

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Wychwood Cottage

Nursling Street, Nursling, Southampton SO16 0XH

With Building Plot Approx. 0.27acres (0.10 Ha) in all
DEVELOPMENT OPPORTUNITY



A 2 Bedroom Thatched Cottage 834ft² (not Listed) with spacious grounds located close to the centre of Nursling Village. With Detailed Planning Consent for an additional detached 2 Bedroom House 1,128ft² within the grounds.

Within 1½ miles off Junction 3 of M27 motorway.

OFFERS INVITED - IN EXCESS OF £400,000

FREEHOLD FOR SALE - VACANT AND NO CHAIN



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: PLEASE DO NOT PARK ON THE DRIVE OR THE GROUNDS OF THE PROPERTY. PLEASE VIEW THE GROUNDS ON FOOT ONLY. For an internal viewing of the Cottage please contact this office to arrange an appointment. 01489 896977. It is essential to view the drone video footage and read the Sales Particulars available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO 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.** <https://what3words.com/radar.tribes.tester>. Located in a residential part of the original Nursling Village the Property benefits from a good transport network and local amenities and with the opportunity to easily access more rural areas in the Romsey direction and the New Forest.

DESCRIPTION: The Property presents an interesting combination of a small detached Thatched Cottage (834ft²), estimated to date back to the 17th/18th century and positioned in its spacious grounds which extend to approx. 0.27 acre (0.10 Ha) and with Planning Consent for the construction of an additional detached 2 Bedroom House, each to be served by their own vehicular access points. The Property is contained within Land Registry Title HP673089. See Selling Agent's website for full documents.

COTTAGE: Lounge, galley kitchen with larder, shower bathroom, office/studio/spare bedroom, double bedroom. The Property was fully refurbished in 2000 when it was also re-thatched. See **Floor Plan.**

PLANNING CONSENT - PROPOSED HOUSE: The Vendors achieved consent dated 11th July 2023 with reference [22/02354/FULS](#) for the construction of '**dwelling with new access, parking and landscaping, and alterations to existing access**'. Gross Internal Area (GIA) of proposed house to be 1,128ft². See link - [22/02354/FULS](#).

See Design and Access Statement - [Design and Access Statement](#). See Plans, Elevations and digital images later in these Particulars and on Selling Agent's website. Note - the design of the proposed dwelling was adjusted during the Application process.

Full details of the Application, Consultants, Reports, Surveys and Decision Notice are available through the link. Many items are available on the Selling Agent's website too.

WOODEN PEGS ON SITE - The pegs sprayed orange identify the position of the proposed house footprint. Subject to Survey.

PLANNING AGREEMENT - SECTION 106: [Deed of Agreement](#). As set out in the Agreement dated 10th July 2023 a Purchaser who wishes to proceed to develop and build the new dwelling will be liable for the following payments to Test Valley Borough Council prior to occupation of the new dwelling:

1. New Forest SPA Contribution	£1,300
2. Nitrate Mitigation Contribution and Administration Fee	£3,700
3. Solent and Southampton Water SPA Contribution	£563

VEHICULAR ACCESS: The existing vehicular access off Nursling Street is proposed to serve the Building Plot if the development proceeds. The consent includes a new vehicular access further west which will then serve the Cottage alone. The roadside hedge has already been removed to facilitate this.

COMMUNITY INFRASTRUCTURE LEVY (CIL): The Purchaser who wishes to construct the new dwelling will be liable for this cost at the time of construction. The assessment of the CIL was based upon a larger house design at this site, and so the actual liability will be slightly lower as set out below:

The revised CIL as 105 m2 x £140 x 1.244 indexation = £18,286.80. The alternative is to keep the size of the property below 100m2 and be exempt from the CIL payment altogether.

COTTAGE THATCHED ROOF: Existing thatch material is Water Reed with a top ridge of Straw. The main roof was completely re-thatched in 2000. The top ridge section was replaced in 2015. It is anticipated that the thatch will likely require complete replacement within 5 years. (A new thatch will last 20-30 years). Minor repairs at the ridge has been carried out.

