

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## ORCHARDLEIGH

**Botley Road, Bishop's Waltham SO32 1DR**

**Approx. 2.98 acres (1.20 ha) in All  
Upper reaches of the Hamble Valley**



**Former Nursery. Well positioned within a mile of Bishop's Waltham along a quiet lane. A small holding historically used for horticulture. Detached 3 Bedroom House (1,279ft<sup>2</sup>) built in 1964. Agricultural Occupancy Condition affecting the house. Outbuildings 2,583ft<sup>2</sup> (partially dilapidated), 2 Stables and 7 Polytunnel frames. Pasture (1.82 acres). Suitable now for alternative uses, subject to Planning Consent where needed.**

**PRICE GUIDE £725,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE - PRIVATE TREATY - VACANT AND NO CHAIN**



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**VIEWING INSTRUCTIONS: Strictly By Appointment Only. Please contact this office to arrange an appointment. 01489 896977.** It is essential to view the drone video footage and read the Sales Particulars available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to 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 Plan**. Within a mile of Bishop's Waltham along the Botley Road (B3035).

**DIRECTIONS:** From the roundabout at The Crown Hotel in Bishop's Waltham take the Botley Road (B3035) south towards Botley. After approx.  $\frac{3}{4}$  mile turn right into a Tarmac lane (private). Proceed along the lane and after approx. 200m the entrance to Orchardleigh is on the left hand side. <https://what3words.com/blazing.develop.overlaid>

**DESCRIPTION:** Well positioned within a mile of Bishop's Waltham. Extending in all to approx. 2.98 acres as shaded red on **Site Plan 1**. Suitable now for alternative uses, subject to Planning Consent where needed. Detached 3 Bedroom House built in 1964. Agricultural Occupancy Condition on the house. Outbuildings (up to 2,583ft<sup>2</sup>) and 7 Polytunnel frames. 2 Stables and pasture (1.82 acres).

A family run small holding formerly known a 'Orchardleigh Nursery' established in the 1960s and used for the growing of vegetables and flowers and some egg production. Now a set of redundant (partially dilapidated), outbuildings, glasshouse and of aluminium framed Polytunnels with yard area.

**ACCESS:** See **Site Plan 2** on which the route of the access lane (private) is identified by the blue line linking to both position A and B along the Botley Road. There are 3 residential properties and a commercial yard that are accessed from this same private lane off the Botley Road. We are informed by the Vendor that each property is able to use the access lane in either direction along the blue route.

**LAND REGISTRY:** The Property is not currently registered. See **Site Plan 1** and note that the extent of the Property includes a section of the access lane immediately in front of the house. Neighbouring properties that use the access lane have reciprocal rights to pass over the short section of the lane at the frontage of the Property.

**HOUSE:** See **Floor Plan**. 3 Bedrooms (Bedroom 4 is a smaller room accessed via Bedroom 3). The accommodation extends to a gross internal floor area of 1,279ft<sup>2</sup> (118.8m<sup>2</sup>). The house has not been extended since its original construction in 1964. Cavity wall construction.

**OUTBUILDINGS:** See the Photographs and watch the Drone Video on our website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk). The range of timber framed buildings (a number being dilapidated) extend to approx. 2,583ft<sup>2</sup> (240m<sup>2</sup>). Electricity (untested) is connected to one of the buildings.

**PASTURE LAND:** There is a block of pasture at the western end of the Property. Fenced and bounded by mature trees. Level and appears to be well drained. Small orchard. Approx. 1.82 acres in all including an area of pasture adjacent to the Polytunnels on the southern boundary.

**STABLES:** There are 2 timber framed Stables and a Store serving the pasture.

**POLYTUNNELS:** There are 7 Polytunnels in various states of condition. These historically used for the growing of vegetables and flowers. Paved paths and gravel throughout these Polytunnels.

**DESIGNATIONS:** There are no environmental designations affecting the Property.

**HOUSE AND OCCUPANCY CONDITION:** See Additional Documents on our website for Planning Consent Ref: DRD.2605.2 for the House dated 26th June 1964 with Condition 3 stating:

***'The occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture as defined in Section 221(1) of the Town and Country Planning Act, 1962, or in forestry, and the dependants of such persons'.***

The house was occupied by the original Proprietor and owner until 2022. Interested parties must make their own enquiries. Then please discuss this matter with the Selling Agent.

There are no other Planning records for any of the Outbuildings/Polytunnels for all of which have been in place for approx. 50 years.

