

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Twelve Oaks Farm
Brickyard Road, Swanmore SO32 2PJ
Bungalow, Buildings, Stables, Pond and Land
Approx. 10.89 acres (4.41 ha) in All



**5 Bedroom Bungalow (1,567ft²), Range of Modern Buildings (5,485ft²),
4 Stables, Pond (0.35 acres), Aviary, Pasture (7.01 acres) with possible long term
hope of Residential Development (Lot 3), Planning Consent for Riding Arena,
3 vehicular access points.**

Lot	Description	Price Guide
1	Approx. 2.59 acres in all. Bungalow, 2 Stables, Pond, Land, consent for Riding Arena	£600,000
2	Approx. 1.29 acres in all. Buildings (5,485ft ²). 2 Stables. Yard.	£350,000
3	Approx. 7.01 acres of Pasture Land. Poultry Building.	In excess of £300,000
Whole	Approx. 10.89 acres in all.	£1,250,000

STRICTLY VIEWING BY PRIOR APPOINTMENT ONLY - OFFERS INVITED

FREEHOLD FOR SALE - PRIVATE TREATY

FOR SALE AS A WHOLE OR IN UP TO 3 LOTS



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VIEWING INSTRUCTIONS: Strictly and only by prior appointment with the Selling Agent. Meet for any viewing appointments at the main entrance to Lot 1. It is essential to view the drone video footage, and read the full details available at the website www.gileswheeler-bennett.co.uk prior to arrange a viewing.

DRONE VIDEO FOOTAGE: See the website www.gileswheeler-bennett.co.uk and additional details, photographs and drone video footage showing the whole Property.

LOCATION: See **Location Plan**. The main entrance to Twelve Oaks Farm is off Brickyard Road, Postcode SO32 2PJ. What3Words <https://w3w.co/typically.shredder.picnic>.

DIRECTIONS: From New Road, Swanmore take the turning signed for Brickyard Road, continue to the end of Brickyard Road passing Brickyard Business Centre on the left, the Property is then on your left within 200 yards with a brick entrance and black metal gates.

DESCRIPTION: Twelve Oaks Farm extends in all to approx. 10.89 acres (4.41 Ha) as coloured on the **Site Plan 1** and **2** and originally from 2004 the Property has been developed as a Duck and Poultry Farm. Today there is no livestock on the Property. Some of the buildings are used for the processing and retail of firewood.

The Property comprises a bungalow, a range of modern buildings, 4 Stables, a Pond, all set out over spacious grounds and benefitting from 2 vehicular access points off Brickyard Road. A block of pasture (Lot 3) to the north with a separate vehicular access off The Lakes gravel track.

The land, buildings and yards lend themselves to various alternative potential uses, subject to planning where needed.

See **Site Plan 1**. See **Buildings Plan**.

The Property is available For Sale as a Whole or in a combination of up to 3 Lots.

Lot 1	Approx. 2.59 acres in all Bungalow, 2 Stables, Pond, Land, Consent for Riding Arena. See Floor Plan . The dwelling was originally constructed of a mobile home type dwelling which was made more permanent following a fire. One Certificate of Lawful Use was issued in 2020 for the majority of the accommodation. An extension to the bungalow (outlined red on the Floor Plan) was added to the bungalow in 2018 and a second Certificate was issued on 9th January 2023 covering this extension. With 2 Timber Stables, pond of approx. 0.35 acres. Exclusive vehicular access. Planning Consent for Riding Arena. The existing Polytunnel is excluded from the sale.
Lot 2	Approx. 1.29 acres in all. Buildings (5,485ft²). 2 Stables. Aviary. Yard. A range of buildings around a yard historically of agricultural use and in part now used for the storage/sale of firewood. For details of the buildings see Buildings Plan and description. Exclusive vehicular access. Toilet and cesspit. Timber framed Aviary. Water and Electricity connected.
Lot 3	Approx. 7.01 acres of Pasture Land. Poultry Building. The land benefits from a vehicular access off 'The Lakes' gravel track to the north as identified on the Site Plan . Pasture land that has not been grazed or cropped in recent years. Galvanised steel framed poultry building at the southern end. 12.6m X 7.2m on concrete pad. Pylon Electricity Line passes over the southern end. The Land has been pursued in recent years by residential developers. The land has been promoted in the SHELAA process in Winchester City Council 2019 - 2023 - See 2023 details on Selling Agent's website. The freehold includes the access strip over which a neighbouring residential property has a right of way. See Land Registry details on Selling Agent's website.

