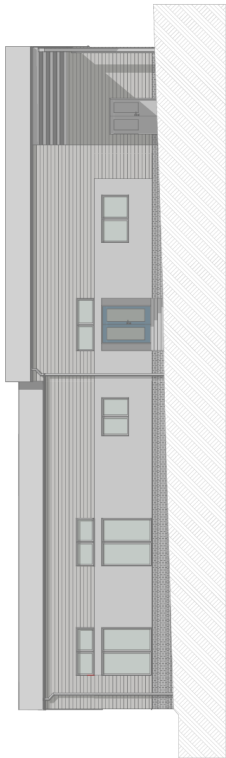


# SITE PLAN



**Subject to Survey**

# PROPOSED FLOORPLAN/ELEVATIONS FOR CONSENTED DWELLING



Proposed  
Residential Conversion  
Haraldslea Farm  
Liberty Road  
Newtown  
Fareham  
PO17 6LD  
Proposed Plans and  
Elevations  
May 2024  
Mick Morris AADipI RIBA  
Chartered Architect  
www.mickmorrisarchitects.com  
info@mickmorris.com

DrG No HFB 02

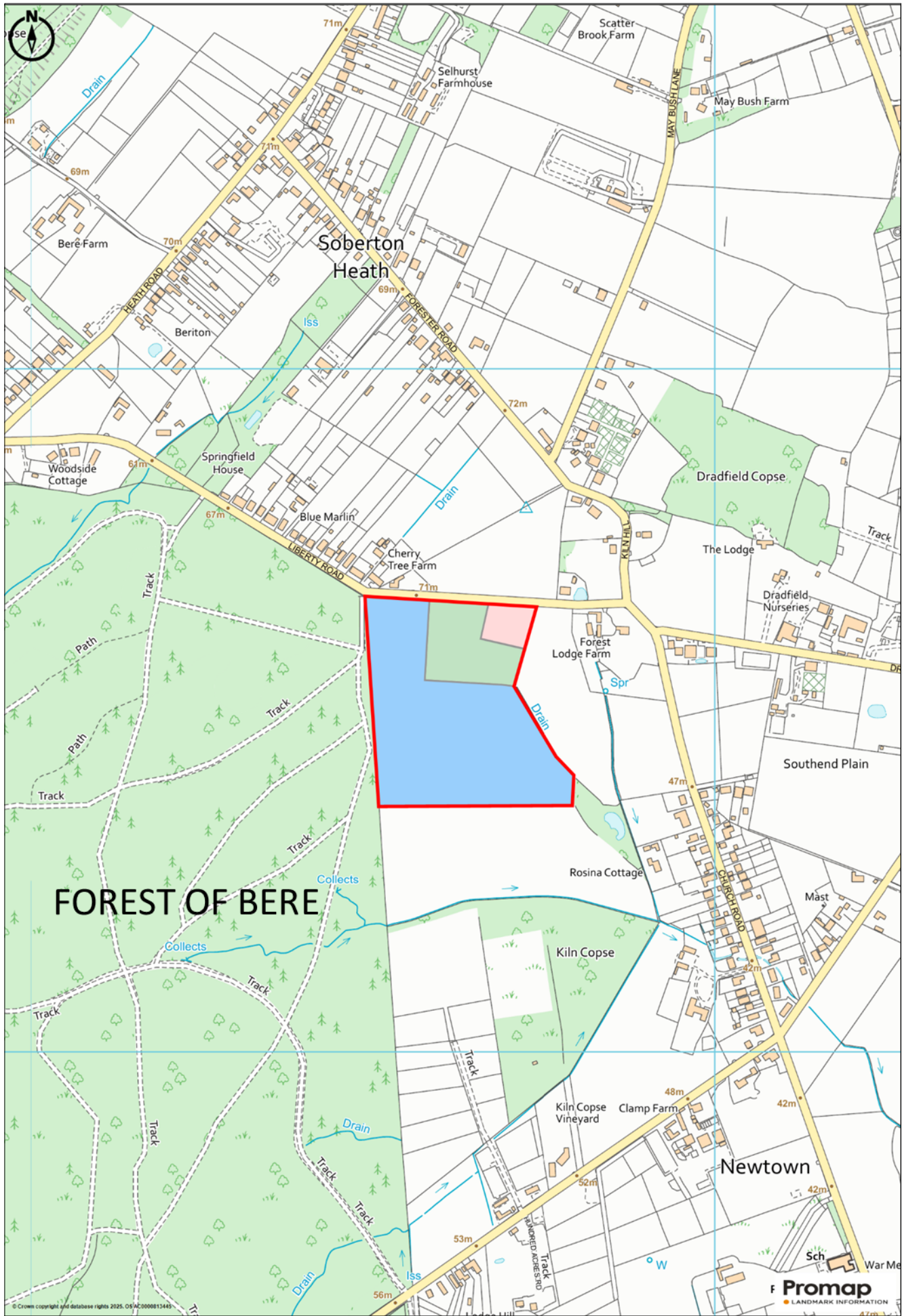
NOT TO SCALE  
MEASUREMENTS ARE APPROXIMATE