**HOUSE INSURANCE CLIAM:** There was structural movement observed in 2015 and an insurance claim was pursued via NFU Mutual Policy overseen by Cunningham Lindsay Loss Adjusters with repair works, tree removal and 9 month monitoring prior to a 'Certificate of Structural Adequacy' concluding the matter in January 2017. Contact GWB for further details which can be provided.

**TREE PRESERVATION ORDERS (TPO):** There are no TPOs affecting the Property.

**EASEMENTS:** There is a sewer pipe that passes through the Property at the eastern end of the pasture area, beside the Stables.

**SERVICES:** Mains electricity and water. Private drainage - Cess Pit. Telephone.

**PUBLIC RIGHTS OF WAY:** None cross the Property. There is pedestrian access via the blue route on **Site Plan 2** to connect to a Public Footpath approx. 200m away to the north of the Property.

**COUNCIL TAX:** Property Band = E for year 2023/2024 = £2,598.72

**BUSINESS RATES:** None are demanded at the Property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

**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:**

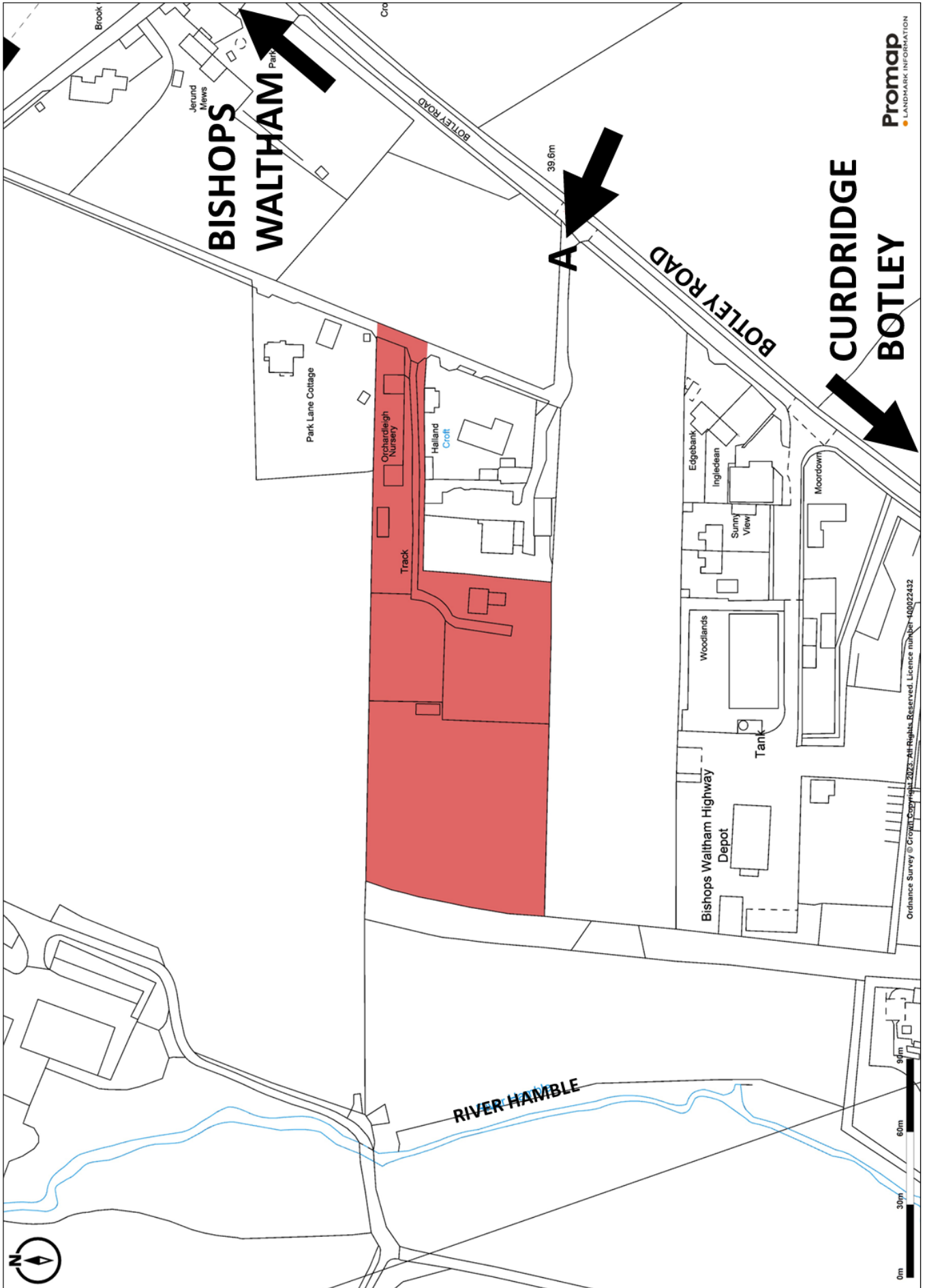
Dominic Plumpton

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

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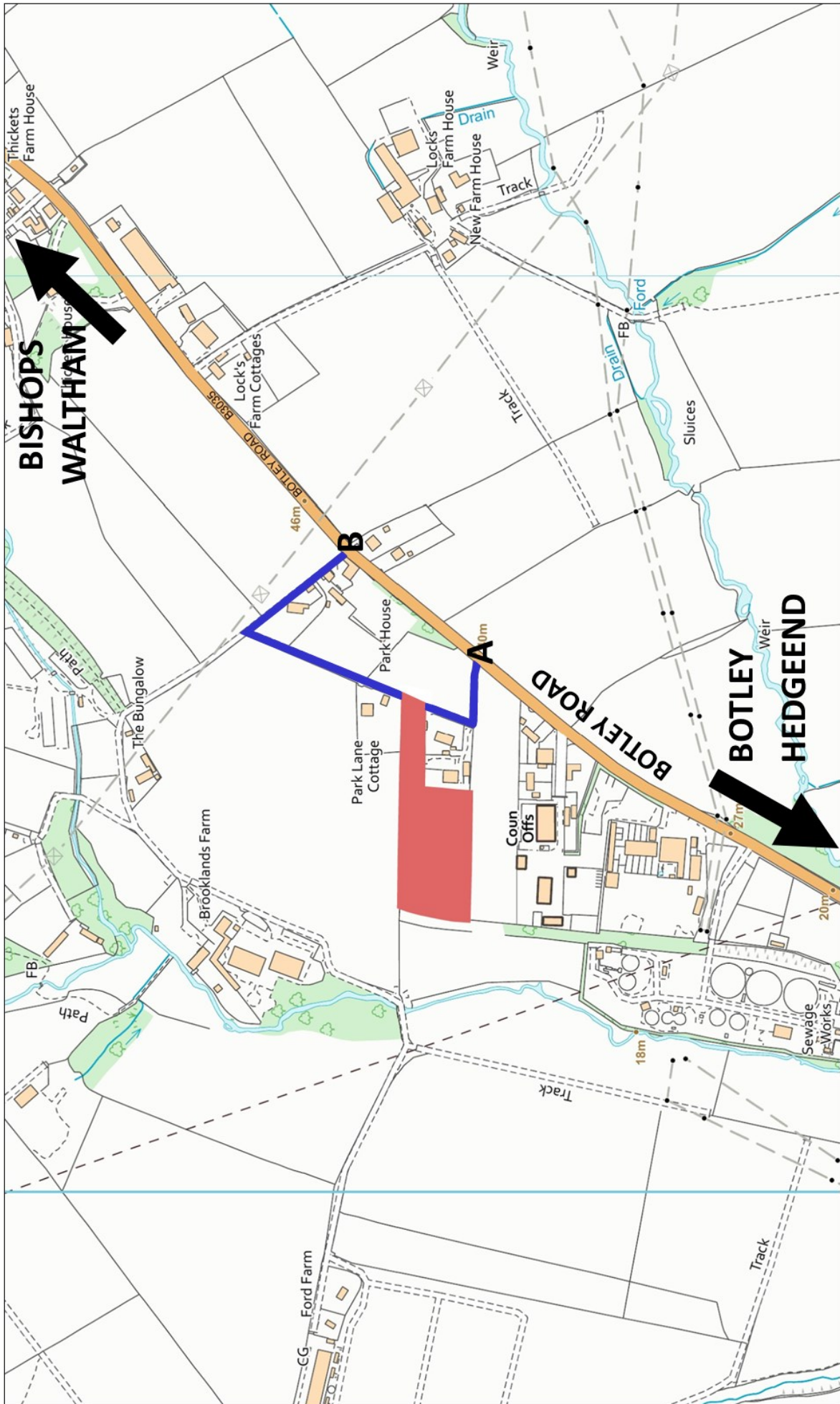