Estimated Anticipated Thatching Costs (excluding VAT) -

Top Ridge - £4-5,000
 Whole Roof - £20,000

We have contact details of a local Thatcher who has visited the Cottage if any interested party wishes to make direct contact.

INSURANCE: The Property is currently insured on an Estate policy i.e. it is not individually insured. The Purchaser will have to undertake their own insurance enquiries. The NFU or CLA would be worth considering we understand.

DESIGNATIONS: We are not aware of any environment designations that affect the Property. The Cottage is not Listed, nor is it in a Conservation Area.

TPOs: TPO.TVBC.1234 - [click here for TPO Document](#) TPO relating to the existing Yew tree in the garden close to the middle of the site near the northern boundary. See TPO Plan within these Particulars. A contractor has assessed the Yew Tree and recommends works to: 'Reduce and reshape by 2—2.5m all round and light crown raise to give 4.5m clearance from ground level, sever ivy'. The Vendor is proceeding with these works which are likely to occur in early 2025.

VEGETATION CLEARANCE: The Vendor has arranged for the trees and vegetation to be cleared from the site, outside of bird nesting season, and in accordance with the Arboricultural Report - [Arboricultural Report](#) - that forms part of the Planning Consent.

SERVICES: Mains Water, Gas, Electricity and Mains Drainage are all connected to the Thatched Cottage and so are available for the Building Plot. Gas Boiler at the Cottage. The Worcester boiler was purchased and installed in 2016 .

EASTERN BOUNDARY: The existing post and rail fence is positioned inside the legal Title boundary of the Property. See Land Registry Title Plan on the Selling Agent's website.

EXISTING COTTAGE COUNCIL TAX: Property Band = D for year 2024/2025= £2,068.20.

LOCAL AUTHORITY: Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, Hampshire SP10 3AJ. Tel: 01264 368000. <https://www.testvalley.gov.uk/>

EXISTING COTTAGE EPC			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

[Click here for full details - Energy Performance Cer-](#)

