

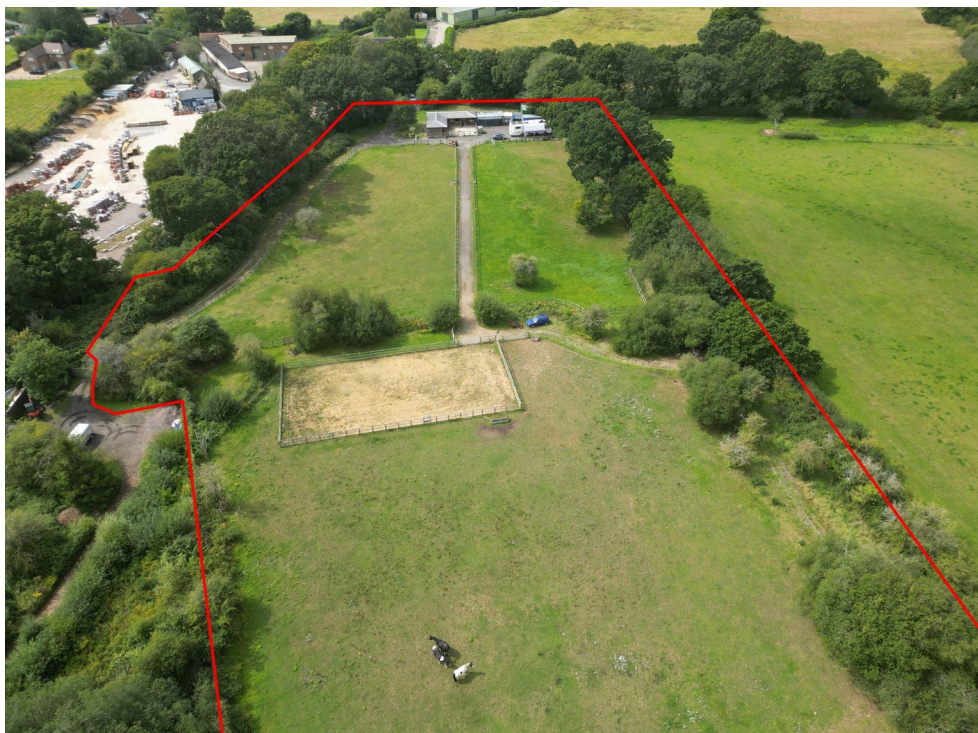
Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

DENMEAD, Soake Road, PO7 6JA

Stables and Pasture Land

Approx. 5.98 acres (2.42 ha) in All



Well-positioned Equestrian Holding located between Denmead and Waterlooville. Timber Stable Block consisting of 4 Stables (3 x 12ft by 12ft; 1 x 10ft by 12ft) and Tack Room (12ft by 12ft). Outdoor Arena (approx. 18m x 34m). Toilet Facilities. Approx. 4.98 acres of Pasture.

PRICE GUIDE: £375,000

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY



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: Strictly and only by prior appointment with the Selling Agent. 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.

HEALTH AND SAFETY: Visiting parties enter the Property at their own risk.

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 AND DIRECTIONS: See **Location Plan 1 and 2**. **Postcode:** PO7 6JA. The Property is located off Soake Road, Denmead. **What3words of Vehicular Access:** <https://w3w.co/outsmart.making.labs>

DESCRIPTION: The Property comprises a timber stable block (See **Floorplan** below) containing 3 x stables (12ft by 12ft); 1 x stable (10ft by 12ft); 1 x tack room (12ft by 12ft) and a toilet (5ft by 12ft). There is also an equestrian yard (498m²/5364ft²), an outdoor arena (approx. 18m x 34m) with a sand surface, access tracks, pasture land and woodland pasture (approx. 4.98 acres/2.02 Ha) extending in all to approximately 5.98 acres (2.42 ha).

The Property has road frontage along and shared access directly from Soake Road on the western boundary via a hard track. It is well-screened from the surrounding properties and the road by established native hedgerows and trees. There is a significant ditch immediately inside the northern boundary of the Property. To the east of the Property are fishing lakes with associated carpark and buildings while to the south screened by hedging and trees is Jewson's Building Merchants.

There is potential for the property to be further developed for agriculture, equestrian or other alternative uses subject to planning where necessary.

The Property comprises part of Land Registry Title **HP653741**. Copy of Land Registry **Title Plan** and **Register** on the Selling Agent's website.