BUNGALOW: The spacious bungalow positioned beside the Pond and 2 of the Stables and has a wooden decking off French doors and benefits from a Calor gas central heating.

BUNGALOW PLANNING: The Property benefits from two different Certificates of Lawful Existing Use:

- i) For the main and original accommodation - dated - 29th January 2020.
- ii) For the extension added in 2018 as outlined red on the Floor plan - dated - 5th November 2023

See Selling Agent's website for copy.

PLANNING HISTORY:

- [20/00212/LDC](#) - Dated 5th May 2020. Bungalow.
The residential use of a building fixed to the ground and continuously occupied for a period in excess of 4 years.
- [06/03677/AGA](#) - Dated 24th January 2007.
Erection of open fronted storage barn.
- [06/03127/APN](#) - Dated 13th November 2006.
Erection of open fronted storage barn.
- [06/02899/FUL](#) - Dated 7th November 2006.
Retrospective permission for the temporary siting of a mobile home for 3 years.
- [06/00759/FUL](#) - Dated 28th April 2006
Agricultural building for the hatching and rearing of ducks.
- [04/02287/FUL](#) - Dated 12th October 2004.
Erection of 2 No: stables with tack room (RETROSPECTIVE) (Revised siting to permitted application W01418/11).
- [01/02602/FUL](#) - Dated—30th April 2002
Erection of barn, two stables blocks and formation of ménage. The ménage (Riding Arena) has not yet been constructed and its proposed position is within Lot 1.

DEVELOPMENT POTENTIAL: Lot 3, pasture land, extending to 7.01 acres, with access of The Lakes to the north, has been pursued by residential developers in recent years. There is no current Option or Promotional Agreement in place.

Lot 3 has in recent years been promoted through the Winchester City Council (WCC) SHELAA process between 2019 and 2023 as part of a larger development along with neighbouring land to its east and west.

See link to the WCC SHELAA pages [Click Here](#). The 2023 entry is available at Selling Agent's website www.gileswheeler-bennett.co.uk. See Development Overage Lot 3 later in these Particulars.

SERVICES: Mains water (metered) and electricity connected. Bungalow - Private septic tank. Bungalow - Calor gas tank serving gas hob and combination boiler to radiators and hot water. Buildings - Private Cess Pit.

DEVELOPMENT OVERAGE - LOT 3: The Vendors will retain a 30% share of any increase in value caused by planning consent for residential or commercial development within a 40 year period. If such development is achieved then a Purchaser will therefore benefit from the remaining 70%. This overage will not affect agricultural, equestrian, or recreational type uses or other types of use or planning consents that do not involve or are related to the construction of commercial buildings or housing. This proposed overage will not be applied to any future development within Lots 1 and 2.

DEVELOPMENT OVERAGE: LOTS 1 AND 2. A previous owner of the Property (not the current Vendors) retains the right to receive a payment if there is Planning Permission for any 'commercial, business or residential' development issued prior to 27th February 2029 (approx. 5 years remain). That payment is 25% of the increase in value caused at that time by any Planning Permission. Therefore, a Purchaser of Lots 1 and 2 shall retain 75% of any increase in the value caused by any Planning Permission. Ask Selling Agent for a copy of the Development Overage. [Click Here](#)

COUNCIL TAX: Property Band = A for year 2023/2024 = £1,404.87.

LAND REGISTRY: The Property comprises the entirety of Land Registry Titles: HP411665 and HP665229 and part of HP673826 which are available on the Selling Agent's website. Lots 1 and 2 are within Title HP411665. Lot 3 comprises Title HP665229 and part of HP673826.

RIGHT OF WAY - LOT 3: A neighbouring residential property at the northern access to Lot 3 benefits from a right of way and services laid through part of the access width. See Selling Agent's website for Transfer dated 19th December 2012.

EASEMENTS - LOT 3: There is an overhead high voltage electricity line that passes over the southern part of Lot 3. Part of the pylon structure is inside the western boundary. See Selling Agent's website for Deed of Grant dated 19th May 1967.

There is a Portsmouth water pipe laid across the southern part of Lot 3 with 10m wide easement. Parallel with the overhead electricity line. See Selling Agent's website for Deed of Grant dated 8th October 2008.

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

BUSINESS RATES: None currently demanded.

