

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

CURDRIDGE, Lockhams Road SO32 2BD

Pasture Land and Woodland

Approx. 6.77 acres (2.74 Ha) in All



An attractive parcel of pasture land (approx. 1.31 acres) with road frontage and direct access. A block of mature Norway Spruce Conifers (approx. 5.46 acres). A derelict Mobile Home previously used as a Store for Agricultural Equipment. Village Location. Services available but not connected.

Quiet yet accessible position.

PRICE GUIDE £300,000

OFFERS INVITED

FREEHOLD FOR SALE



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

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VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. **PARKING:** There is a residential road 'Gordon Road' close by approx. 200m along Lockhams Road to the north. It would be sensible to park in this road to avoid obstructing Lockhams Road when you are viewing. 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**. SO32 2BD. What3Words: <https://w3w.co/mainly.reframe.loss>. Off Lockhams Road, close to The Cricketers Public House.

DESCRIPTION: The Property in all extends to approx. 6.77 acres (2.74 Ha) and comprises a block of pasture (1.31 acres) bound by mature trees and with road frontage. To the rear there is a block of woodland comprising mainly Norway Spruce (aged approx. 50 years) but with a belt of Pine trees and broadleaved trees around the perimeter.

There are the remains of a derelict Mobile Home in the north west corner beside the pasture. This was previously used for agricultural storage. See photo approx. 1982 on the Selling Agent's website.

ACCESS: There is a metal vehicular gate off Lockhams Road that is currently locked. Pedestrian access can be taken for viewing purposes only through a gap in the roadside hedge half way along the road frontage which is not currently fenced.

LAND REGISTRY: The Property was purchased by the Vendor's family in 1981. The Property is not currently registered with the Land Registry. See Land Registry screenshot to identify the neighbouring land surrounding the Property that is registered (shaded pink). The western boundary of the Property at the far end of the woodland is fenced.

PLANNING HISTORY: The derelict and abandoned Mobile Home on site has never been habited on the Property. Planning approval in 1982 was achieved for the structure to be used for '**dry storage of Agricultural Equipment**'. See Selling Agent's website for copy.

TREE PRESERVATION ORDER (TPO): There is an Order dated 1978 identifying the narrow belt of Pine trees around the northern, western and southern perimeter of the site. Item A4 on Schedule and Plan of the Order. See Selling Agent's website for copy.

The TPO does not affect the main Conifer plantation, nor the existing trees along the road frontage.

RIGHTS OF WAY: No Public or Private Rights of Way cross the Property. (There is no legal access through the existing vehicular gate within the fence on the northern boundary).

SERVICES: Mains water available. (Disconnected).

DEVELOPMENT UPLIFT: The Vendor is mindful to retain a 25% share of any uplift in value caused by a Planning Consent for any residential type development on the Property with a period of 25 years.

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

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:

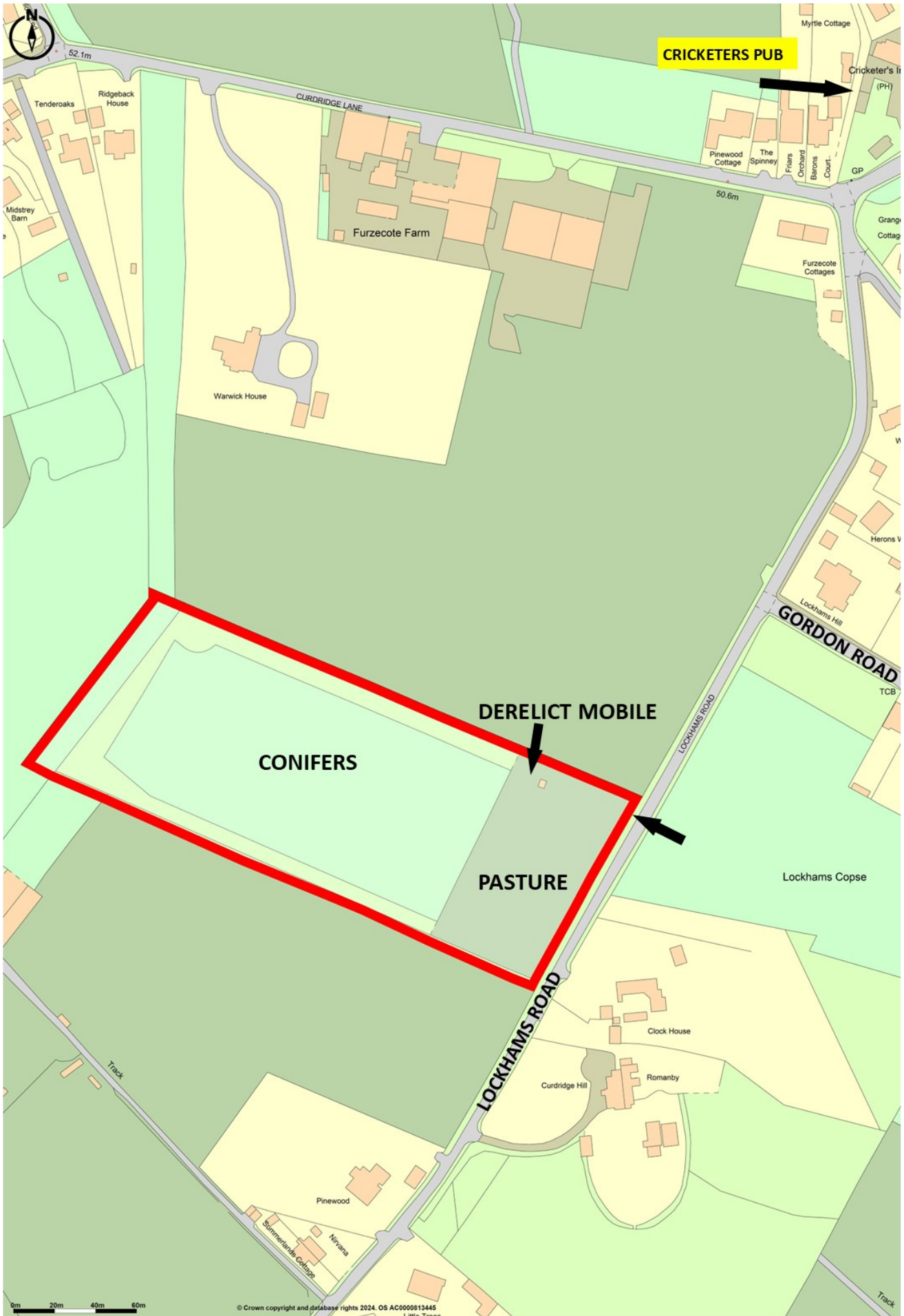
Dominic Plumpton

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

Email: dominic@gileswheeler-bennett.co.uk