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

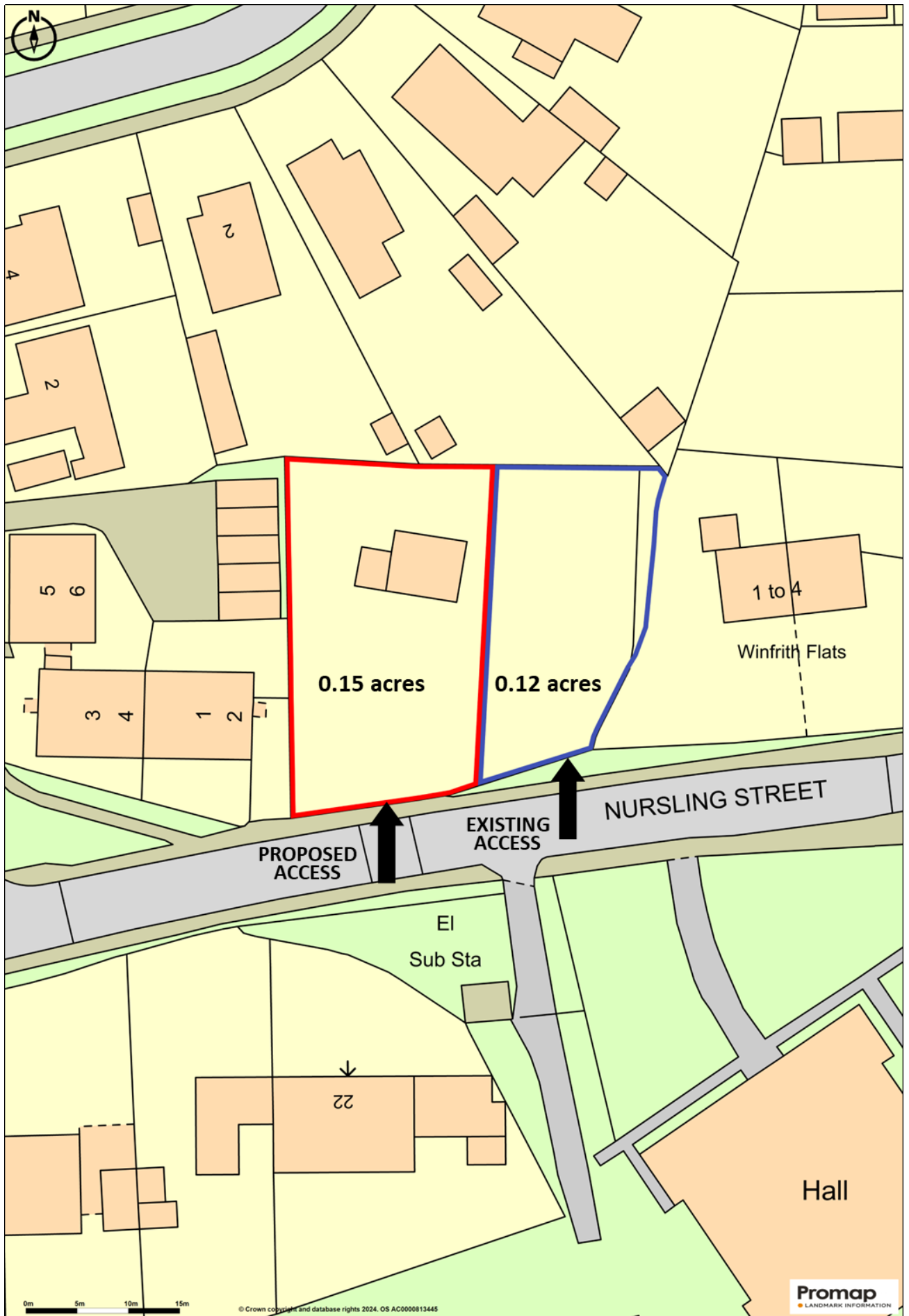
For Further Information Contact:
 Dominic Plumpton
 Tel: 01489 896977 Mob: 07780 000201
 Email: dominic@gileswheeler-bennett.co.uk