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

See Selling Agent's website for full EPC
- www.gileswheeler-bennett.co.uk

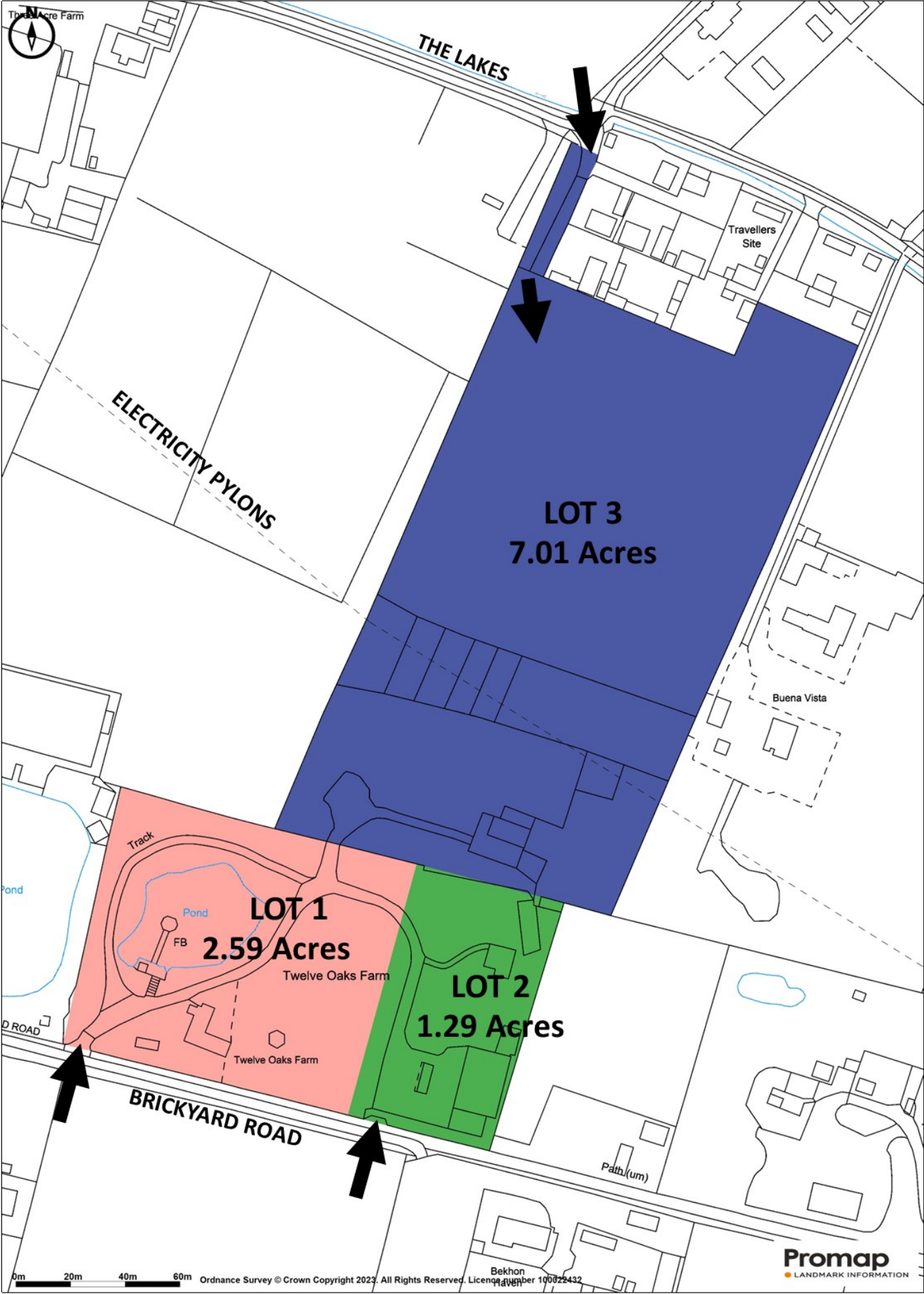
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SITE PLAN 1



