

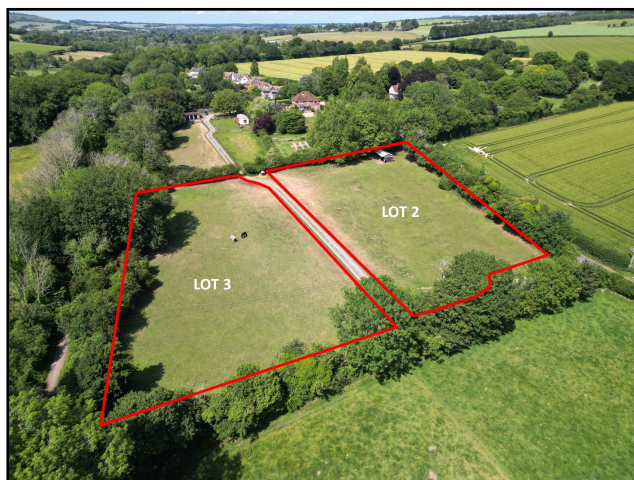
Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

SOBERTON

South Downs Lodge - Holiday Let and Pasture Land

Approx. 2.33 acres (0.94 Ha) in All



Well presented 1 Bedroom Holiday Accommodation positioned in the heart of the Meon Valley adjoining the Meon Valley Trail (disused railway with Public Bridleway) providing excellent horse riding, cycling and walking opportunities.

Up to 2.05 acres of pasture land - fenced and water connected.

South Downs National Park.

	Description	Price Guide
Lot 1	Holiday Lodge	£235,000
Lot 2	1.05 acres Pasture with Field Shelter	£85,000
Lot 3	1.00 acres Pasture	£75,000
	The Whole	£395,000

AVAILABLE AS WHOLE OR IN UP TO 3 SEPARATE LOTS

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 www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS:

HOLIDAY LODGE - STRICTLY BY PRIOR APPOINTMENT ONLY. Please contact this office for an appointment.

PASTURE LAND - Please proceed on foot and unaccompanied 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 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 the Property is through the wooden gate 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 $\frac{1}{2}$ mile and the entrance to the Property is on the right hand side through the wooden gate and onto a gravel drive.

From the White Lion Pub - <https://www.thewhitelionsoberton.com/> at Soberton, proceed north along Station Road and the entrance to the Property is on the left hand side after approx. $\frac{3}{4}$ mile through a set of wooden gates and on to a gravel drive.

DESCRIPTION: The Property extends in all to approx. 2.33 acres (0.94 Ha) as outlined red on the **Site Plan**. The Property comprises:

- **Lot 1** - Holiday Let - South Downs Lodge
- **Lot 2** - 1.05 acres of pasture land with road frontage onto Station Road and Field Shelter
- **Lot 3** - 1.00 acres of pasture land via a right of way and adjoining the Meon Valley Trail

PASTURE LAND: Lots 2 and 3 - There is a total of 2.05 acres of level fenced grazing with water troughs.

MOBILE FIELD SHELTER: There is a timber framed field shelter on Lot 2.

ACCESS TO THE MEON VALLEY TRAIL: Access to this route from the Holiday Lodge for walking and cycling is via a set of secure gates within the northern boundary where it connects to the Meon Valley Trail at position C on the **Site Plan**. A Public Bridleway 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.

Purchasers of the pasture (Lots 2 and 3) will be able to access the Meon Valley Trail via the Public Bridleway off Station Road at position D on the **Site 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. www.southdownslodge.com

The Holiday Lodge is operating well and the typical stay by guests is 2 or 5 nights and parties also staying for a full week.

Current occupation over the last 6 months is estimated at 80%.

Current charges are between £80-100 for a week day and £100-150 for a weekend, depending on the season. Minimum booking 2 nights.

The adjoining range of Stables, parking and land is used for equestrian purposes. South Downs Trekking operate from the Stables taking parties out on rides along the Meon Valley Trail through the gates beside the Holiday Lodge.

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

SERVICES: Mains electricity and water are connected to the Holiday Lodge. Shared Septic Tank serving Holiday Let. Lots 2 and 3 Pasture Land is served by water troughs (sub-meters will be required).

