

Giles Wheeler-Bennett

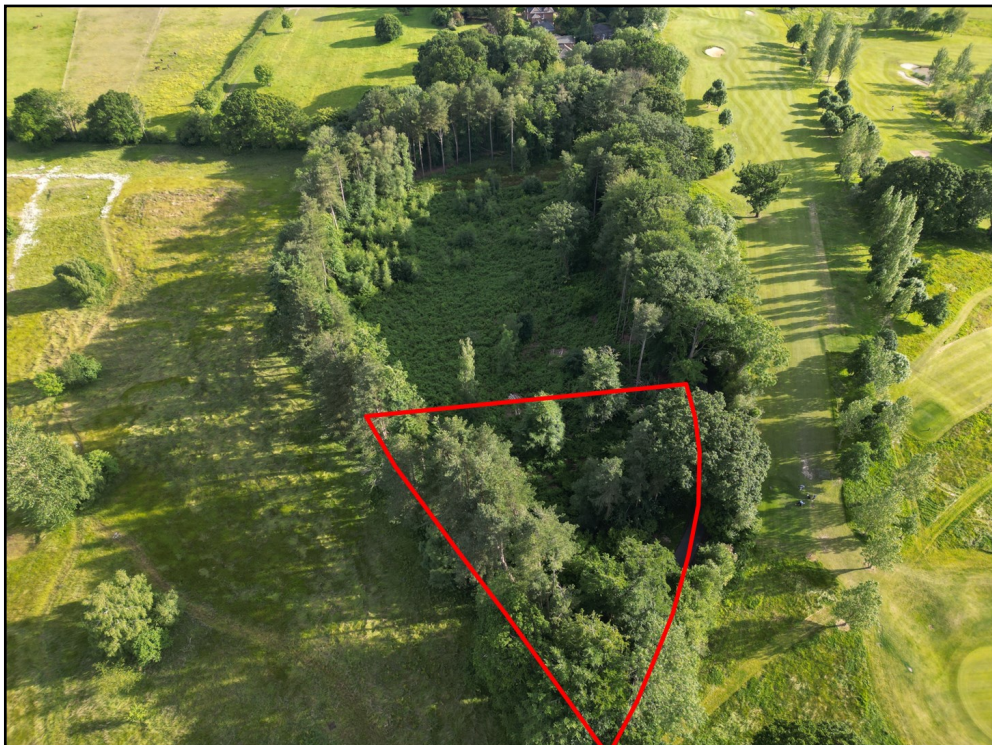
CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

DURLEY

Greenwood Lane, Southampton SO32 2AP

Amenity Woodland

Approx. 1.08 acres (0.43 Ha)



An accessible block of mixed woodland with open areas off a quiet lane in the countryside. Part of a larger block of woodland. Suitable for amenity, forestry, recreation and conservation. Sloping site.

PRICE GUIDE £45,000

OFFERS INVITED

FREEHOLD FOR SALE



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: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. **Access over the existing roadside gate or adjoining fence.** It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property. **The southern boundary is approximately identified by blue rope across the site.**

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.** SO32 2AP. What 3 Words: <https://w3w.co/enrolling-rockets-truckload>. Off Greenwood Lane.

DIRECTIONS: From the Car Sales Garage in Durley take Church Lane, pass Durley Church on your left and the entrance to the Property is approx. 350m further up Greenwood Lane on the right hand side where there is a metal gate and a Sale Board.

IDENTIFICATION OF THE PROPERTY: **The southern boundary is approximately identified by blue rope across the site.** This rope can be seen at approx. 1 minute 10 seconds and 2 minutes 40 seconds on the drone video link - [Drone Video](#). Along the road frontage a wooden peg has been placed in the bank sprayed orange to mark the western end of the southern boundary.

DESCRIPTION: The Property extends in all to approx. 1.08 acres (0.43 Ha) as shown outlined red on the Site Plan and is the northern end of a large block of woodland known as 'Church Copse'. The main central area of the whole woodland 'Church Copse' was felled in the past to make way for sand extraction. This created the 'valley'.

Now an attractive woodland area with establishing ground flora and screened by an impressive belt of mature broadleaved and coniferous trees (TPO many protected) to provide a secluded environment.

With its own access via the roadside gate the Property lends itself to recreation, conservation, beekeeping, amenity, tree planting in a quiet environment yet not too far or remote from urban settlements.

LAND REGISTRY: The woodland is part of Land Registry Title HP874314 which is available to view on the Selling Agent's website.