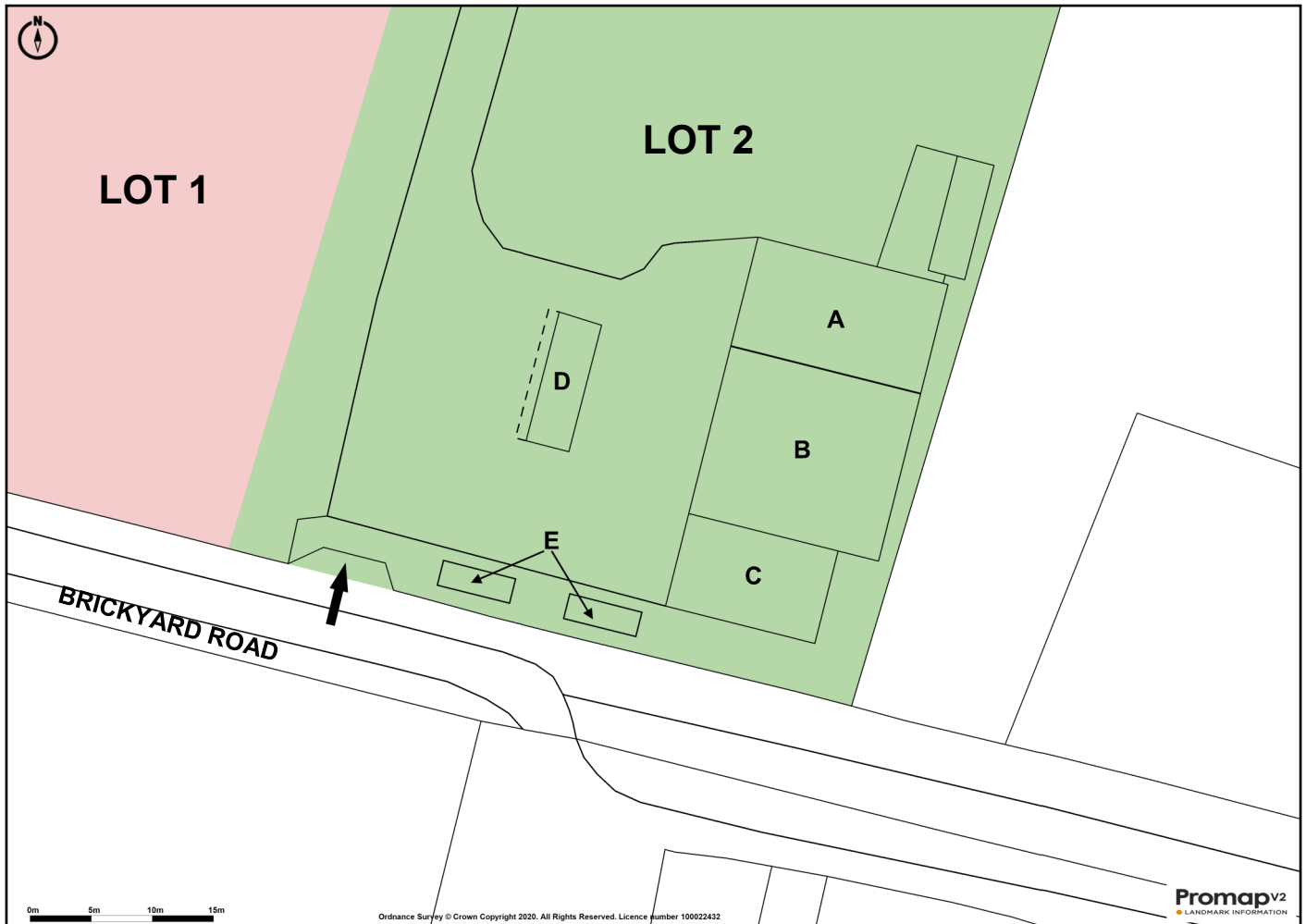
Subject to Survey

SITE PLAN 2



Subject to Survey

BUILDING PLAN



BUILDING REF.	APPROX. AREA AND DIMENSIONS	DESCRIPTION
A	16m x 9m (52ft x 30ft) 147m ² (1,580ft ²)	An open sided 3 bay steel portal frame Lean-to building under a corrugated sheet metal roof and concrete floor.
B	16m x 14m (52ft x 46ft) 226m ² (2,430ft ²)	A steel portal frame building under a corrugated sheet metal roof with block walls to approx. 1.5m with sheet metal cladding above. Part open fronted with concrete floor. Electricity connected. Part Mezzanine floor to rear.
C	12.6m x 7.8m (40ft x 25ft) 98m ² (1,055ft ²)	Steel portal frame building clad with corrugated sheet metal to walls and roof with sliding sheet metal doors to the front, concrete floor and electricity connected.
D	10.7m x 3.6m (35ft x 12ft) 39m ² (420ft ²)	2 stables and Store (could be 3rd stable) of timber frame and cladding construction with concrete floor and 1m overhang.
E	2 X 20ft Containers	Two containers currently used for log storage, approx. 2.5m in width, one open sided.
Total Areas	510m² (5,485ft²)	A - D. Excluding Containers.

