

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## SOUTHSIDE FARM

Botley Road, Shedfield SO32 2HN

Approx. 5.20 acres (2.10 ha) in All



**An attractive detached 3/4 bedroom house (1,473 ft<sup>2</sup>) set within an established garden. Timber framed and clad Outbuilding (2,590 ft<sup>2</sup>) with concrete yard. Pockets of pasture land with young broadleaved plantation establishing. Ornamental Pond. Secluded and accessible position. Potential to create Annex.**

**PRICE GUIDE £1,000,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE**



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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E: [office@gileswheeler-bennett.co.uk](mailto:office@gileswheeler-bennett.co.uk) [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

**VIEWING INSTRUCTIONS:** Strictly and only by prior appointment with the Selling Agent. Please contact this office to arrange an appointment 01489 896977. It is essential to view the drone video footage 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) for further details, photographs and drone video footage is available showing the whole Property.

**LOCATION:** See **Location Plan.** <https://w3w.co/slug.chairs.underline>. Postcode: SO32 2HN. The Property is located on the Botley Road in Shedfield, between Botley and Wickham. (Close to the turning to Meon Valley Hotel).

**INTRODUCTION:** Southside Farm is an attractive property upon a level site and set within well established tree-line boundaries providing good screening from the road and any neighbours.

The Property extends in all to a total of 5.20 acres (2.10 Ha) as outlined red on the Plans within these Particulars and comprises a detached 3/4 bedroom house (1,473ft<sup>2</sup> / 136.9m<sup>2</sup>) with an established garden and plenty of parking and turning area. On the site of a former game farm (pheasant and partridge in the Outbuilding and yard).

With a useful Outbuilding and concrete yard. Ornamental Pond. The remaining area holds various parcels of ornamental planting of young trees which have been planted in stages from 2007 to 2015.

Fenced Chicken Run with Hen House.

**LAND REGISTRY:** The entire Property for sale is contained within the Land Registry Title HP673230. See Selling Agent's website for Plan and Register.

**HOUSE:** The house was constructed in 1998 as an agricultural dwelling as part of the former game rearing enterprise on the site (rearing of pheasants and partridge). See **Floor Plan** identifying the layout of the accommodation (1,473 ft<sup>2</sup>). Note that on the Ground Floor the extension (2020) is currently used as an Art and Craft Studio but could be used as a 4th Bedroom - with the potential to create a self contained Annex/Flat utilising its own adjoining Shower Room and external door. Modern Kitchen (fitted 2022) which includes a boiler hot water tap and filtered cold water. Combination boiler. Electric immersion on tank. Double Glazed windows replaced in approx. 2007.

#### **PLANNING HISTORY:**

**1997** - [97/01835/FUL | Agricultural workers detached three bedroom dwelling and detached single garage.](#)

The house does not have any Occupancy Condition. The original Agricultural Occupancy Condition was effectively removed by a Certificate of Lawful Existing Use and Development dated 19th March 2024 by the current Vendor who bought the property approx. 17 years ago. This means that Condition 2 of the original house consent 1998 can no longer be enforced. See link below:

**2020** - [20/02682/HOU | Single Storey Oak Framed Garden Room Extension to Side.](#)

**2024** - [Certificate of Lawful Use or Development - 19th March 2024](#)

Having achieved the above Certificate there is a current Planning Application submitted to Winchester City Council to completely remove the Condition 2 from the original Consent. This application is recently validated. Ref and link: [24/00630/FUL](#). Dated: 10th May 2024. But a conclusion will be achieved through the marketing campaign. Please speak to the Selling Agent on this matter if further clarification is required.

**LAND:** Much of the site was previously pasture land for grazing. The Vendor has established broadleaved woodland over much of the site but it is anticipated that this could be to some extent cleared if a Purchaser is requiring further pasture/grazing.

**POND:** There is an attractive pond habitat just inside the southern boundary of the site.

**OUTBUILDINGS:** See **Building Plan**. Total 2,590ft<sup>2</sup>. Internal Dimensions 6.10m x 6.00m (20ft x 19.5ft) with height to eaves 2.10m (7ft) and height to ridge 3.5m (11.5ft).

