

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

**North of Winchester
Kingsworthy SO21 2RP
Up to Approx. 39.11 acres (15.83 Ha)
Agricultural Pasture Land**



A single block of agricultural pasture land used in recent years for the grazing of horses and cropping of grass. Occupying an elevated position. Gently sloping and well drained. Suitable for agriculture, equestrian, forestry, conservation, recreation, BNG, Tourism or other alternative uses, subject to any Planning where required. Services available.

PRICE GUIDE £920,000

AVAILABLE EITHER AS A WHOLE OR IN UP TO 9 LOTS

OFFERS INVITED

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: Strictly by Prior Arrangement Only. Contact Selling Agent to book an appointment.

Car Parking for Parties on Viewing Appointment: Park at **Position D** on the **Site Plan**, in front of the metal gate. Please do not park on the gravel access track between C and D.

PLEASE DO NOT PARK ALONG THE TARMAC ENTRANCE ROAD – THIS ROUTE IS IN CONSTANT USE.

HEALTH & SAFETY – WHEN VIEWING – PLEASE DO NOT ENTER ANY PARCEL WHICH CONTAINS HORSES. PLEASE DO NOT APPROACH ANY HORSE.

Security: The gates at B and D on the **Site Plan** are locked which provide access to the Property and no interested party has authority to access the land in any way and without a prior appointment with the Selling Agent.

VIDEO DRONE FOOTAGE: See the website [LINK](#) for further details, photographs, drone video footage is available showing the whole Property.

Lot	Description	Acres	Price Guide
1	Fenced Pasture.	1.90 acres	£65,000
2	Fenced Pasture.	1.35 acres	£50,000
3	Fenced Pasture.	2.33 acres	£80,000
4	Fenced Pasture.	1.51 acres	£50,000
5	Fenced Pasture.	3.59 acres	£105,000
6	Fenced Pasture.	3.01 acres	£90,000
7	Pasture Land.	3.88 acres	£115,000
8	Pasture Land.	13.12 acres	£165,000
9	Pasture Land.	7.99 acres	£200,000
Whole		39.11 acres	£920,000

See **Location Plan** on which the Property is shaded red.

DIRECTIONS: Please see **Location Plan** and use postcode SO21 2RP and What3Words – <https://what3words.com/happening.resources.meanings>. The Property is off Stoke Charity Road.

DESCRIPTION: The Property extends in all to approx. 39.11 acres (15.83 Ha) and comprises agricultural Pasture Land with approx. 13.69 acres (Lots 1 – 6) currently used for grazing of horses, with the remaining 24.99 acres (Lots 7 - 9) cropped and unfenced.

The land is shown as Grade 3 on the Agricultural Land Classification. The Subsoils are indicated to be of Chalk – ‘shallow well drained calcareous silty soils over chalk on slopes and crests’ on the Geological Survey Plan. The land lies approx. 100m above sea level and gently slopes down to the south.

LAND REGISTRY: All of the Property is registered as part of Title Number HP371. See Land Registry Register and Plan available on Selling Agent’s website.

SERVICES: There is a Mains Water is connection at point C on the plan. The Vendor will grant rights to enable additional connections, if required, subject to a successful application by any purchaser to Southern Water. There is an Electrical Substation on the Vendors retained land. . The Property will benefit from the right to connect by crossing other adjoining land owned by the Vendor if needed subject to SSE agreement to supply power

ACCESS: The Property benefits from a Right of Way at all times and for all purposes off the Public Highway and over the Tarmac Access Road and track between positions A, B, C and D as shown on the **Site Plan**.

AGRICULTURAL PASTURE LAND: Lots 1 – 6 – This land has been grazed in rotation by horses in recent years. The land is subdivided by wooden posts and electric tape and electric battery used when grazing occurs. There are existing plastic water troughs on site serving Lots 1 – 6.

Lots 7 – 9 have not been grazed by horses and in recent years the grass crop is harvested as hay or haylage.

Within Lot 8 there is believed to be historic building material. This area of the pasture is currently uncut (2026). The Vendor has no knowledge of any detail of the material but it is believed to be ‘inert’. The affected area is estimated to be approx. 1.35 acres as approximately identified at the northern end of Lot 8 hatched on the **Site Plan and shown on photographs and within drone video footage**.

ACCESS RIDE: There is an unsurfaced access ride (shaded yellow) between position B and E on the **Site Plan** approx. 3.5m width between post and electric tape fence which provides access to the various grazed parcels of pasture land.

ACCESS TRACK - Lots 8 and 9 ONLY: There is an existing vehicular track between position D and F on the **Site Plan** and positioned close to the railway line. This will provide access to Lots 8 and 9 only.