SITE PLAN



SITE PLAN



Subject to Survey









THATCHED COTTAGE - FLOOR PLAN



Approximate Gross Internal Area = 77.5 sq m / 834 sq ft

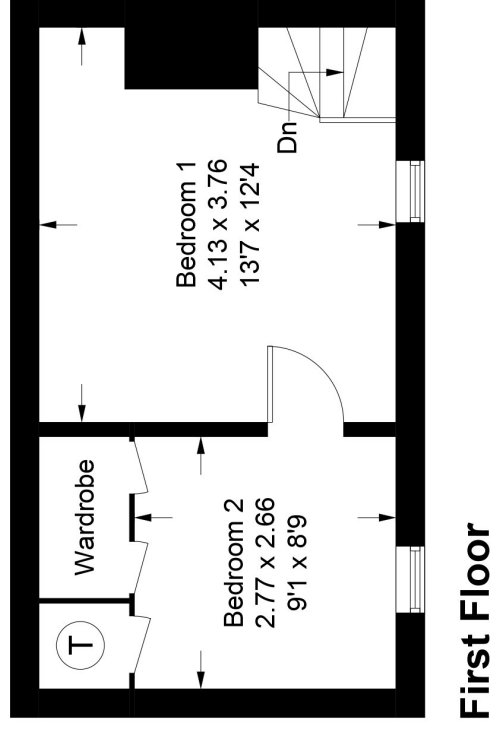
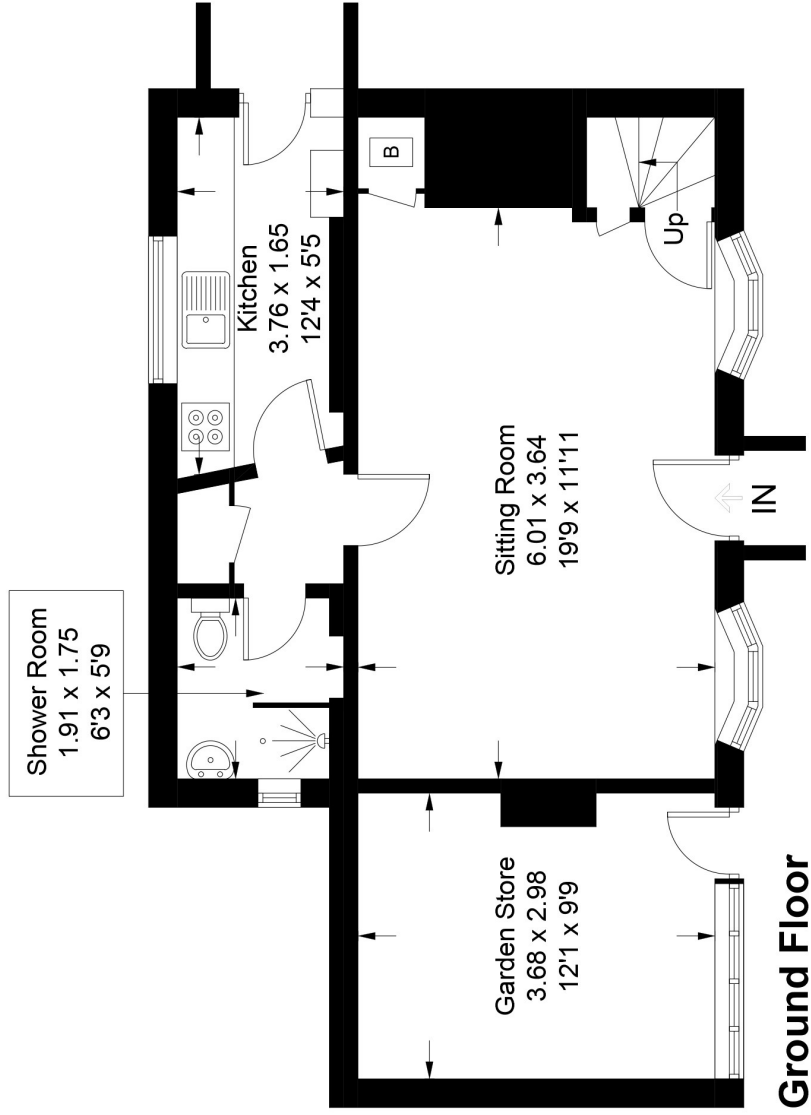
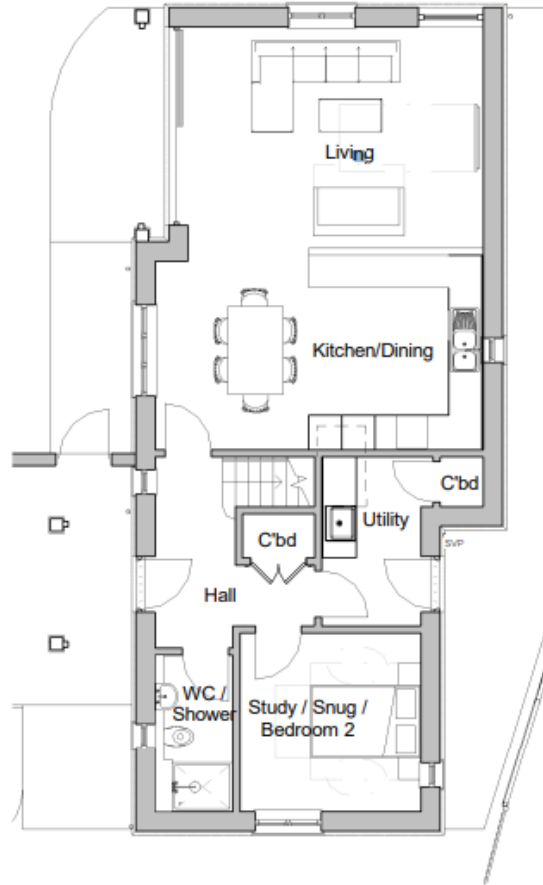
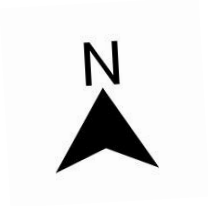
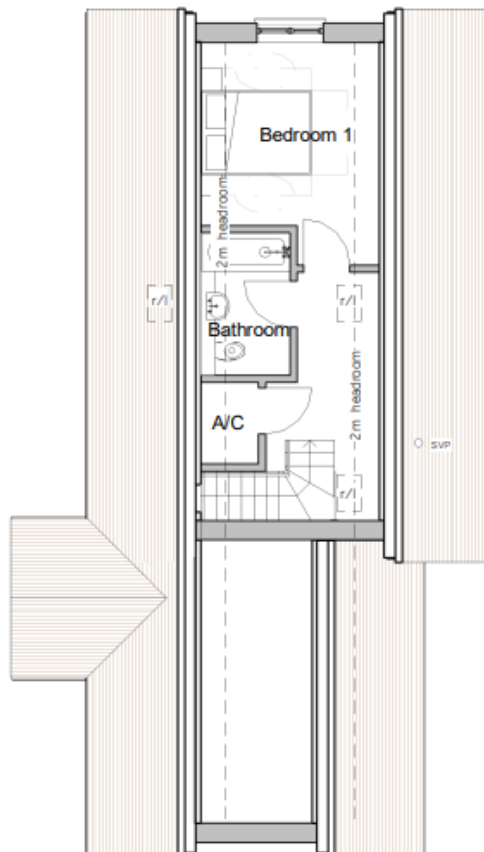