Timber framed and clad with felt roof upon a concrete floor split up into 7 compartments. Electricity and water connection. Constructed at least 20 years ago. Currently used as useful storage of various items. 1 compartment previously used for stables, office/hobby type room by a former owner. There is an area of concrete yard adjoining the building with approx. dimensions 37.20m x 15.50m (122ft x 51ft). Original Planning Consent - [96/04191/OLD | Erection of pleasant and partridge rearing house](#). The original timber framed pens with corrugated roof over for the pheasants and partridges remain attached to the building on the concrete yard.

The Outbuilding may have the potential for other uses, subject to obtaining Planning Consent where necessary.

**PLANNING STATUS:** The Property lies within countryside where 'Countryside Policies' apply.

**DESIGNATIONS:** No specific designations affect the Property. The Property is **not** within the South Downs National Park.

**SERVICES:** Propane Gas tank. Mains electricity and Water. Septic Tank.

**RIGHTS OF WAY:** No Public Rights of Way cross the Property. The owner of the neighbouring land to the west of the Property benefits from a right of way through the main entrance of the Property and along the track to reach their land for agriculture, forestry, amenity only. This is a personal right which has not been exercised for many years and will terminate as and when the neighbour sells the land.

**COUNCIL TAX:** Property Band = E for year 2024/2025 = £2,631.67.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	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

Email: [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk)