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.

LODGE ENERGY PERFORMANCE CERTIFICATE (EPC): Exempt due to small size.

WALNUT TREE: An attractive mature tree is beside the Holiday Lodge and will be within Lot 1.

COUNCIL TAX: Not currently listed or demanded for the Lodge.

BUSINESS RATES: Not listed or demanded for the Lodge.

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:

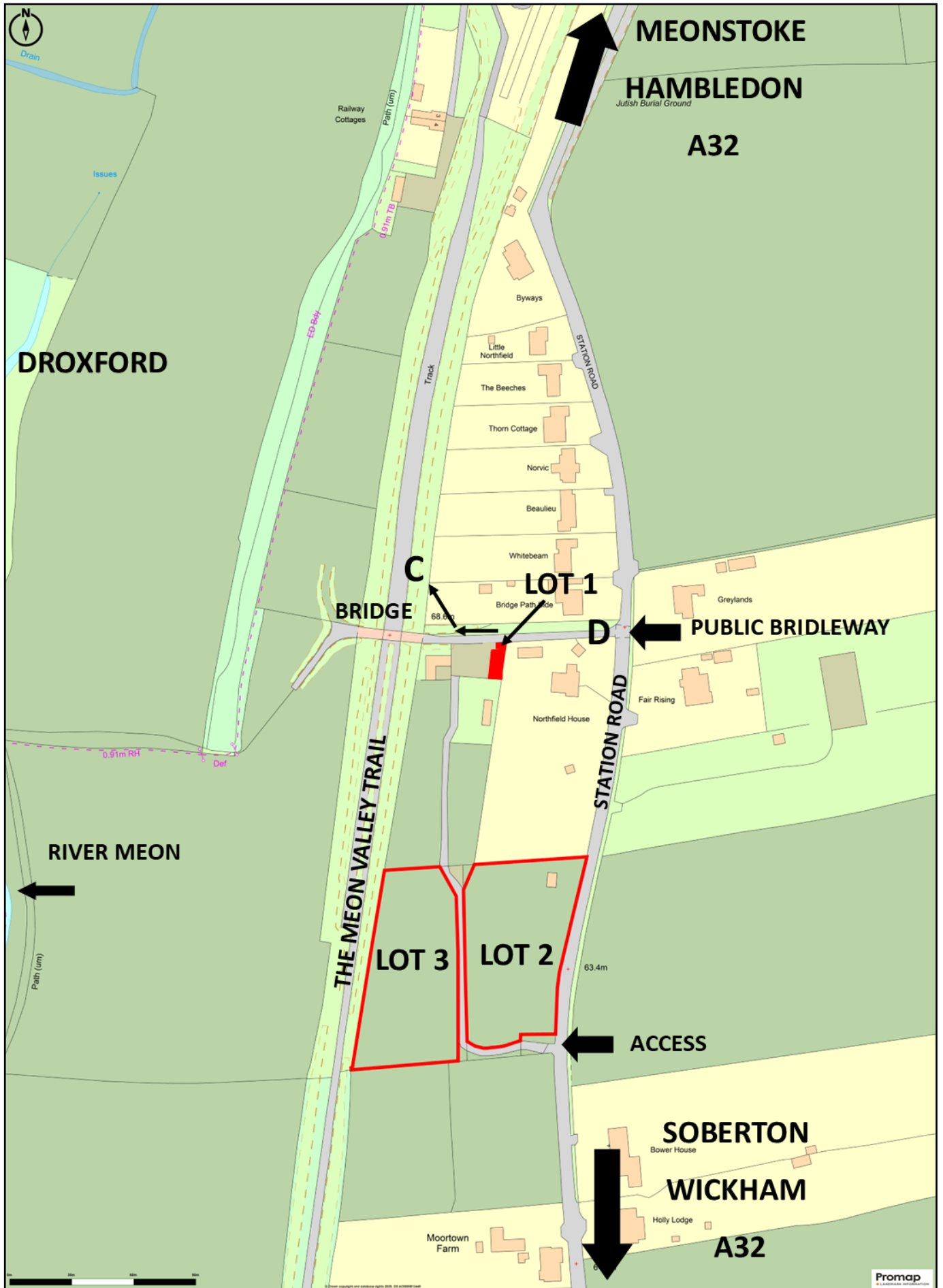
Dominic Plumpton

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