THE LAND: The pasture land extends to approximately 4.98 acres (2.02 Ha). There are a few trees scattered in the western part of the pasture land, however an area of land along the eastern boundary has a high enough density of trees to be considered woodland pasture. The land is relatively level and lies approx. 41m above sea level. The Agricultural Land Classification Map indicates Grade 4 and the subsoils on the Geological Survey Map indicate slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

PLANNING: The Property falls within the Winchester City Council Planning Authority and is identified as a Settlement Gap under Local Plan Policy NE7. It is located outside Settlement Boundaries and therefore Countryside Policies apply.

The only recent planning application affecting the Property relates to the timber stable building on site which was consented on 12th March 2018 under application reference [18/00104/FUL](#). This consent from the Winchester Local Planning Authority allowed the erection of the stable block to include 4 stables and tack room for private recreational use. Copies of **Planning Documents** and **Decision Notice** are available via [link](#) and on the Selling Agents Website.

SERVICES: The Property is connected to mains water, mains electricity and private drainage via a septic tank.

PRIVATE RIGHT OF WAY—FISHING CLUB: By Transfer dated 24th March 1994, there is a vehicular right of way over the Property being marketed for the use, enjoyment and maintenance of the fishing lake to the south. This right currently benefits the Portsmouth and District Angling Society who own the lake. The right of way is 15ft wide and consists roughly of the area hatched yellow on the **Site Plan**. The owner of the Property being marketed has the right to vary the route of the right of way at their own cost if required. Copy of **Transfer Deed** and **Plan** available on Selling Agent's Website.

OTHER RIGHTS: Within the same Transfer referred to above there is a right for the owners of the fishing lake to the south to access the Property in order to maintain a ditch/watercourse the location of which is evident on the Site Plan below. There is also a right to use this ditch/watercourse for draining water from the Property to the south.

PUBLIC RIGHTS OF WAY: No public rights of way affect the Property.

ENVIRONMENTAL DESIGNATIONS: No significant environmental or planning designations affecting the Property have been identified. The Property is situated outside the South Downs National Park.

BUSINESS RATES: Not currently demanded or assessed.

EASEMENTS: A National Grid pylon is situated on the eastern boundary of the Property. There is likely to be a wayleave agreement affecting the Property allowing maintenance of this pylon, the overhead electricity cables and associated infrastructure.

RIGHT OF CONNECTION: The Vendor intends during the sale to reserve the right to connect to the pylon line in the future.

ADDITIONAL LAND AVAILABLE:

- An area of woodland/scrub extending to approximately 0.76 acres adjacent to the Property is available with the Property. This area is shaded **orange** on the Site Plan.
- An additional 54 acres of agricultural land is available adjacent to the Property to the east. See www.gileswheeler-bennett.co.uk to Selling Agent's Website.