# SITE PLAN



Subject to Survey

# FLOOR PLAN



Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft

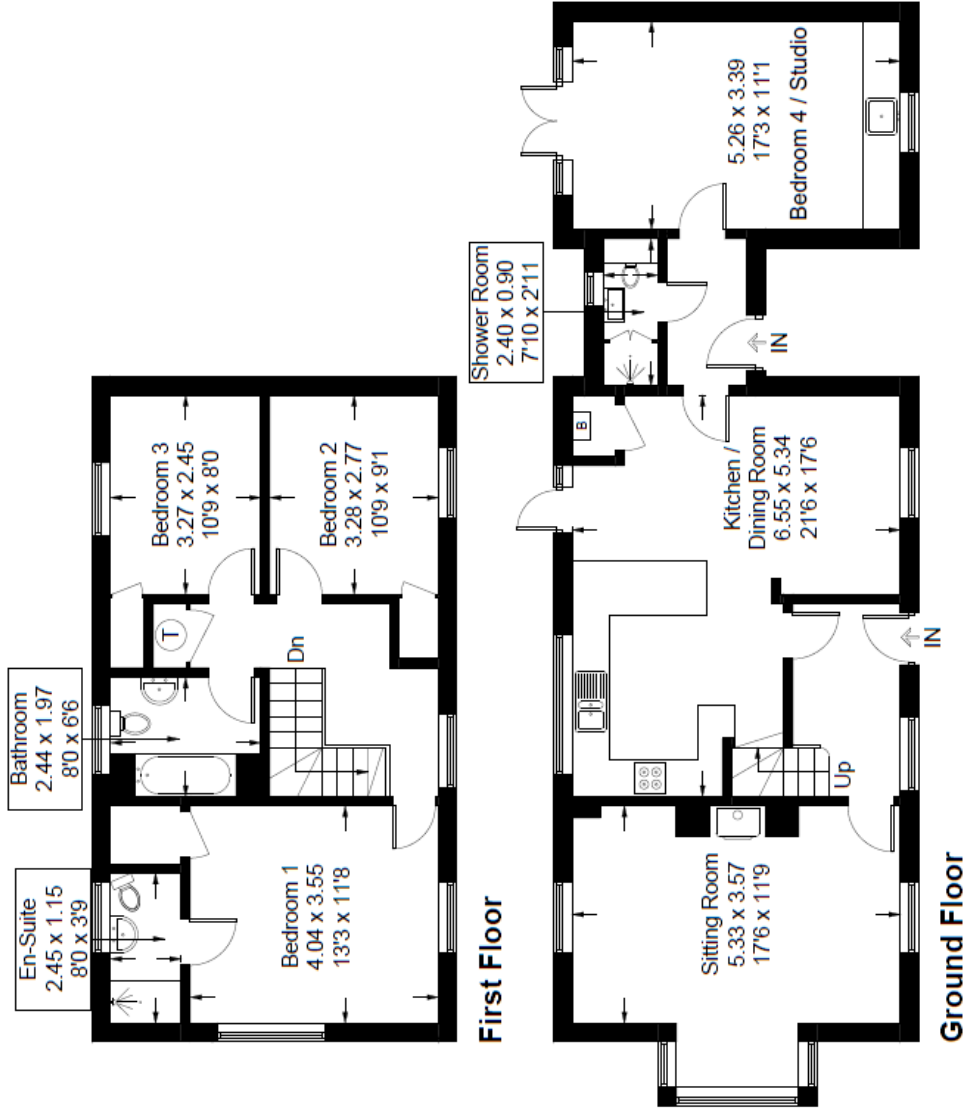


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1062690)

# BUILDING PLAN



Approximate Gross Internal Area = 240.6 sq m / 2590 sq ft

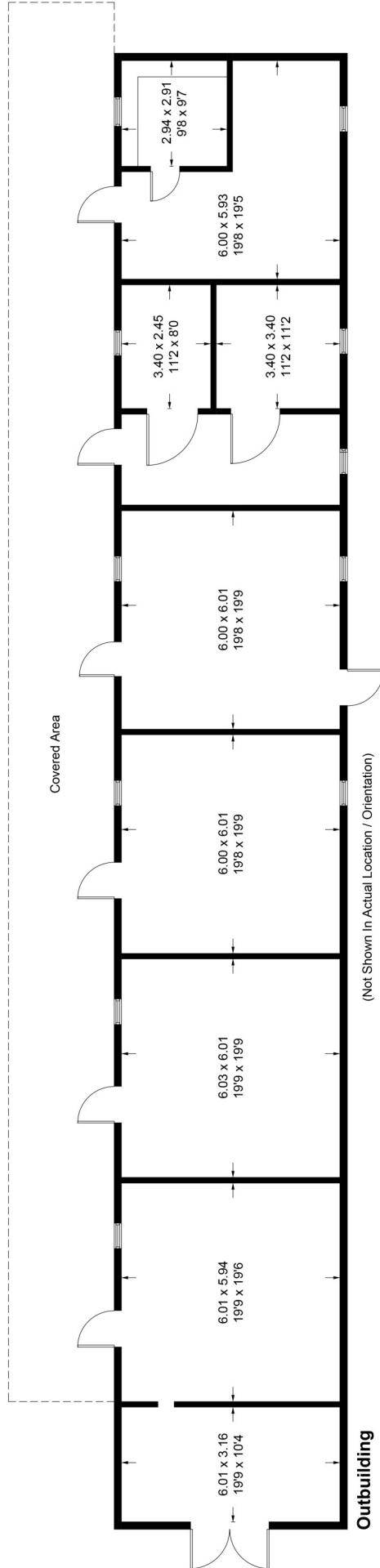


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1062690)





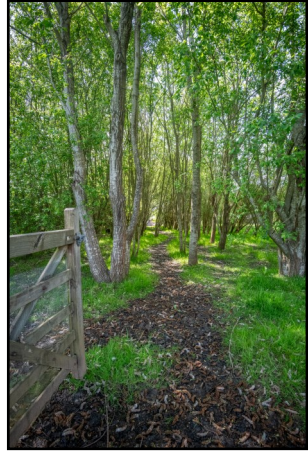
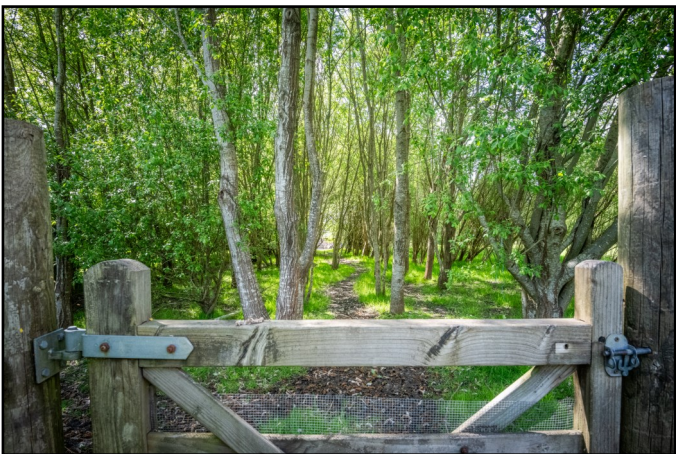