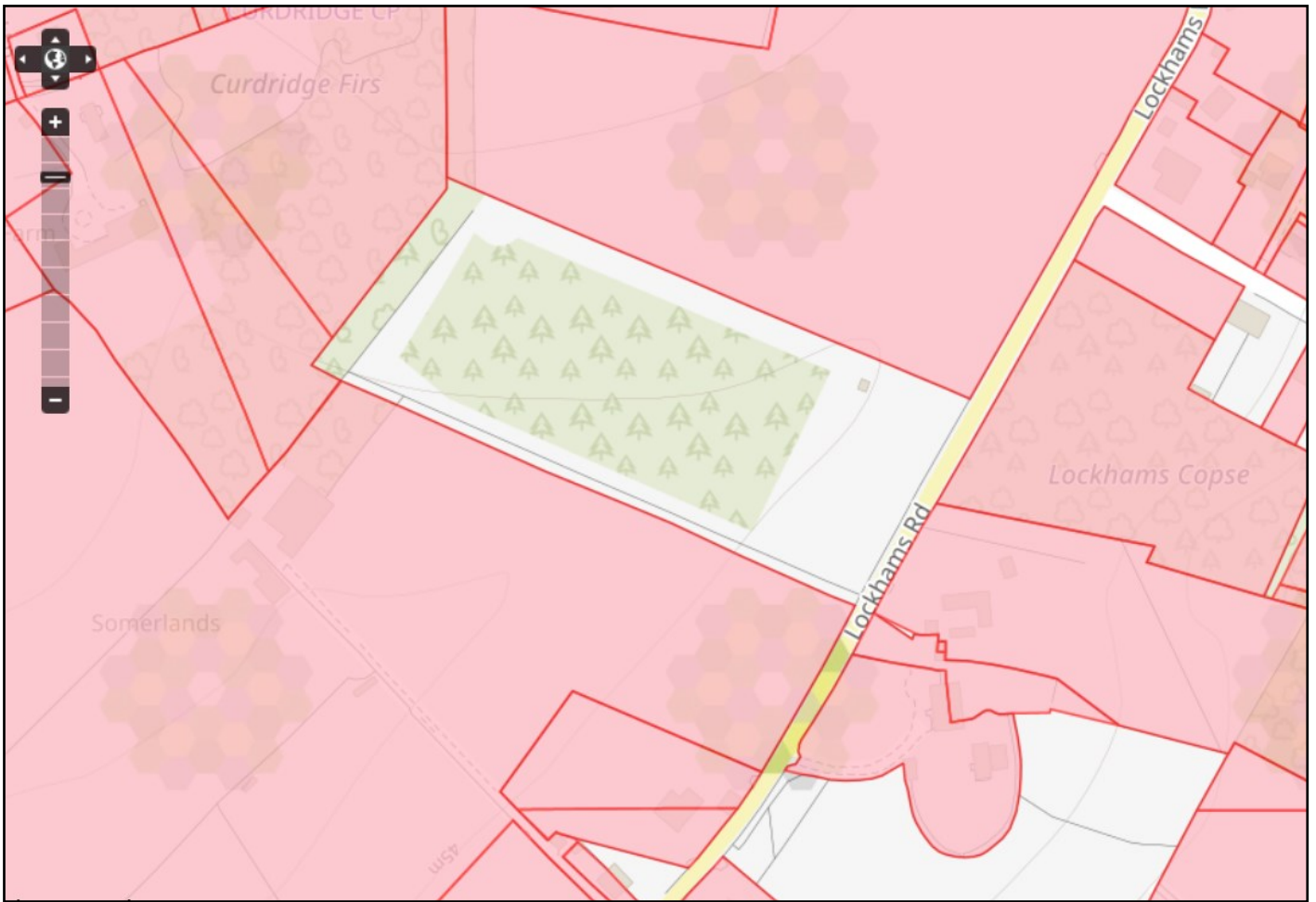


SITE PLAN



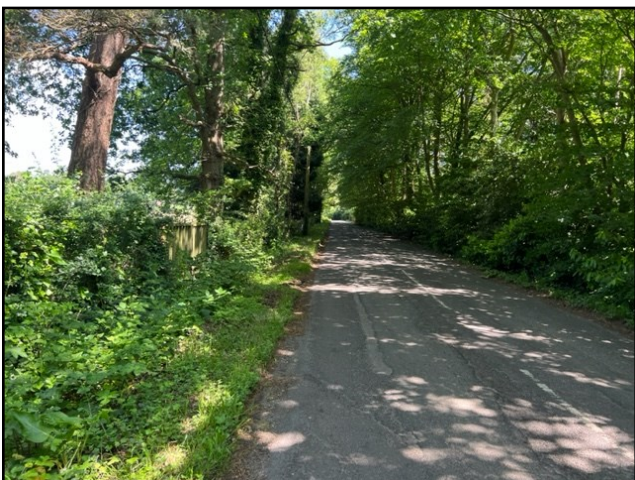
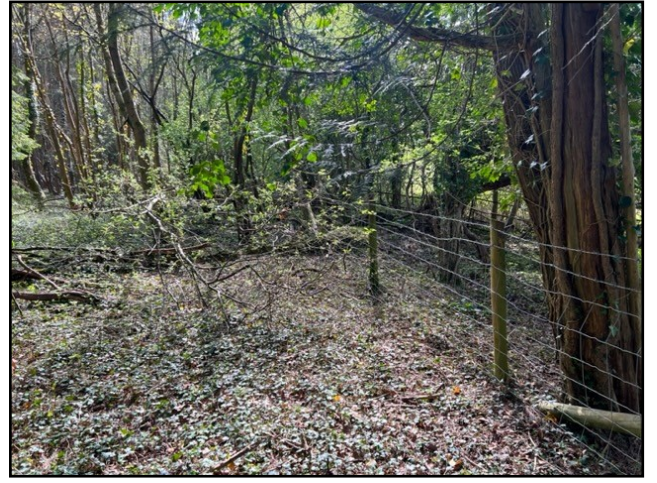
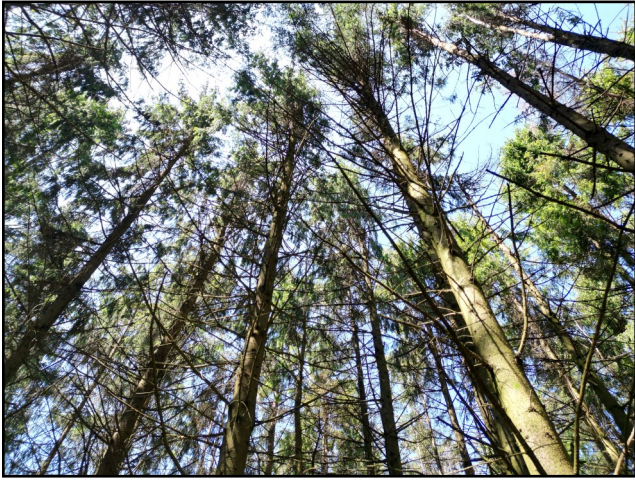
Subject to Survey