Email: dominic@gileswheeler-bennett.co.uk

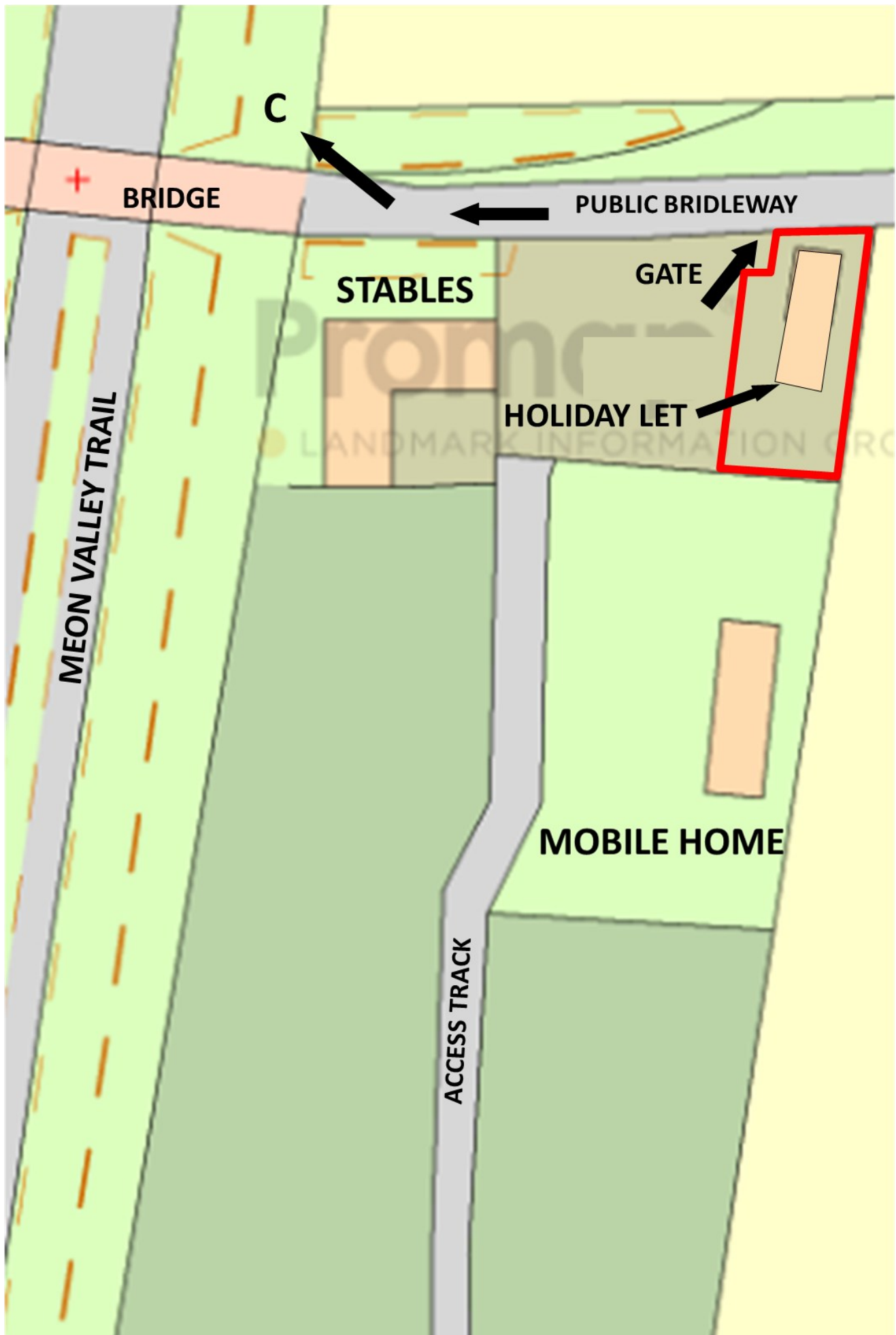


SITE PLAN



Subject to Survey

BUILDING PLAN—LOT 1





ACCESS TO LOT 1



LOT 1



LOT 2



LOT 2



BRIDLEWAY