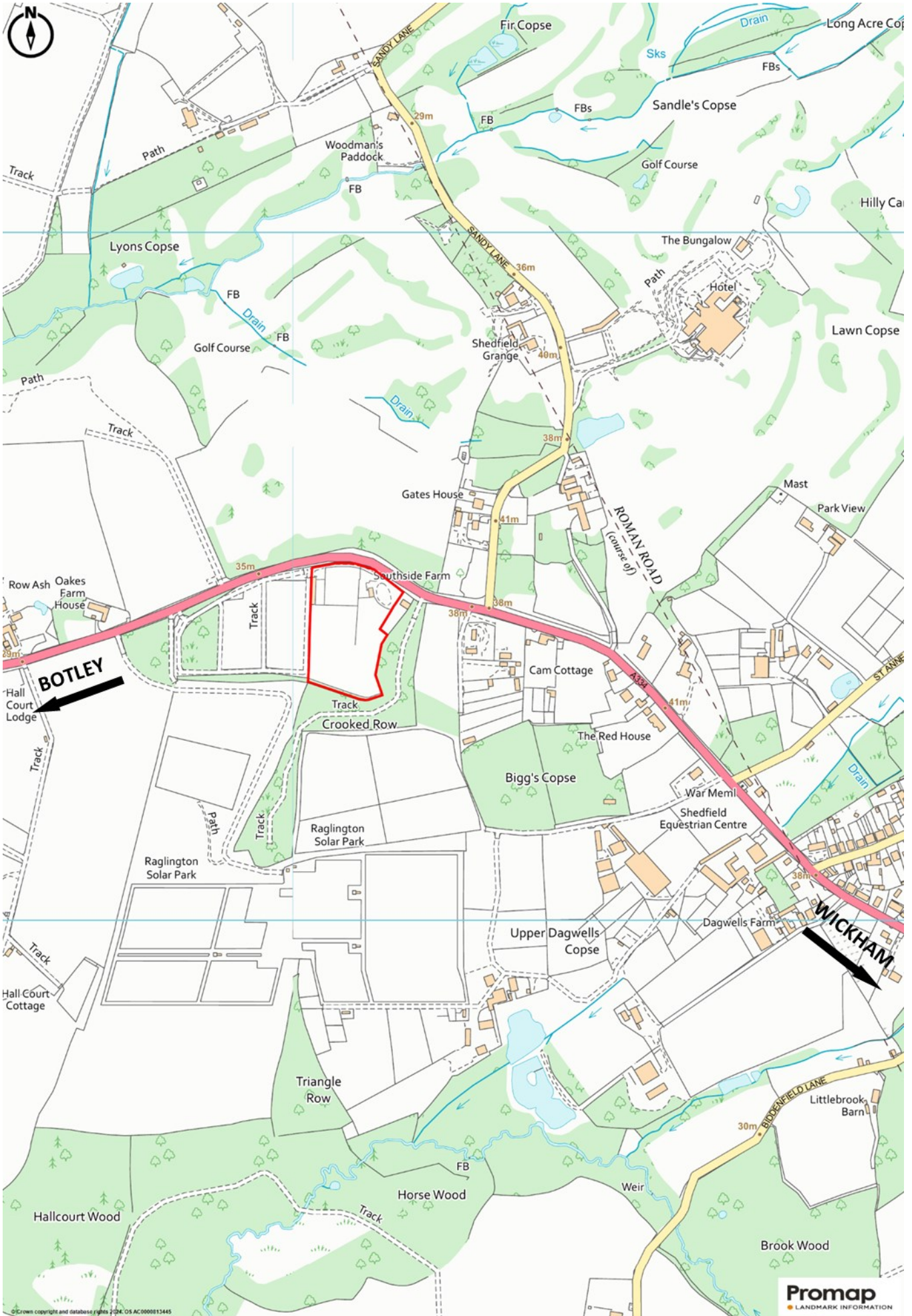




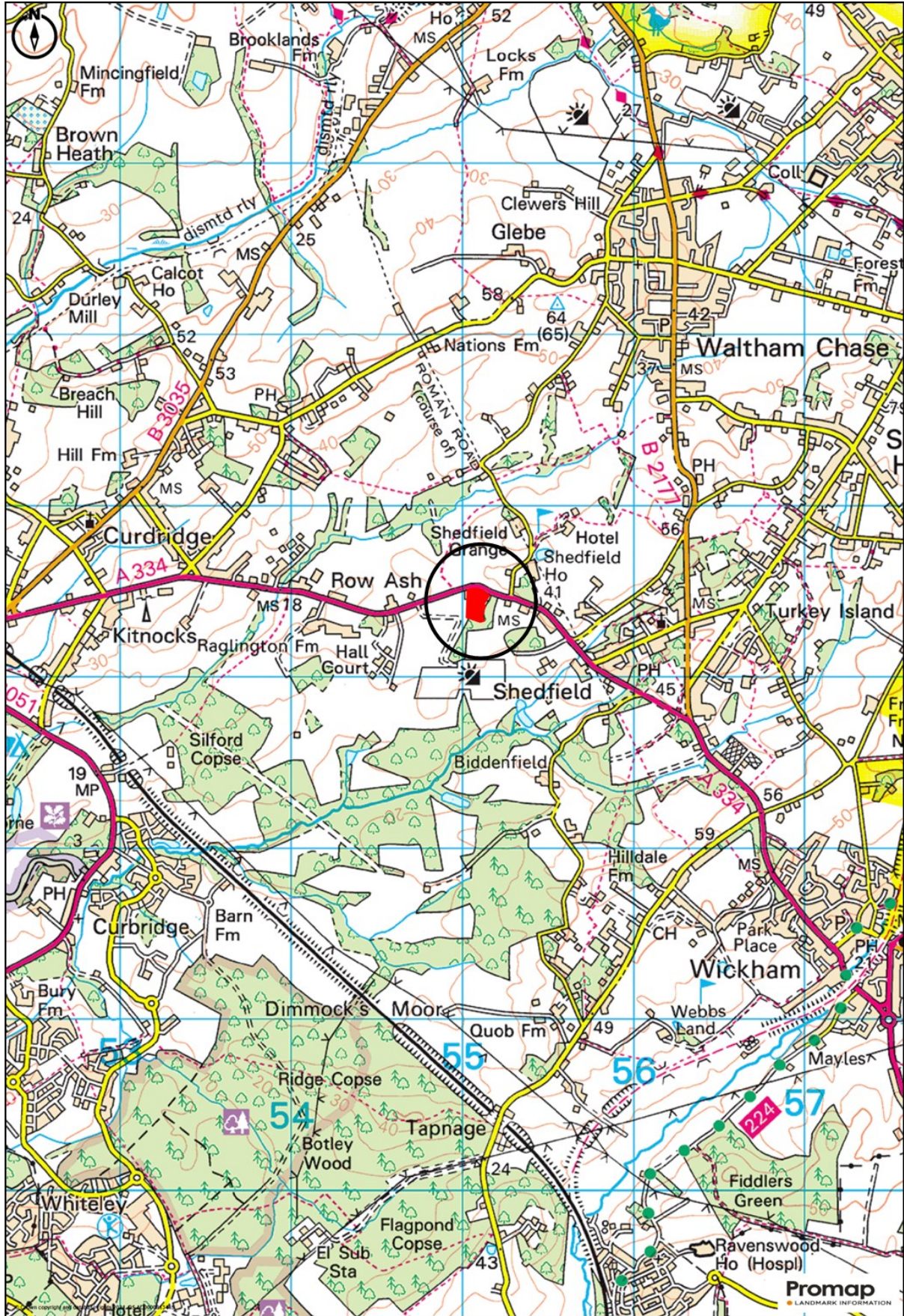




# LOCATION PLAN 1



# 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.