CURRENT OCCUPATION OF THE LAND: The land is currently rented and grazed by a neighbouring equestrian yard 'Cherry Tree Stables'. The Vendor has served Notice on this Tenant to vacate the land. Their occupation and use continues through this marketing campaign.

The Tenant owns the following fencing and equipment on the Property, and so has the ability to remove these items when they vacate:

Wooden posts, electric tape fencing and fittings. Electric Batteries.

Plastic water troughs (10 in total) and associated water pipes laid.

Metal gate at northern end of 'Access Ride' and wooden gate at position B.

DESIGNATIONS: No ecological designations affect the Property.

VACANT POSSESSION OF THE PROPERTY: The property will be sold with Vacant Possession on completion. The Vendor is prepared to discuss with the outgoing tenant the retention of fencing, water troughs and gates if required.

TPOs: None affect the Property.

PUBLIC RIGHTS OF WAY: No Public Footpaths or any other Public routes cross the Property.

WAYLEAVES AND EASEMENTS: No cables, wire or pipelines cross the Property.

THE RIGHT TO CONNECT TO SERVICES: The Property benefits from the right to connect into existing (e.g. water and electricity) and future services laid in the roadway and track between positions A, B, C and D).

POTENTIAL NEW GATEWAYS – Lots 2 and 4: There is the right for Purchasers of Lots 2 and 4 to create new gateways in the existing post and wire fence between positions C and D as identified by arrows on the **Site Plan** and so then these owners would not necessarily have to use the shared '**Access Ride**'.

DEVELOPMENT UPLIFT: None.

MAINTENANCE OF FENCING AROUND THE 3 EXISTING DWELLINGS: The owners of the neighbouring dwellings are responsible for maintaining the existing post and wire boundary fence that surround their properties. This affects Lots 4, 7, 8 and 9.

WOODLAND BELT – Lots 8 and 9: There is a narrow strip of broadleaved woodland/scrub to the south and east of the vehicular track between Position D and F on the **Site Plan**.

PLANNING HISTORY: There is no Planning History for the pasture land. It has been used for agriculture for many years.

Lots 1 – 6 have been grazed by horses in connection with a commercial Livery Business for a number of years. This use is ongoing until the Tenant vacates.

HEDGE: There is an established hedge across the Property as identified on the **Site Plan** between Lots 3 and 5 and Lots 4 and 6.

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

THE PROPERTY IS NOT WITHIN THE SOUTH DOWNS NATIONAL PARK.

OFFER INSTRUCTIONS:

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

For Further Information Contact:

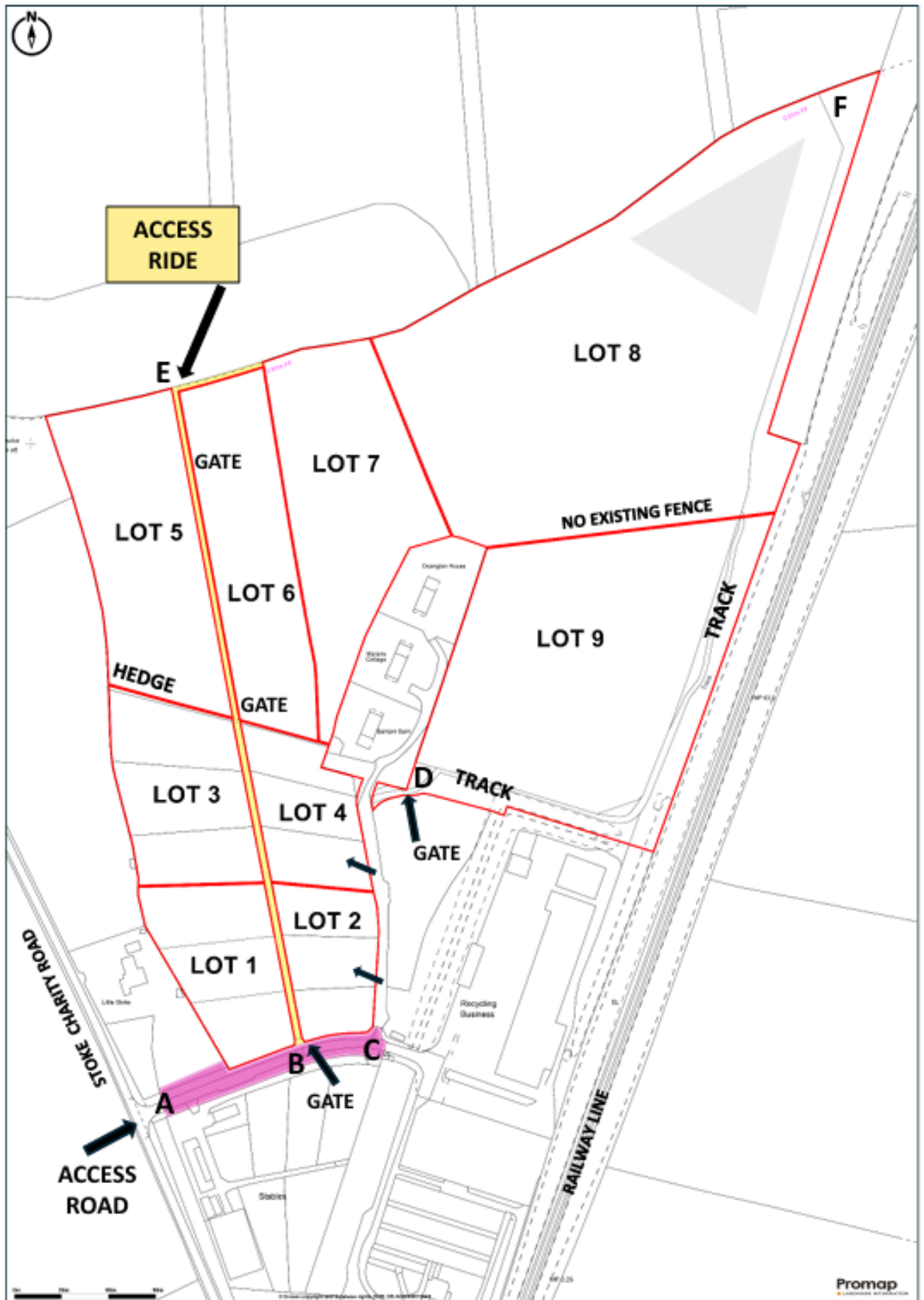
Dominic Plumpton

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

Email: Dominic@gw-b.co.uk



SITE PLAN

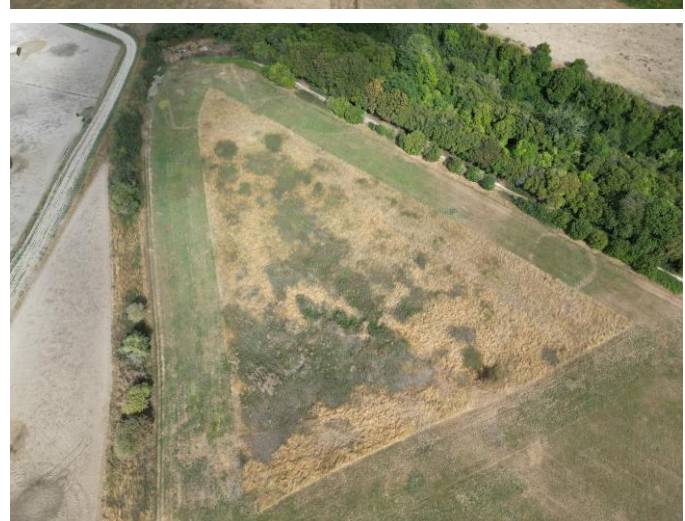
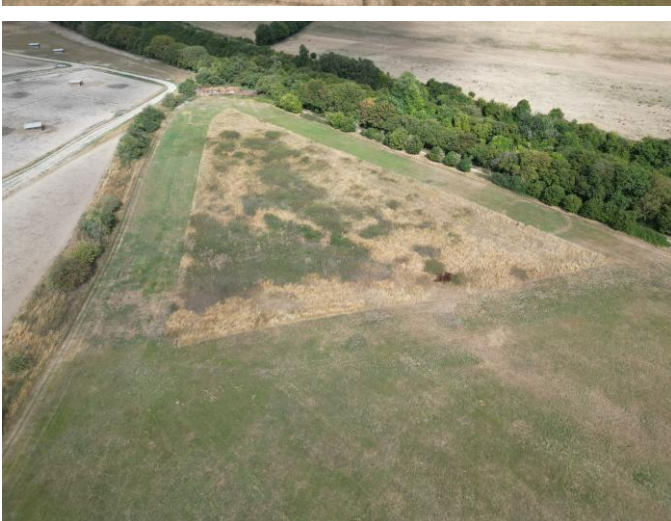
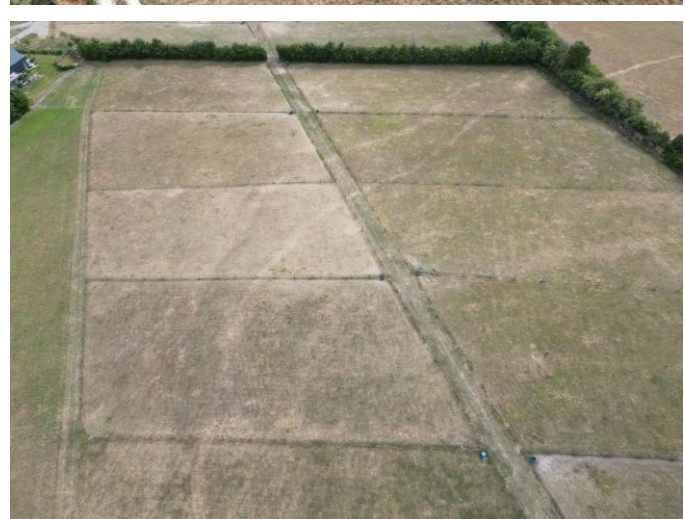


FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

SUBJECT TO SURVEY





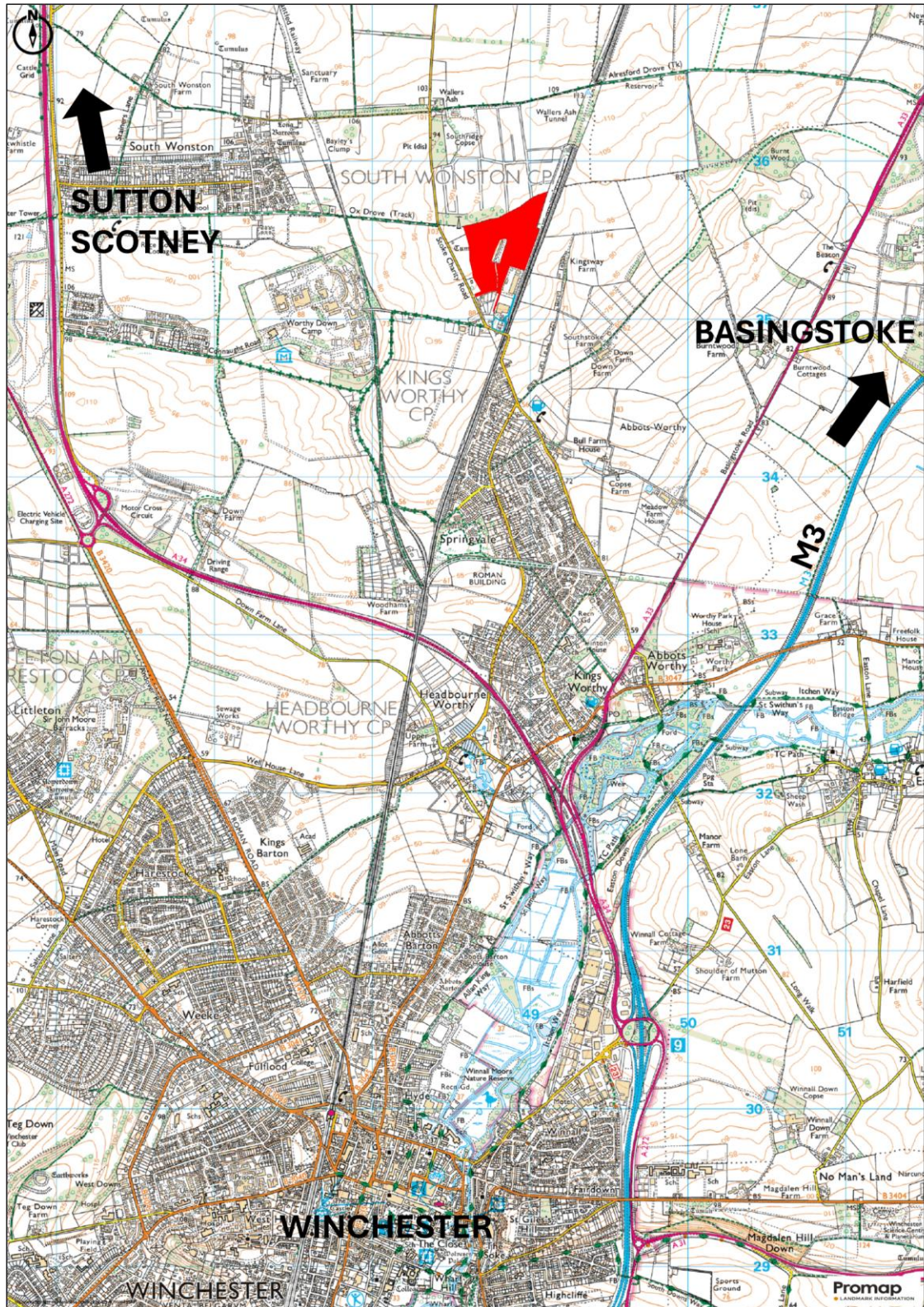








LOCATION PLAN



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.