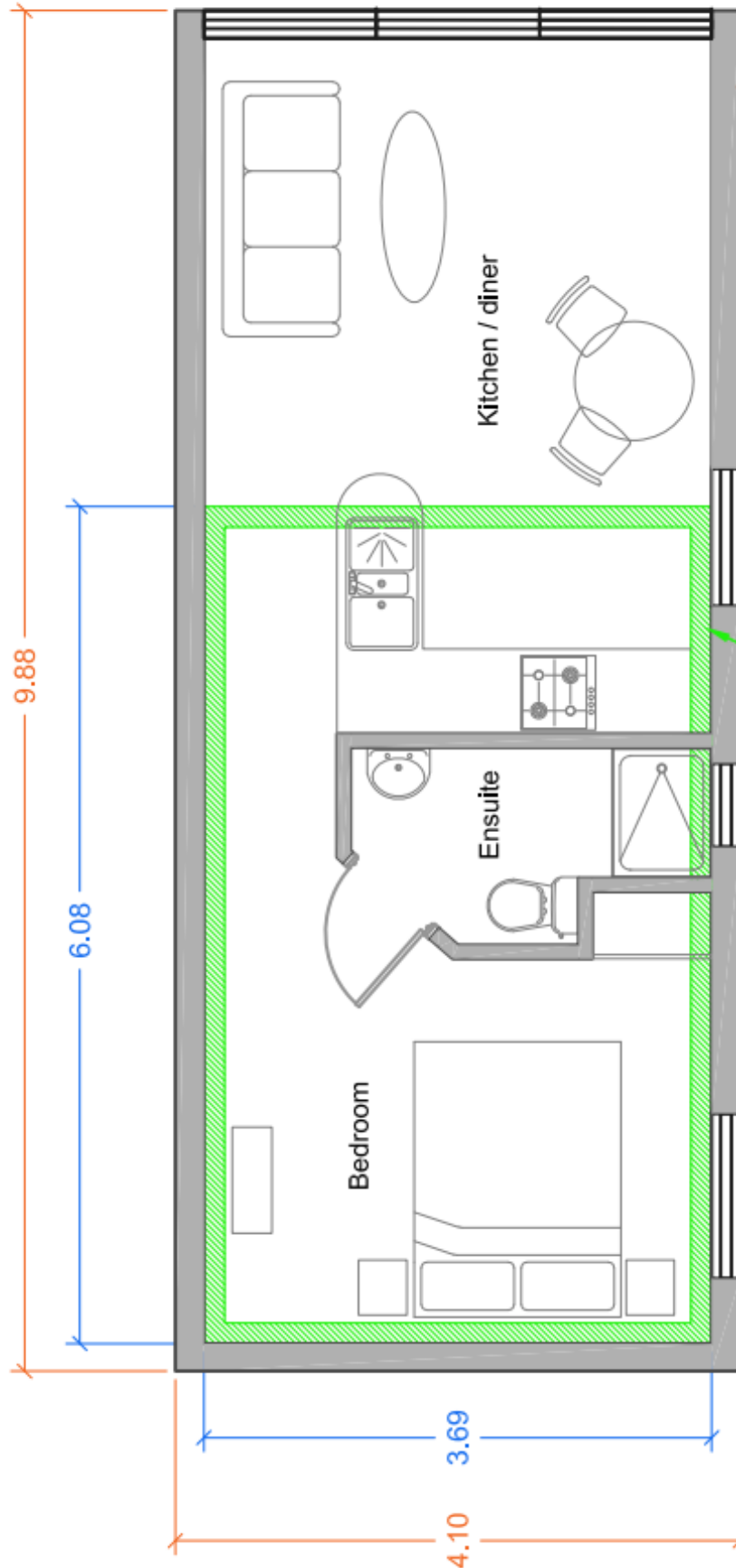
STATION ROAD



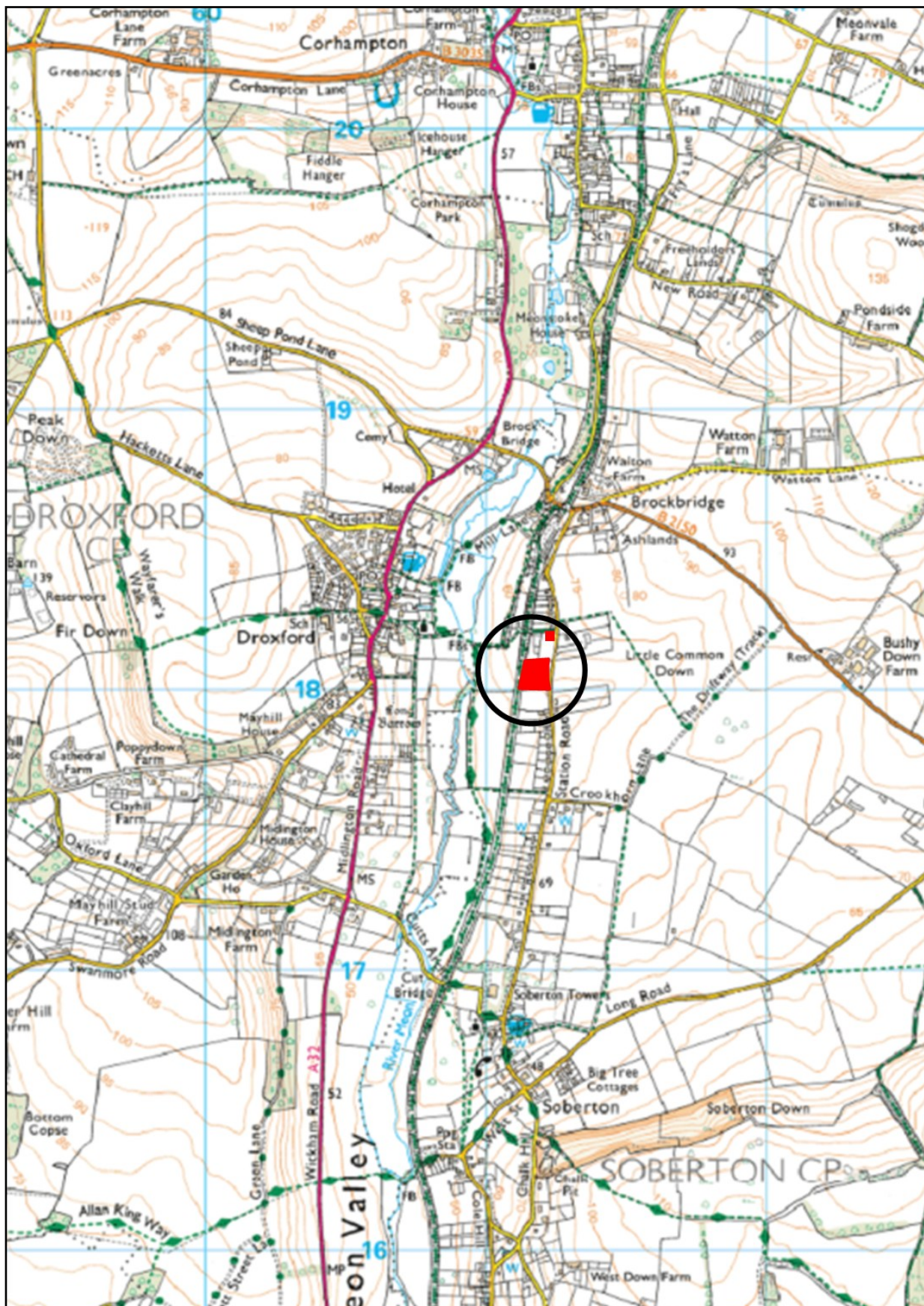




FLOOR PLAN
SOUTH DOWNS LODGE
HOLIDAY LET



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 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.