

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Finchdean Road, Chalton, Waterlooville **Equestrian Holding with Stabling & Arena** **Approx. 6.74 Acres (2.73 Ha)**



Attractive equestrian holding extending to approximately 6.74 acres, including 5.12 acres of established pasture, set within the South Downs National Park, with a beautiful rural outlook.

Comprising a well-equipped yard with five stables (4x 12ft x 12ft and 1x 16ft x 12ft), 60m x 20m all-weather arena and paddocks, with direct access to nearby bridleways. Accessed via a private track from Finchdean Road and benefiting from off-grid services including solar power, water storage and drainage. A ready-made private equestrian holding in a highly desirable downland setting.

Price Guide £650,000

OFFERS INVITED

AS A WHOLE - FREEHOLD FOR SALE



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VIEWING INSTRUCTIONS: *Strictly by appointment only.* It is essential to view the drone video footage available at the www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the www.gileswheeler-bennett.co.uk for further details, photographs, drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. Finchdean Lane, Waterlooville, Hampshire, PO8 0AP.
What3Words: [refills.towels.buckling](https://www.what3words.com/refills.towels.buckling)

The property is situated in an attractive rural position within the South Downs National Park, forming part of the South Downs Local Character Area. The land enjoys a particularly appealing countryside outlook and is bordered to the west by Chalton Down Local Wildlife Site, which is also designated common land, enhancing the setting and amenity value. The surrounding area is highly regarded for equestrian use, with excellent access to nearby bridleways and riding routes across the South Downs.

DIRECTIONS: From Finchdean Road, the property is accessed via a short private accessway (shared with one neighbouring agricultural property). Please refer to the **Location Plan** and **What3Words** reference.

DESCRIPTION: An attractive and well-equipped private equestrian holding extending to approximately 6.74 acres (2.73 hectares), including 5.12 acres of pastureland, together with a comprehensive range of equestrian facilities. The property has been arranged as a practical smallholding, with the land divided into paddocks with a yard area, providing a functional and well-contained layout. The yard includes a timber stable block comprising five loose boxes (four 12ft x 12ft and one 16ft x 12ft foaling box), together with two hay/feed stores, wash-down area and associated hardstanding. A 60m x 20m all-weather arena (sand and fibre surface) with mirrors is positioned adjacent to the yard, providing excellent year-round riding conditions. Additional improvements include a secure shipping container, parking area and ancillary structures.

THE LAND: The pastureland extends to approximately 5.12 acres, forming part of the overall 6.74 acre holding, and is divided into a number of well-fenced paddocks. The land is generally level to gently undulating and well suited to equestrian grazing, benefitting from four field shelters and water provision within the paddocks. The Agricultural Land Classification indicates that the land is predominantly Grade 3 and Grade 4, with the western areas comprising shallow lime-rich soils over chalk or limestone and the eastern areas comprising freely draining lime-rich loamy soils. This soil profile is typical of the South Downs and is well suited to grazing and equestrian use.

EQUESTRIAN FACILITIES

- Timber stable block (5 boxes – 4x 12ft x 12ft, 1x 16ft x 12ft foaling box)
- 2 hay/feed stores
- Wash-down area
- 60m x 20m arena (sand and fibre surface) with mirrors
- Secure shipping container
- Hardstanding yard and parking area
- 4 field shelters

ACCESS & RIGHTS OF WAY: Access is taken via a short private track from Finchdean Road, shared with one neighbouring agricultural property. Although owned with the land, the Land Registry Title confirms third party rights of access over the entrance route to access neighbouring land to the west. A public footpath (Ref: 052/16/1) passes close to the access westwards across the Downs.

PLANNING: The property lies within the South Downs National Park, outside of settlement boundaries; therefore, the planning policies are restrictive as regards the types of development that can be achieved. A number of planning permissions have been granted in respect of the property, confirming its established equestrian use, including:

- **SDNP/16/00998/FUL** – *Retention of stable block, tack room, feed store and toilets* (Approved)
- **SDNP/15/04580/FUL** – *Outdoor riding arena* (Approved)
- **SDNP/16/02285/FUL** – *Timber framed & clad hay, straw & grassland equipment storage barn* (Approved).

A further application (**SDNP/15/01960/FUL**) for an open-air riding arena was withdrawn. A mobile home and separate welfare unit (toilet/shower) are currently on site and have been in situ for a number of years but do not benefit from planning permission and are sold as seen.

SERVICES:

- Rainwater harvesting system (approx. 20,000 litres)
- Solar power system with battery storage and inverter
- Generator back-up
- Septic tank (no mains drainage)
- LPG supply to welfare unit
- Mobile signal booster and security cameras
- No mains electricity connected.

