

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Land off Anmore Lane, Waterlooville,

Nr Portsmouth PO7 6HW

Approx. 54.61 acres (22.09 ha)

AGRICULTURAL LAND

DEVELOPMENT OPPORTUNITY



A block of bare agricultural land currently in grass cover. Immediately adjoining residential developments. Agricultural Land Classification mainly Grade 4 with some Grade 3. Reasonably level.

Outside of South Downs National Park.

With the potential for and the hope of future residential development.

PRICE GUIDE £1,350,000

FOR SALE BY PRIVATE TREATY. OFFERS INVITED.



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VIEWING INSTRUCTIONS: Unaccompanied but by Prior Appointment only. Once you have watched the Drone Video Footage and read the Sale Particulars fully please contact this office to inform us when you would like to visit the land to look on foot during daylight hours.

Interested parties are recommended to park in the neighbouring residential Wecock Estate at the position shown on the **Site Plan** to the east of Position D with address: Partridge Gardens, PO8 9XS - What3Words <https://what3words.com/paths.cooks.giant>

From there on foot head west to enter the land at Position D being the Public Bridleway. Parties can walk south from Position D to Position E. Parties can go over Gate 1 and walk the land and through Gate 2 heading north.

Parties are able to walk along the access and Public Bridleway from Position D to reach Anmore Lane at Position A. Parties can walk from Position D north-east towards the Balancing Pond and Pumping Station.

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**. On which the Property is shaded red.

DESCRIPTION: The block of land was historically part of a larger farm. Bare land with no services connected. Boundaries generally fenced. It adjoins residential development to the east.

The land has been in arable production in the past. The land is currently down to grass and is fenced and being grazed with cattle. There is access for agricultural vehicles either from Anmore Lane (via A, B and C) or from the east at Position F.

The Agricultural Land Classification records Grade 4 mainly with an area to the north east being Grade 3 and the Geological Survey Plan indicates the subsoils of the majority of the land being 'loamy and clayey' and being slowly permeable, with the north eastern area being 'loamy' and freely draining. The land is generally level, the northern area gently slopes. Height above sea level of approx. 50m.

LAND REGISTRY: The Property comprises the entirety of Land Registry Title HP860039 and part of Title HP653741. See Selling Agent's website for copies of Title Plans and Registers.

SHARED ACCESS OFF ANMORE LANE: See **Site Plan**. The Property benefits from vehicular access via a right of way off Anmore Lane shown yellow between A, B and C. The track connects to Position D. Note - there is a Public Bridleway over part of this route between positions B and C.

AGRICULTURAL ACCESS: The Property benefits from agricultural access at 2 locations:

1. At point F from the neighbouring residential development.
2. Across approx. 350m of neighbouring agricultural land to the south of the Bridleway/Access and to the west of Position C and to include access for Combine Harvesters to reach the land to the south of Position C.

PLANNING: The majority of the Property lies within the Local Authority areas of East Hants District Council and Winchester City Council and with the northern most area within East Hants District Council. See contact details within these Particulars.

DESIGNATIONS: The Property is within a Nitrate Vulnerable Zone (NVZ). There are no other environmental type designations that affect the Property.

DRAINAGE EASEMENT: From the Pumping Station at Position F there are rights of easements (3m) for existing pipes located underneath Position Y.

BALANCING POND: In the north eastern part of the land at Position Z there is a pond created with open ditch draining south west over the land. This was created to serve the neighbouring residential development to the east. See Lease dated 29th September 2017 available on the Selling Agent's website.

TENURE AND POSSESSION OF AGRICULTURAL LAND: The land is currently grazed by cattle under a licence by the neighbouring farmer. The terms of which allow the Vendor to provide 3 months written notice for the farmer to vacate.

ADDITIONAL LAND AND ACCESS: One of the Vendors also owns land and Stables which adjoins the Property off the south western edge at Position X on the **Site Plan**. This could provide additional potential access and connectivity to Soake Road/Anmore Lane. This property was simultaneously being offered for sale. Approx. 5.98 acres with Price Guide £375,000. See Selling Agent's website for details - [Soake Road Stables](#). An offer has now been accepted and that sale is going through the legal process.

LEASE: An area to the north east of the Property is currently under a Lease with the developer who constructed the Balancing Pond and Pumping Station. The purpose of this was to cover the land severed by the added open drainage ditch. This Lease can be terminated with by the Vendor following 3 months Notice.

AGRICULTURAL SUBSIDIES AND COUNTRYSIDE STEWARDSHIP: There are no schemes currently on the land.

DEVELOPMENT POTENTIAL: For at least the last 15 years residential developers and promoters have been pursuing the Vendor to enter Option or Promotional type agreements to allow the pursuit of Planning Consent for residential development. There are no current Agreements and the Vendors now wish to pursue a sale of the land.

DEVELOPMENT UPLIFT: Subject to the agreed Sale Price the Vendors are mindful to retain a 35% share of any uplift in value of the Property caused by Planning Consent for residential type development within the next 35 years.