TREE PRESERVATION ORDERS (TPOs): There are two Orders (2011 and 2017) that protect the mature standing trees around the perimeter of the parcel of woodland. See Selling Agent's website for copies. This only affects individual mature trees along the road frontage.

FELLING LICENCE 4TH NOVEMBER 2014: The Property formed part of a larger area that was worked for sand extraction after felling nature trees. As part of that process there was an obligation to replant the area with broadleaved trees (Hazel, Oak, Alder, Hornbeam). This planting was carried out in 2019 with trees established in protective tubes with wooden stakes. Any young trees already planted in tubes with wooden stakes on the Property under that Licence must be maintained to ensure that the trees establish for the long term. Copy of Felling Licence and arboricultural advice from a tree specialist at that time (4th November 2014) is available upon request from the Selling Agent.

SERVICES: None connected.

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

For Further Information Contact:

Dominic Plumpton

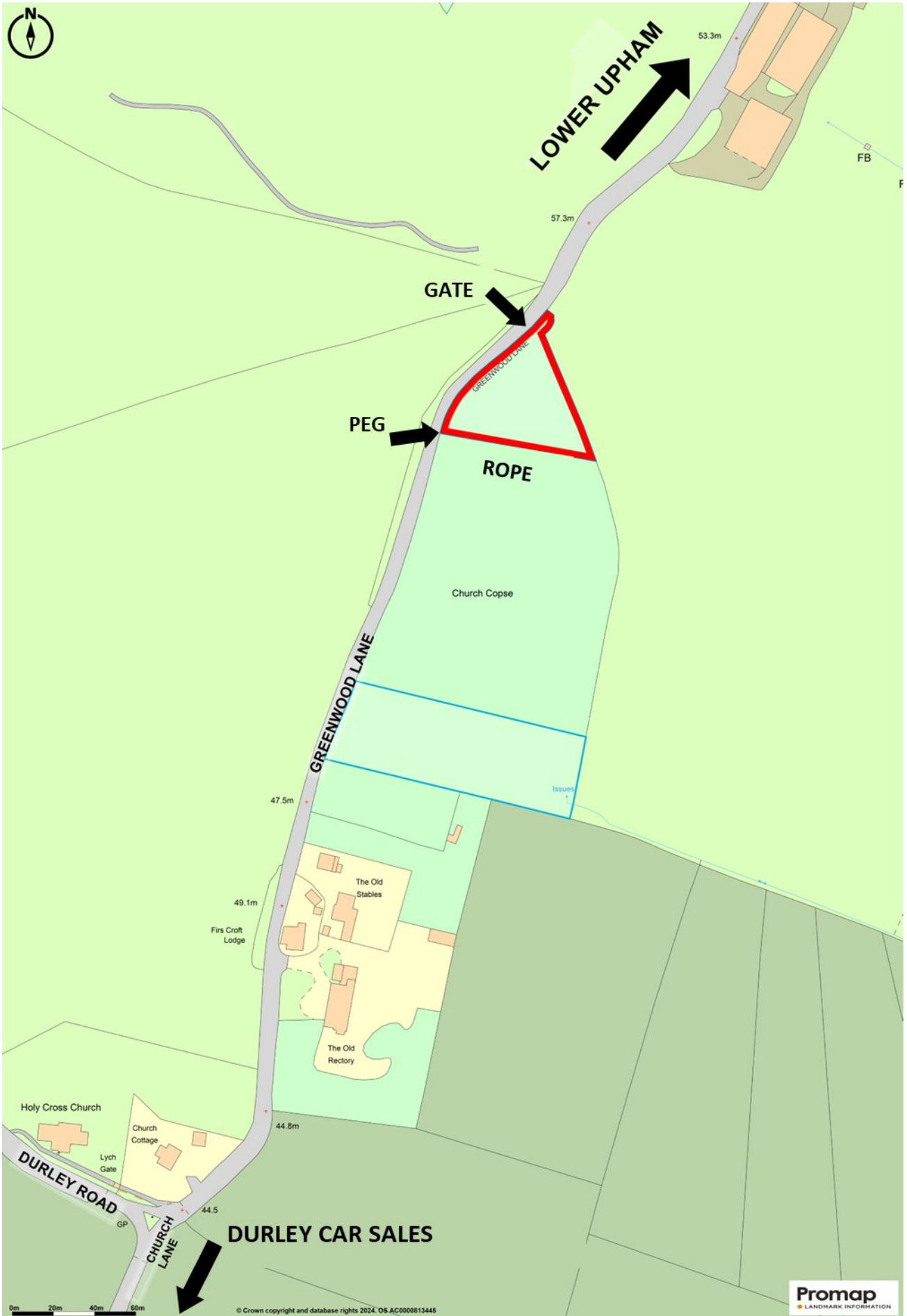
Tel: 01489 896977 **Mob:** 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