# SITE PLAN 1



Subject to Survey

# SITE PLAN 2















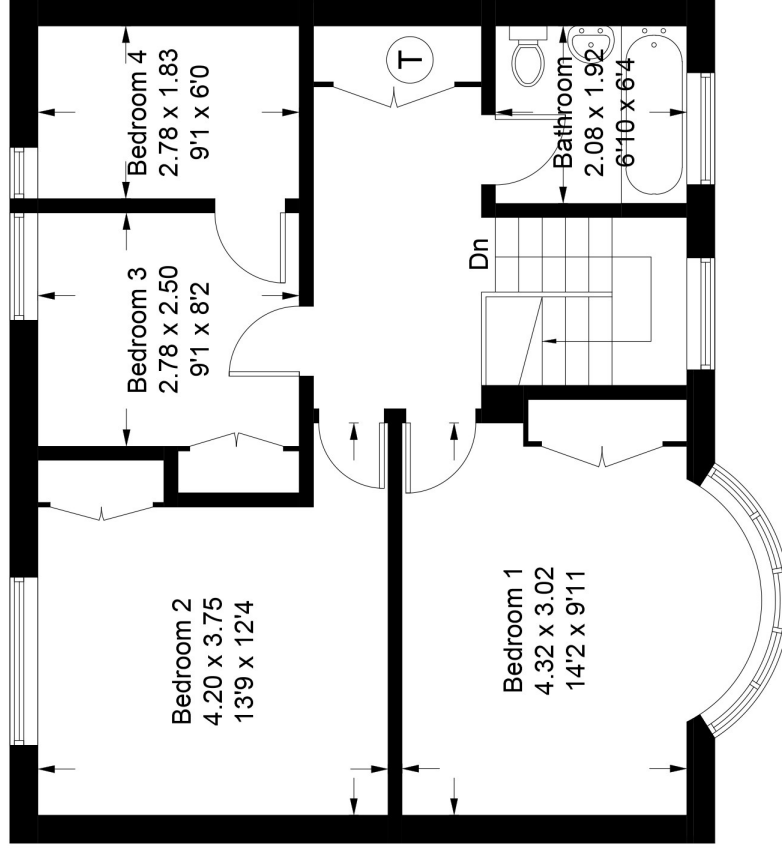
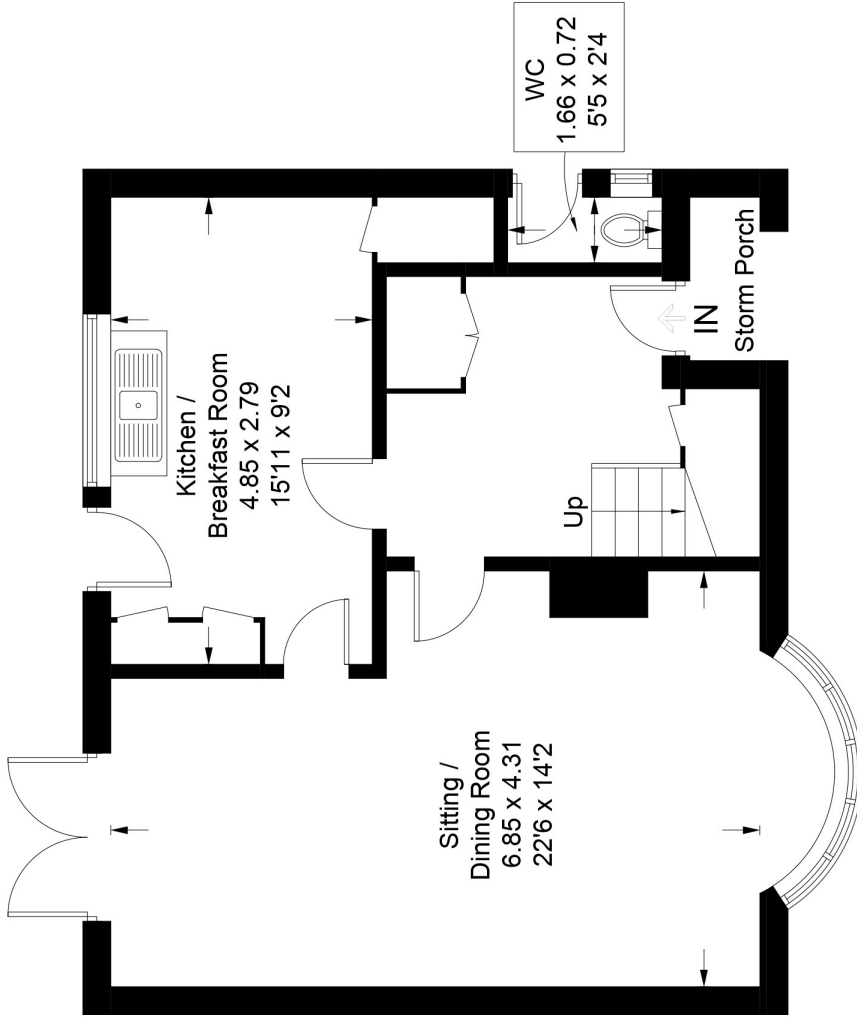




# FLOOR PLAN

## Orchardleigh

Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID982588)

# 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.