DESIGNATIONS: The Property is situated within the South Downs National Park and the South Downs Local Character Area. It is also adjacent to Chalton Down Local Wildlife Site (Common Land).

LAND REGISTRY: The property entirety of Land Registry Title No. HP416335. The title includes rights reserved for access over the entranceway in common with adjoining land. Copies Available on Selling Agents Website.

TENURE: Freehold with vacant possession on completion.

BUSINESS RATES: Not currently demanded or assessed.

LOCAL AUTHORITY: East Hampshire District Council, PO Box 310, Petersfield, Hampshire, GU32 9HN. Tel: 01730 234110. www.easthants.gov.uk

PLANNING AUTHORITY: South Downs National Park (SDNP), South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. www.southdowns.gov.uk

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

For Further Information Contact:

Nathan Broome

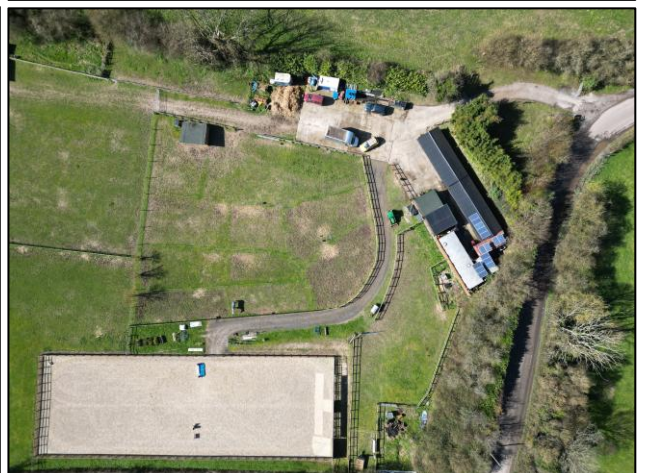
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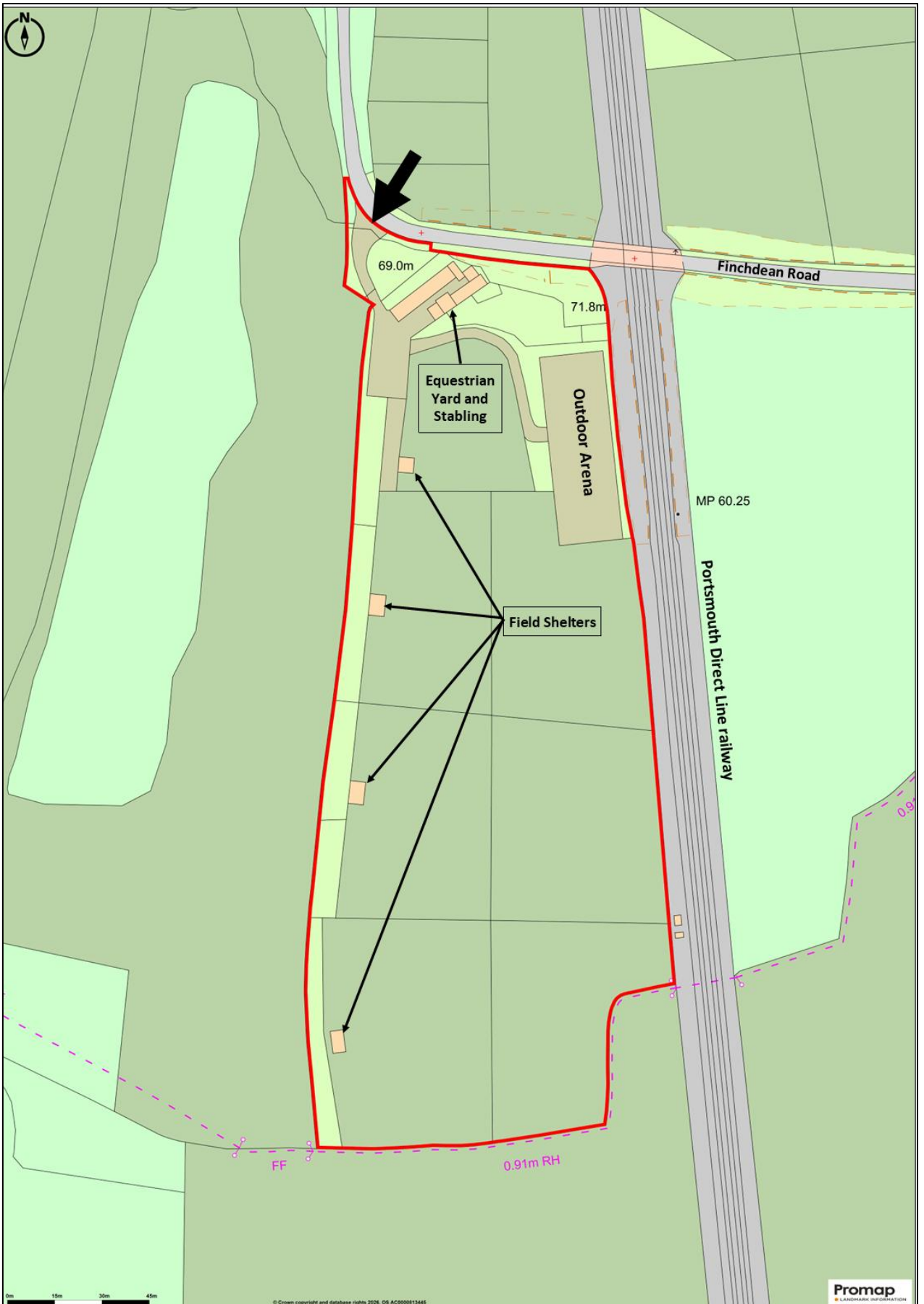






