

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

SOBERTON HEATH

BUDDEN'S LANE, PO17 6JY

Pasture Land

Approx. 11.34 acres (4.59 ha) in All



In the Meon Valley adjoining the Meon Valley Trail ('Disused Railway Line') and the Forest of Bere with access to Horse Riding. A block of pasture land situated within the South Downs National Park. Conveniently located just off the A32. Road frontage. Mains Water available. Suitable for agricultural, conservation, biodiversity, equestrian, recreational or other uses, subject to planning where necessary.

Lot	Description	Acres	Price Guide
1	Approx. 5.67 acres Pasture land with road frontage	5.67	£200,000
2	Approx. 5.67 acres Pasture land	5.67	£170,000
The Whole	Approx. 11.34 acres	11.34	£370,000

AVAILABLE AS A WHOLE OR IN UP TO 2 LOTS

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY



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VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. Please take care when accessing over roadside gate. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to 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**. The Property is located just within the South Downs National Park close to the hamlet of Woodend in the Parish of Soberton and within ¼ mile of the A32 main road approximately 2 miles north-east of Wickham. It is in the Meon Valley with the River Meon across the A32 less than 300 yards away. The Property is bounded by the historic and picturesque Meon Valley Trail to the north with the Forest of Bere across Budden's Lane to the south. **What3Words:** ///stream.thousands.decks.

DIRECTIONS: From Wickham: Head north on the A32, after approximately 1.9 miles turn right off A32 signed Soberton Heath and Newtown into Budden's Lane. Proceed down the lane, over the bridge that crosses the Meon Valley Trail and continue for approximately ¼ mile. The property is accessed via a double gateway on the left immediately before a residential property 'High Clearing' and a sharp right hand bend.

DESCRIPTION: See **Site Plan**. The Property extends to 11.34 acres (4.59ha) of permanent pasture in a single block. The boundaries consist mainly of post and wire fencing with mature hedging and trees. The Property benefits from good road frontage and access from Budden's Lane. The boundary between Lot 2 and neighbouring land to the south is new post and wire fencing. There are residential properties to the north between Meon Valley Trail and the A32 and on both sides of the Property fronting onto Budden's Lane. The Land has previously been used for grazing livestock.

According to the Agricultural Land Classification the land is Grade 4. The Geological Survey Map indicates that the Property is within an area of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. The land has a northerly aspect and slopes into the valley towards the River Meon. The highest point near the access is 66m above sea level, the lowest point on the northern boundary is around 42m above sea level.

The Property is being offered as a whole or in up to two Lots. See **Site Plan**. There is currently no internal fencing between the Lots. If the Property is sold in Lots the new owner of Lot 1 will be responsible for erecting fencing on its boundary with Lot 2. The boundaries between the Lots are marked with coloured pegs on-site.

LAND REGISTRY TITLE: The Property consists of part of Land Registry Title HP768329. Please see **Additional Documents** for Copies of Register and Plan.

ACCESS: The main vehicular access off Budden's Lane is identified by the arrow on the **Site Plan**. There is a right of access over neighboring land hatched blue on the **Site Plan** providing access to both Lots. A further right of way (4.5m wide) for the benefit of Lot 2 will be provided over Lot 1 —see the black hatched area on the **Site Plan**. That is unless the two Lots are sold to the same purchaser. Any improvement to the surface of the access width is likely to require planning consent.

HORSE RIDING: Membership of TROT (Toll Rides Off-road Trust) will give horse riders the right to enjoy scenic horse ride through the nearby forest trails at West Walk, Hundred Acres and Woodend. There are 11 horse gates to access the forest. See link for more information - <https://www.forestryengland.uk/west-walk/horse-riding-west-walk>

SERVICES: The Property benefits from a mains water supply with a trough in Lot 1 on the boundary with Budden's Lane at the position marked X on the **Site Plan**. Mains Electricity is not connected but is likely to be available close by.



PUBLIC RIGHT OF WAY: No Public Rights of Way cross the Property. There is good access from the Property to the local public rights of way network using the Meon Valley Trail (Restricted Byway). Although no access currently exists directly from the land to the trail, access routes could be created from Lots 1 and 2 through the fenceline along the northern boundary. Interested parties should make their own enquiries on this matter. It is also possible that the trail may be accessed via common land to the west of the property. The Trail, a disused railway line, provides an easy and safe route from Wickham approximately 2 miles south-west to West Meon approximately 7 miles north-east passing through other settlements on the way and connecting with other parts of the public rights of way network. It can be used for walking, cycling or horse riding. See **Site Plan** and **Location Plan 1**. See SDNP Leaflet on Meon Valley Trail -

[Leaflet](#)

OVERAGE: The Vendor is mindful to retain a 30% share of any uplift in value caused by a planning consent for any development within a 25 year period but excluding any equestrian or agricultural development.