SHELAA 2023: The land was promoted to Winchester City Council. See SHELAA Report on Selling Agent's website.

RETAINED RIGHTS: The Property retains various rights:

- To connect into existing foul sewers at the Pumping Station and sewers beneath Position Y (subject to capacity).
- To connect to other Services in this location.
- The right to lay services over the Retained Land and Access between A-C.
- The right to reposition the Balancing Pond and connected open ditch, at their expense.

PUBLIC RIGHTS OF WAY: A Public Bridleway crosses the Property between B, C and D on the **Site Plan**. See **Site Plan** and extract of Definitive Map on Selling Agent's website.

PRIVATE RIGHTS OF WAY: No private rights of way cross the Property.

PUBLIC ACCESS: Immediately inside the eastern boundary, against the Wecock residential estate, members of the Public and neighbouring householders walk over a narrow width of the land between positions D and E on the **Site Plan**. It appears that some access is currently taken on land that is not currently fenced and grazed between positions D and Y.

SERVICES: None connected to the Property.

RETAINED LAND: One of the Vendors owns the adjoining land with dwelling to the west outlined green on the **Site Plan**.

ADDITIONAL LAND BEING RETURNED TO THE PROPERTY: At Position Y on the **Site Plan** a parcel of land was transferred away for the Pumping Station to serve the neighbouring residential development. Now that the Pumping Station is completed the Vendor is progressing to have any surplus land immediately to the south of the Pumping Station at Position Y to be returned to their Title and so could form part of the Property for sale. This area may well assist to facilitate potential access from the adjoining Wecock Estate

LOCAL AUTHORITY (NORTH): East Hampshire District Council, (EHDC), Penns Place, Petersfield GU31 4EX. Tel: 01730 266551. www.easthants.gov.uk

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

ADDITIONAL DOCUMENTS — There are various Legal Documents available from the Selling Agent's website.

For Further Information Contact:

Dominic Plumpton

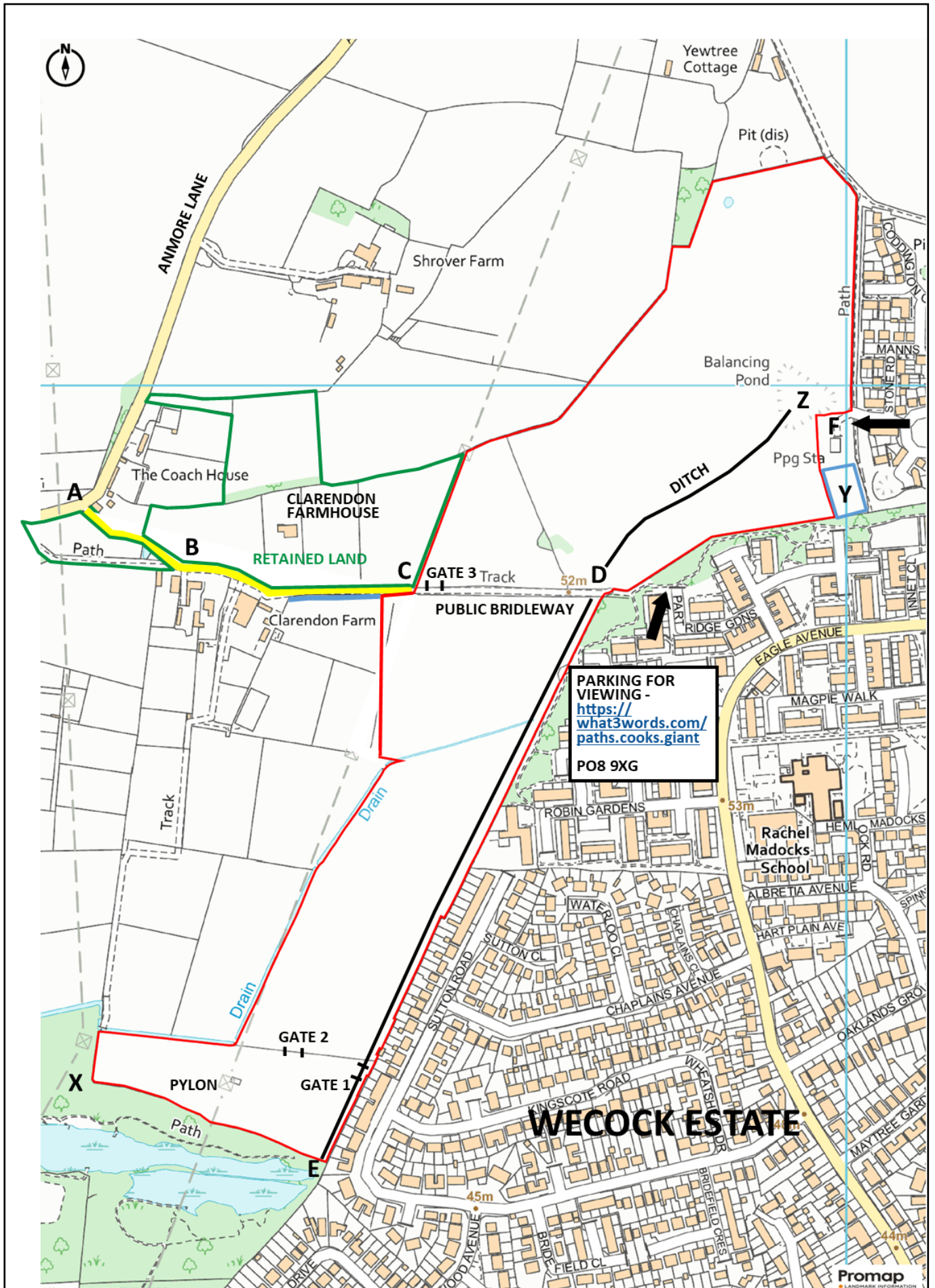
Tel: 01489 896977 Mob: 07780 000201

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

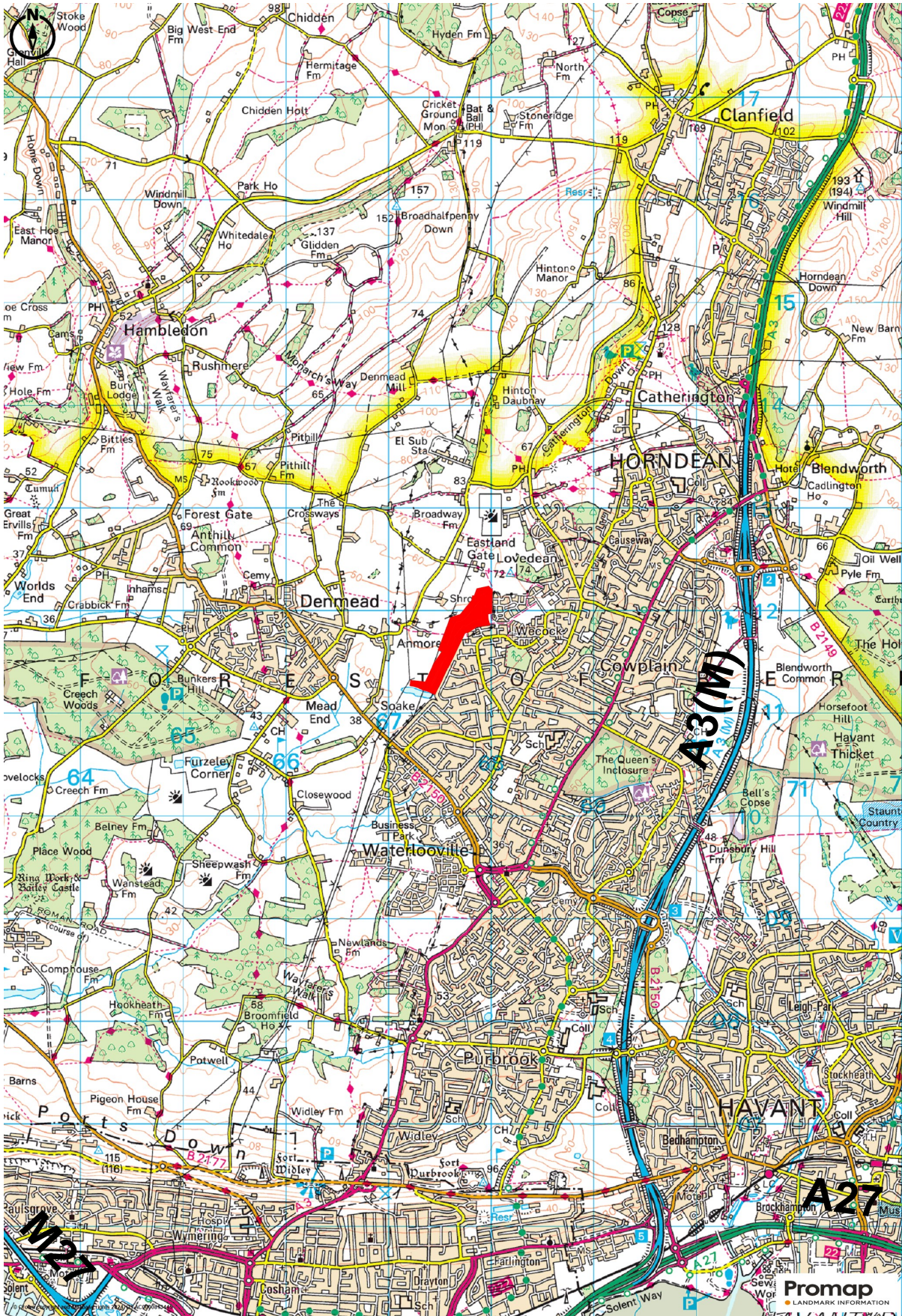








LOCATION PLAN



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 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.