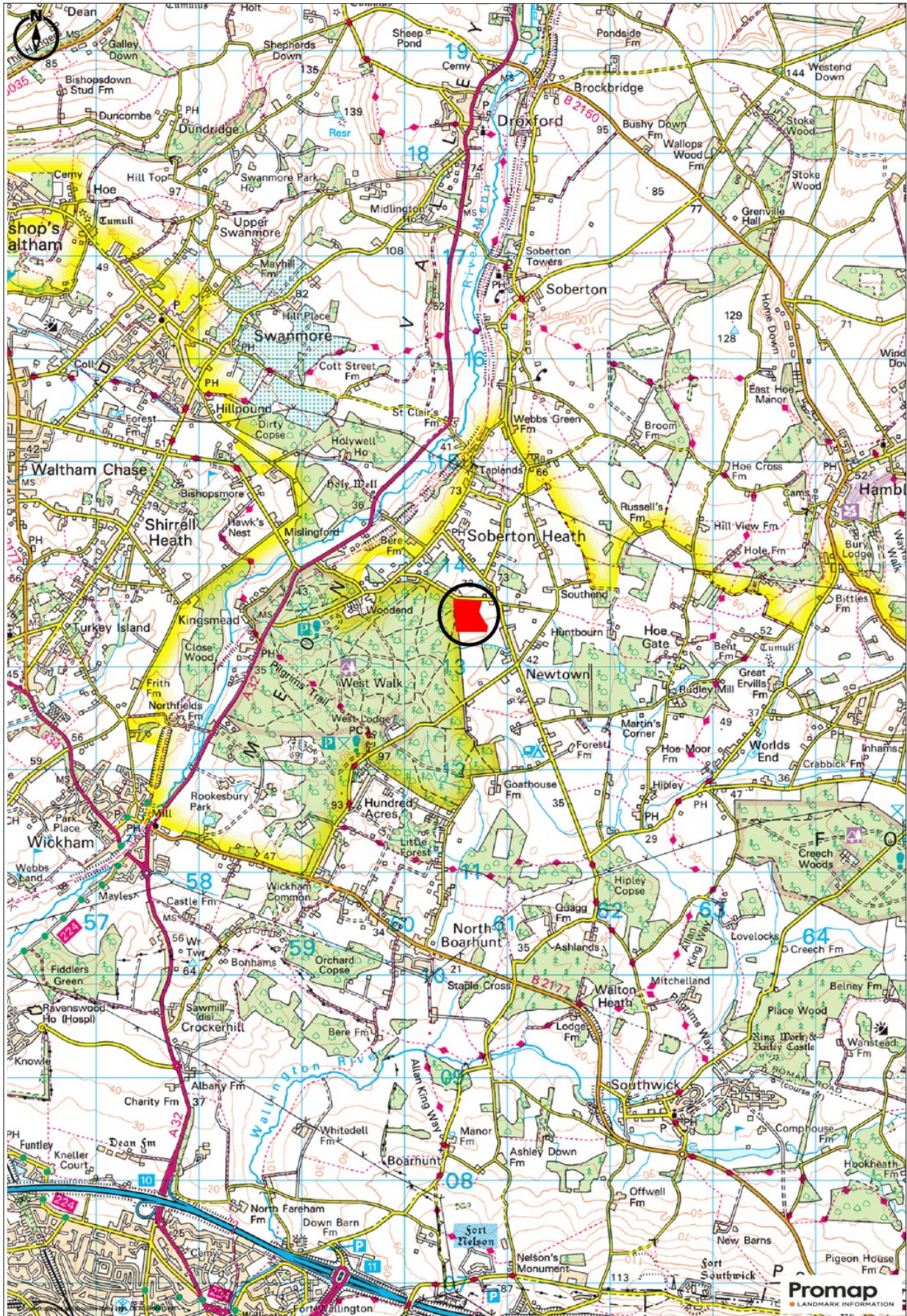
# LOCATION PLAN 1



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.