PLANNING: The Property is within the South Downs National Park and the Local Plan shows the land to be 'Countryside'. There is a mineral safeguarding area protecting sharp sand and gravel resources affecting a small part of the site on the southern boundary. The only recent planning application relating to the Property in the past 10 years is an application and subsequent appeal for the erection of stable building, an all weather exercise area and associated works on the property in 2014 which were not consented.

PLANNING AUTHORITY: South Downs National Park, North Street, Midhurst, West Sussex, GU29 9DH. Tel: 01730 814810. <https://www.southdowns.gov.uk>.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ. Tel: 01962 840222. <https://www.winchester.gov.uk/>

BIODIVERSITY NET GAIN (BNG): There may be the potential for parts of the Property to be managed in a way, or with new habitats established, to be suitable for use as part of the new requirement for development to provide a 10% biodiversity net gain. Such BNG Credits can then be sold to developers. See the RICS note for your interest - [BNG](#)



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:

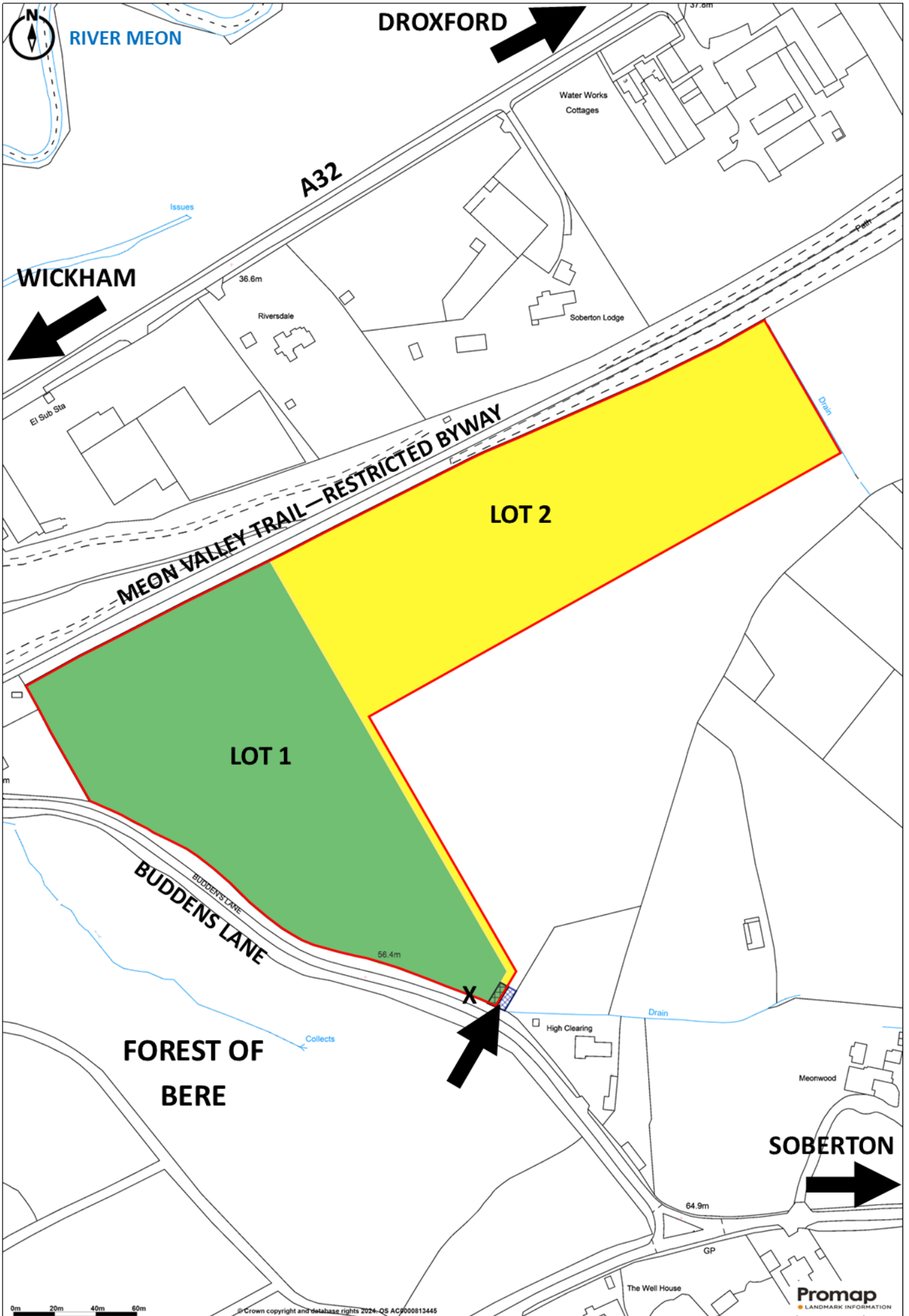
Nathan Broome

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SITE PLAN

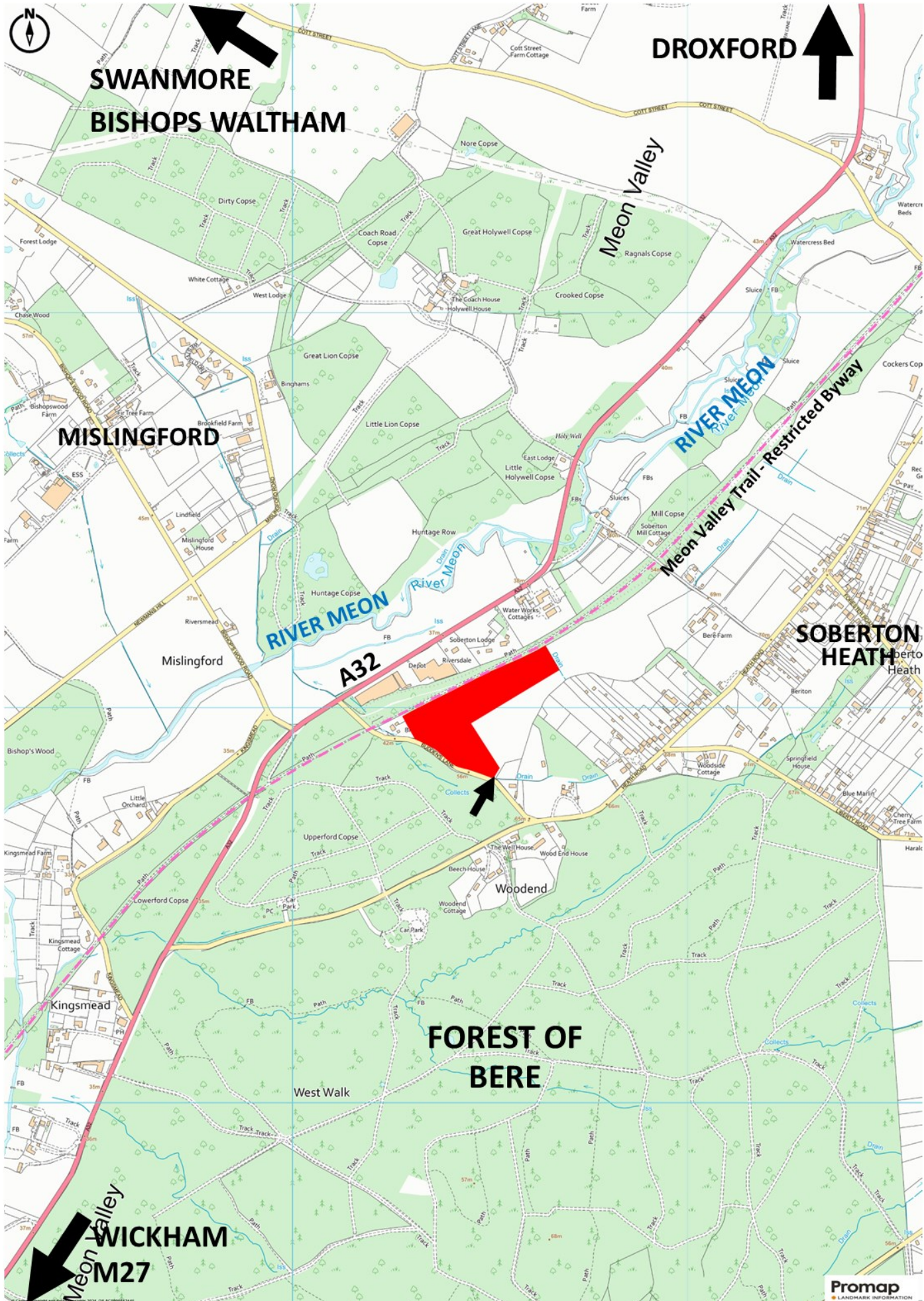


Subject to Survey





LOCATION PLAN 1



LOCATION PLAN 2



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.