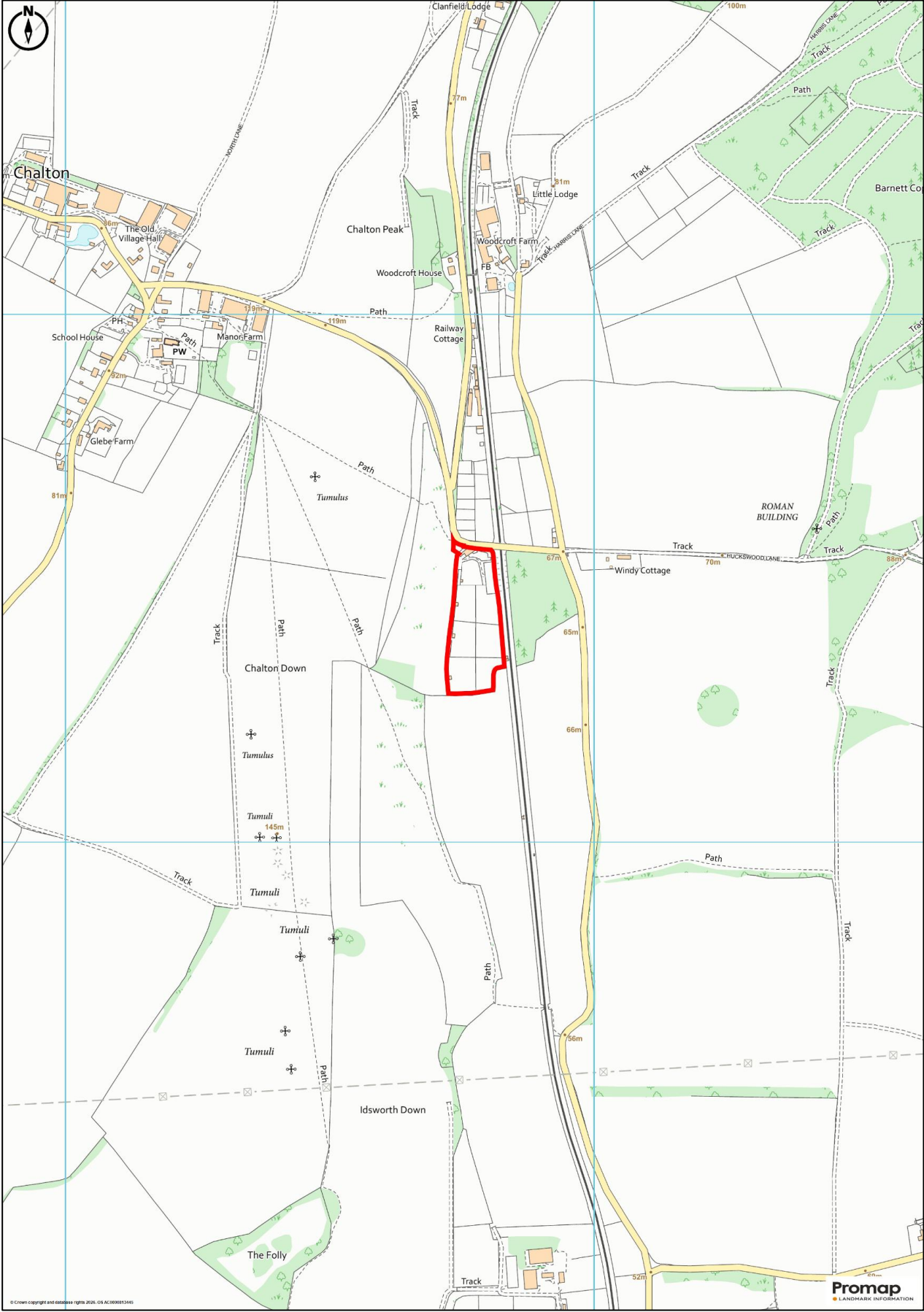


SITE PLAN



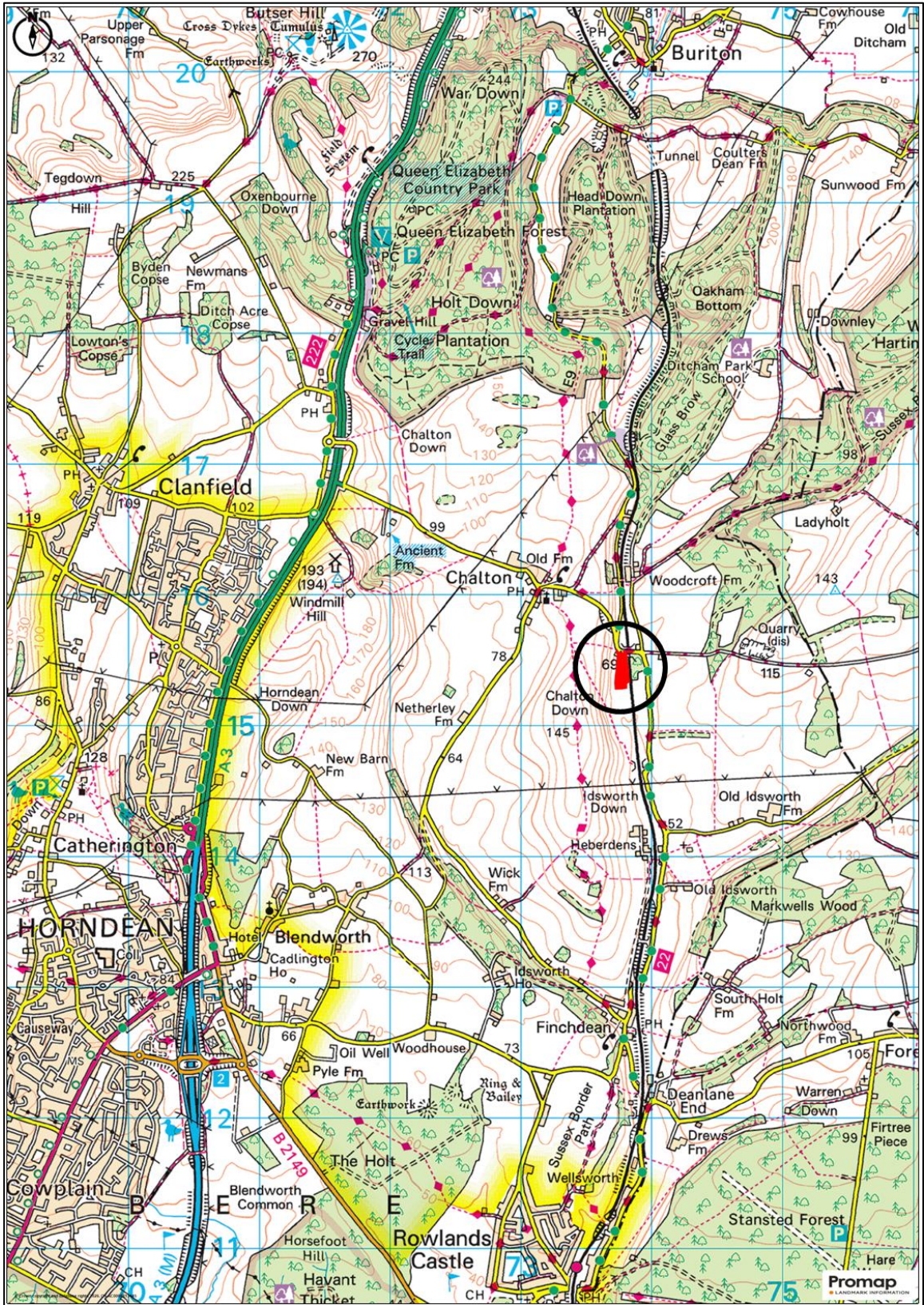
SUBJECT TO SURVEY

LOCATION PLAN



SUBJECT TO SURVEY

LOCATION PLAN 1



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

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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.