Twelve Oaks Farm, Brickyard Road, Swanmore, SO32 2PJ

Approximate Gross Internal Area = 145.6 sq m / 1567 sq ft



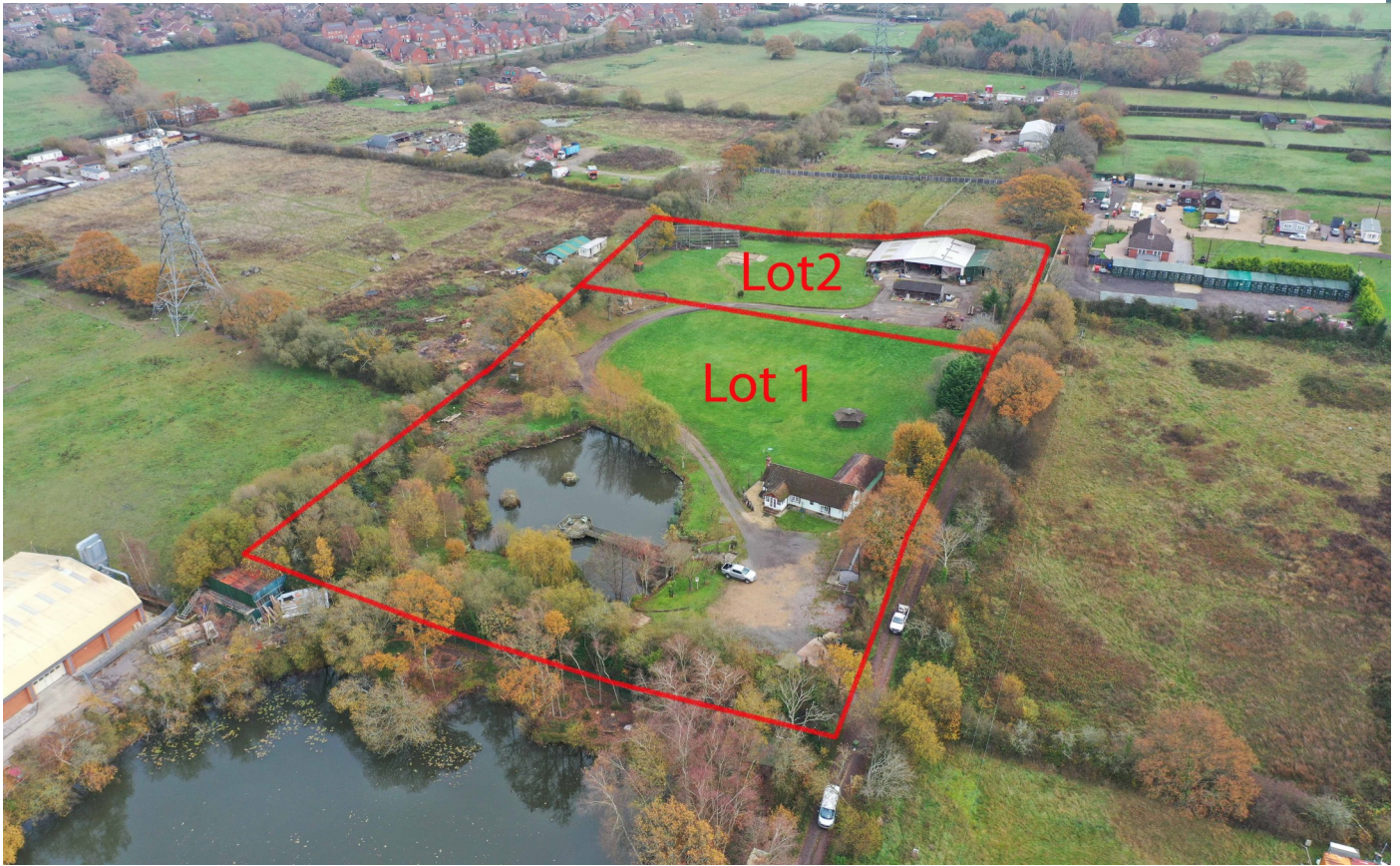
EXTENSION ADDED 2018

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID713153)