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

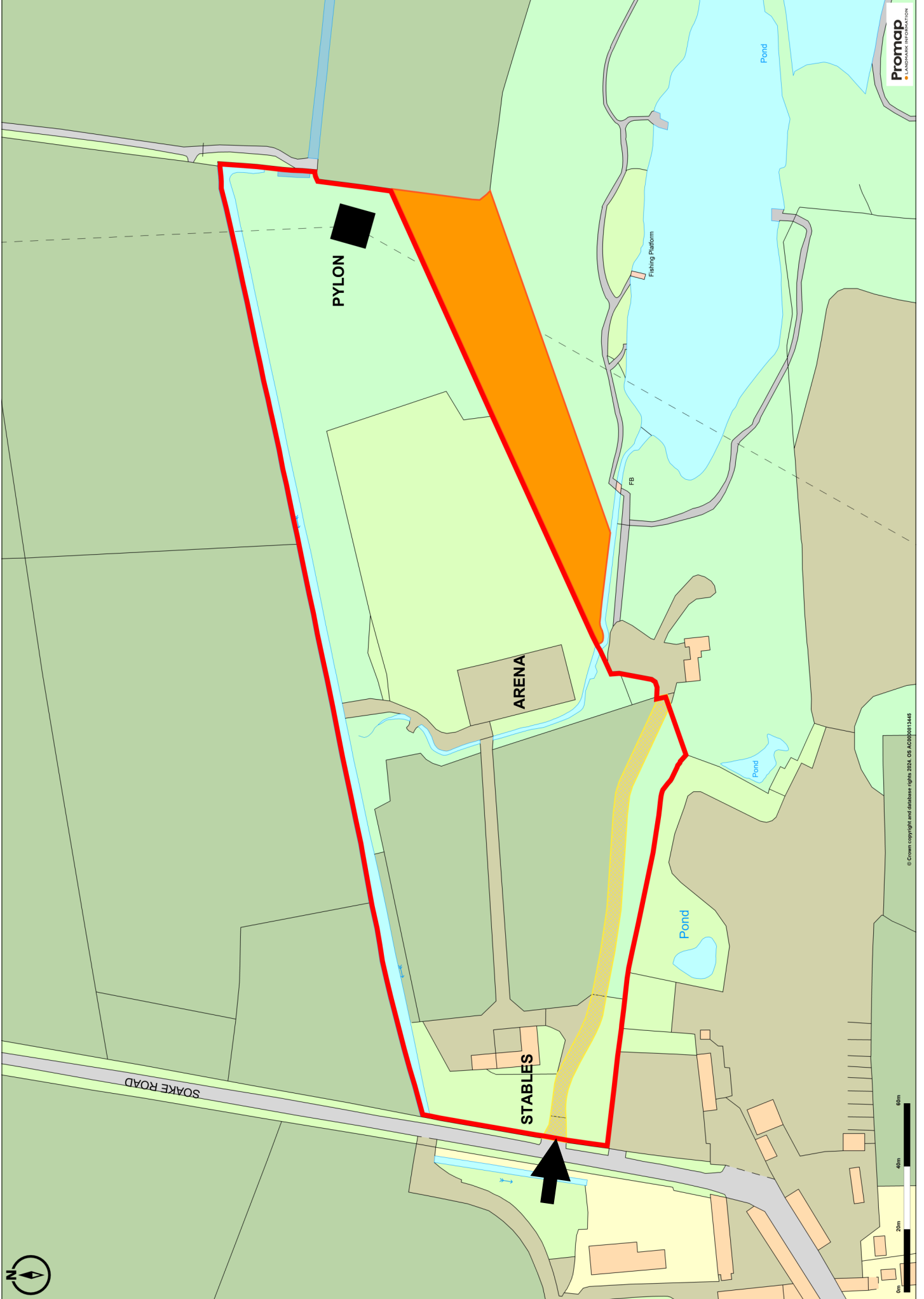
Nathan Broome

Tel: 01489 896977

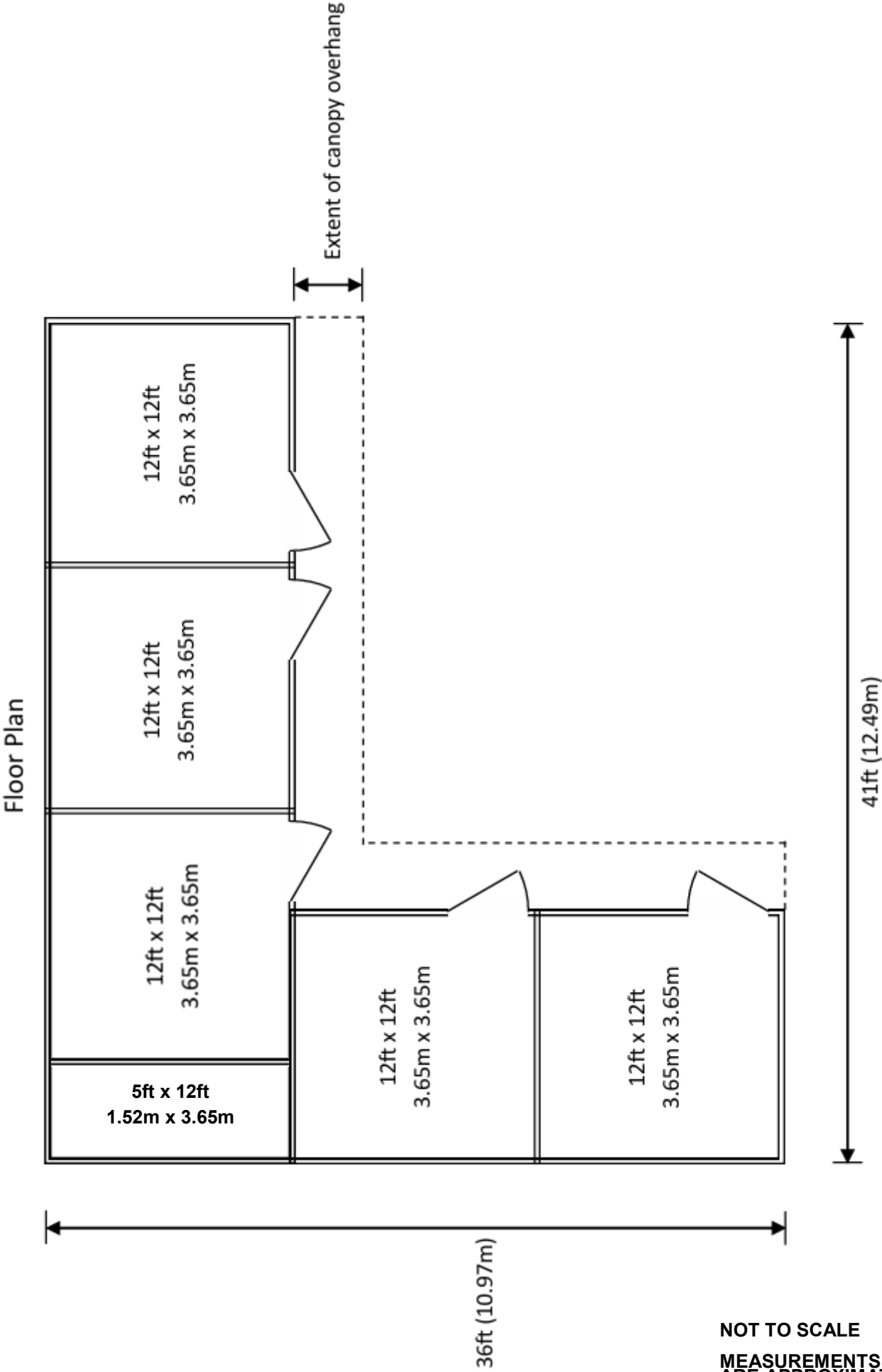
Email: nathan@gileswheeler-bennett.co.uk