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



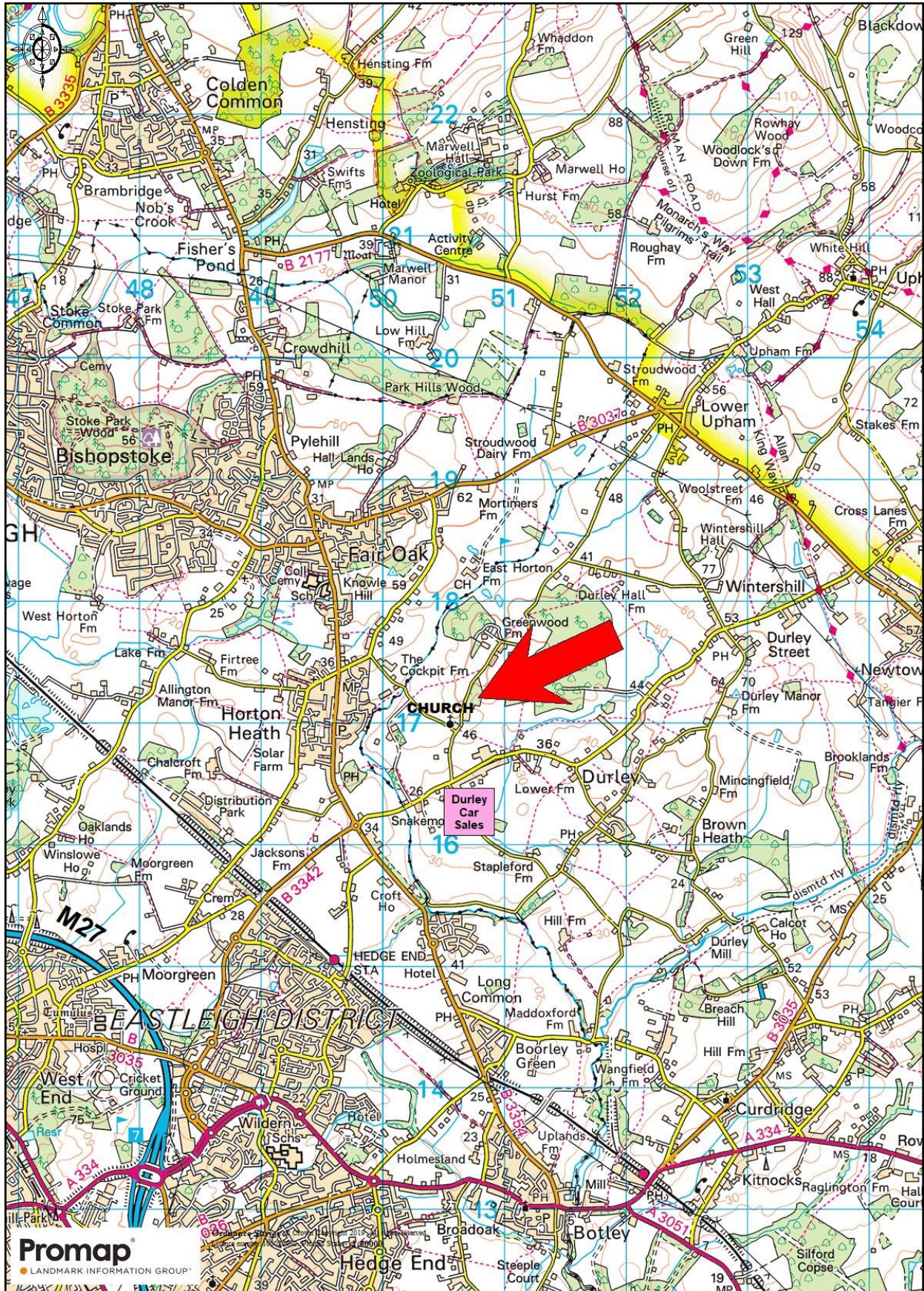
SITE PLAN



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.

June 2024