THE WHOLE



LOT 1 AND 2



LOT 3





LOT 3



LOT 1



LOT 1



LOT 1



LOT 1



LOT 1



LOT 1



LOT 2



LOT 1



LOT 2



LOT 2



LOT 2



LOT 2



LOT 3



POULTRY BUILDING - LOT 3



POULTRY BUILDING - LOT 3



STRUCTURE IS EXCLUDED FROM THE SALE - LOT 1



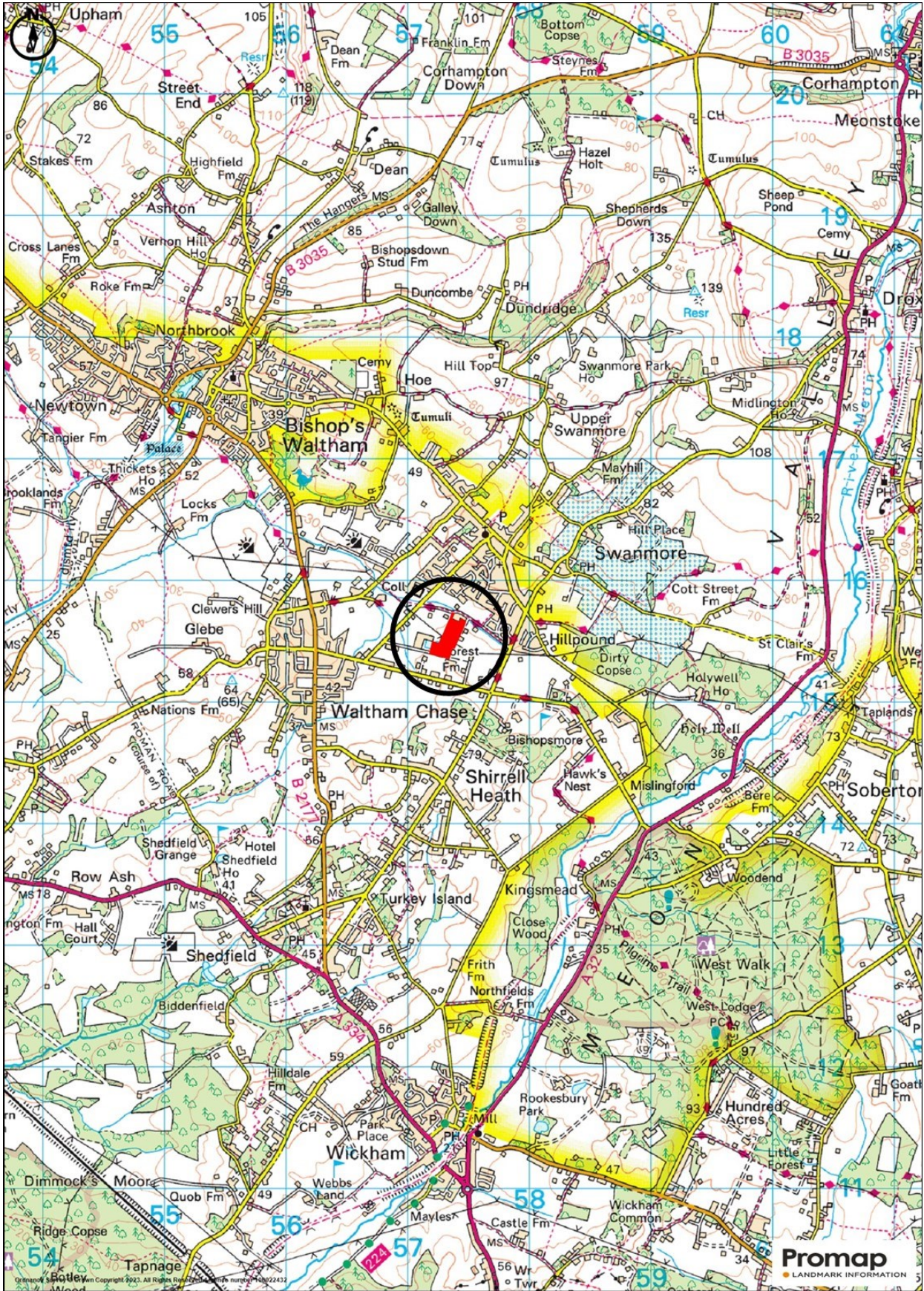
POULTRY BUILDING - LOT 3



BUNGALOW FUEL



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.