SITE PLAN



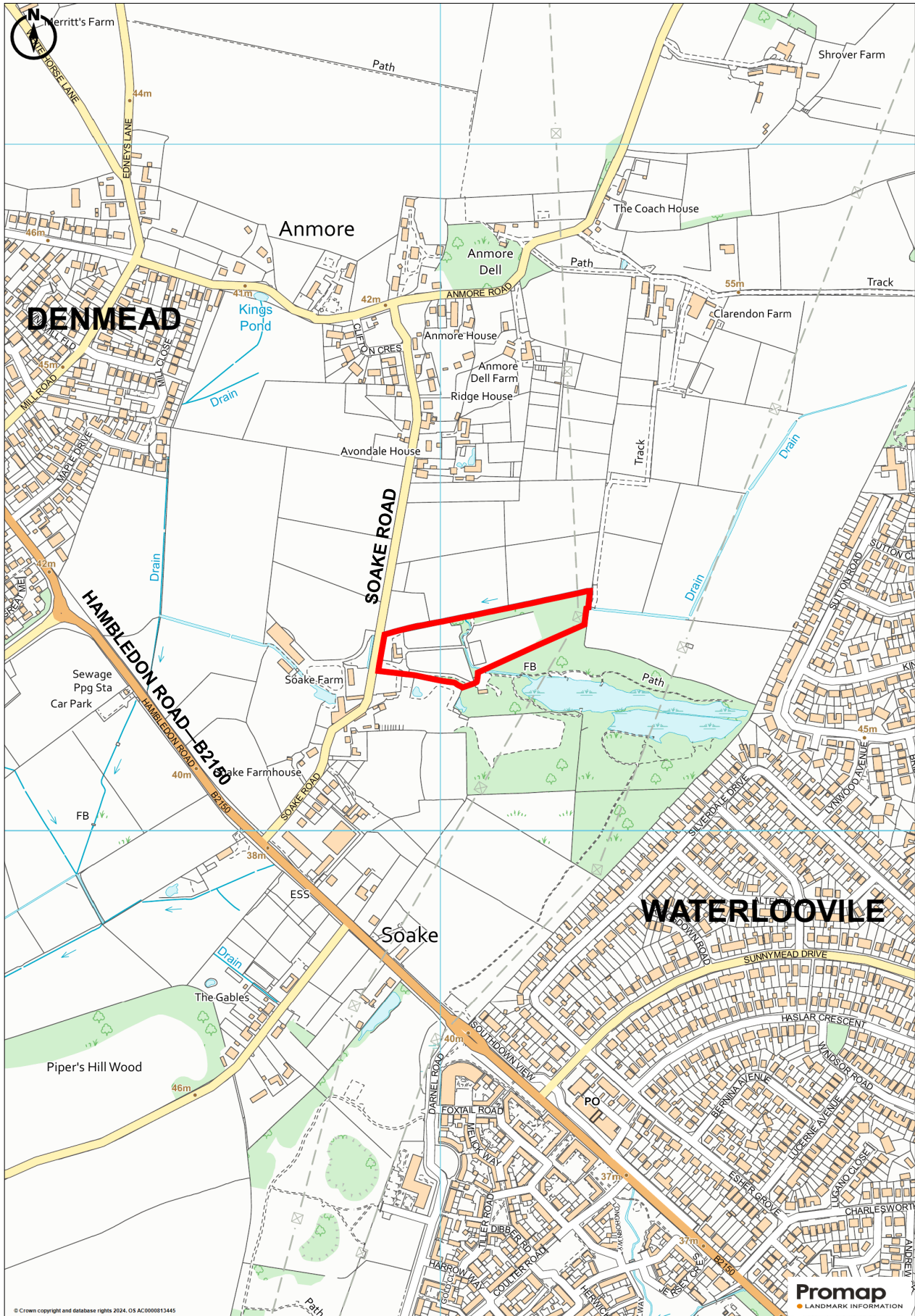
FLOORPLAN OF STABLES







LOCATION PLAN 1



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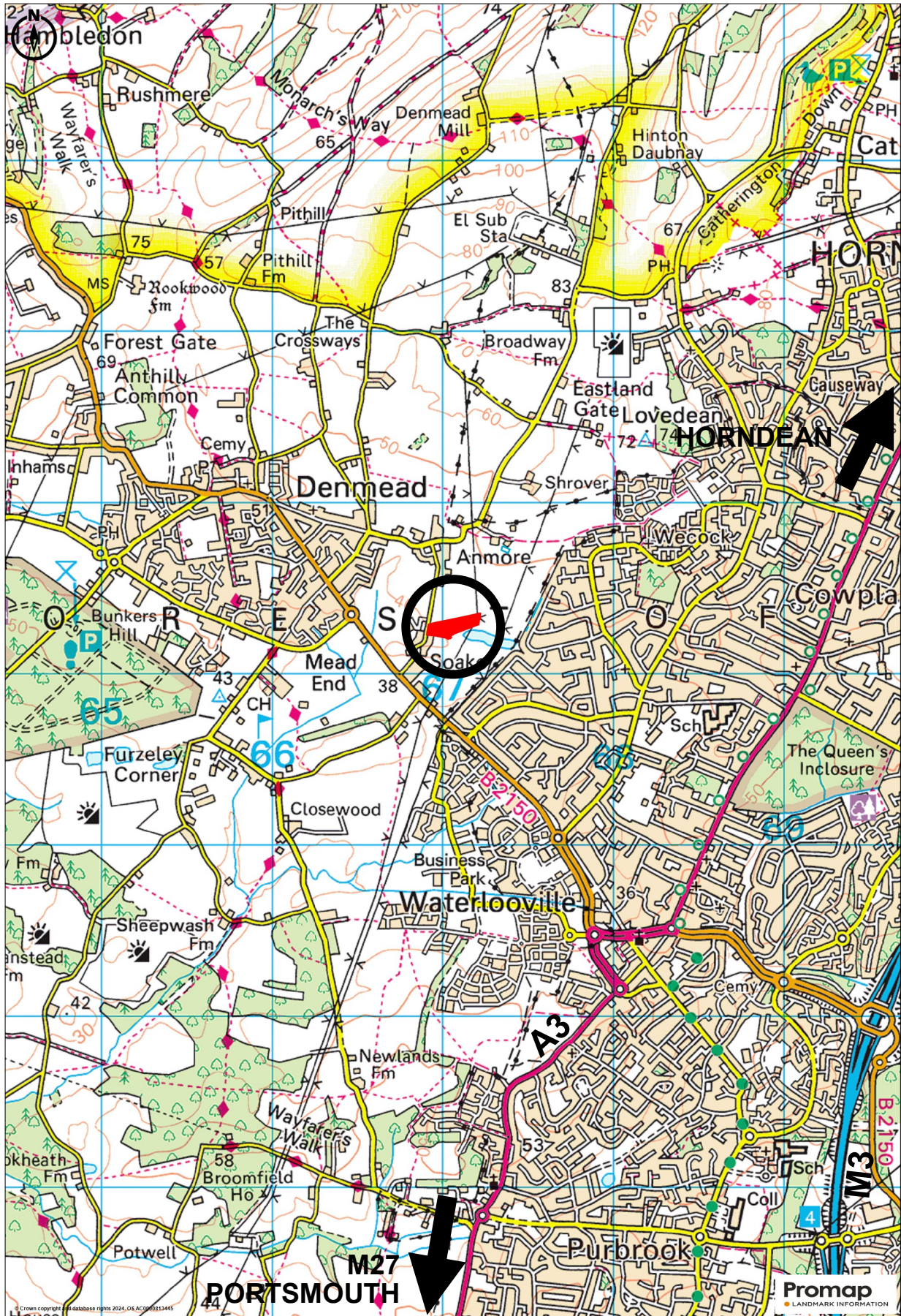
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LANDMARK INFORMATION

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.

LOCATION PLAN



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