LAND REGISTRY SCREENSHOT

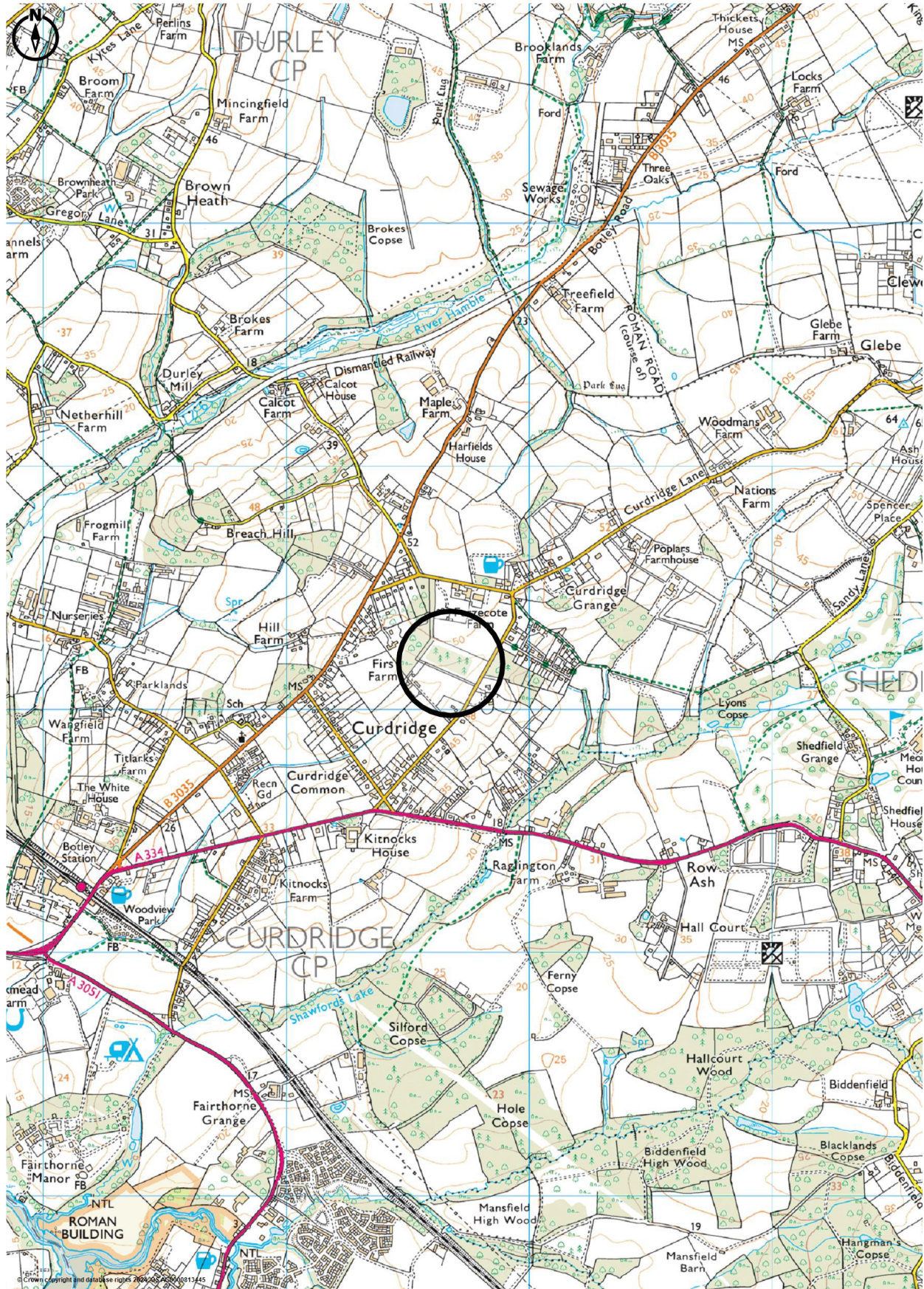








LOCATION PLAN



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 and 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.