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1038791)

BUILDING PLOT - FLOOR PLAN

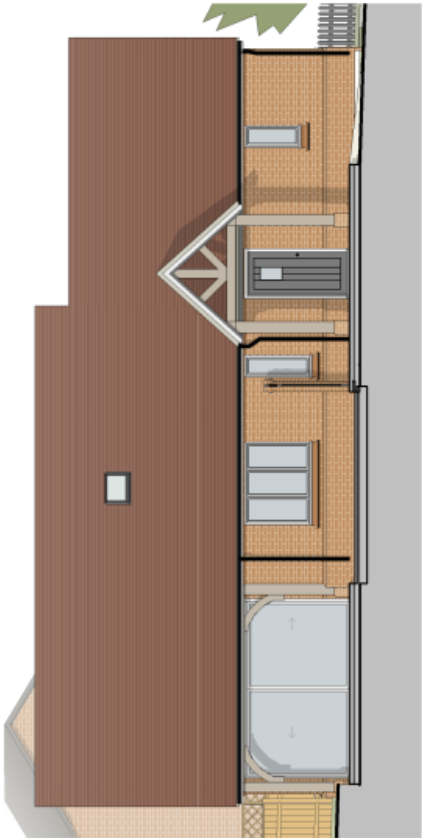


Ground Floor Plan as Proposed
1 : 100

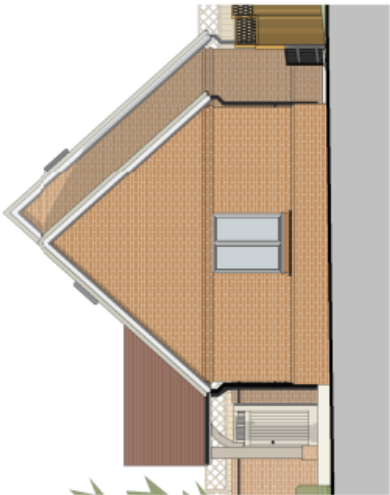


First Floor Plan as Proposed
1 : 100

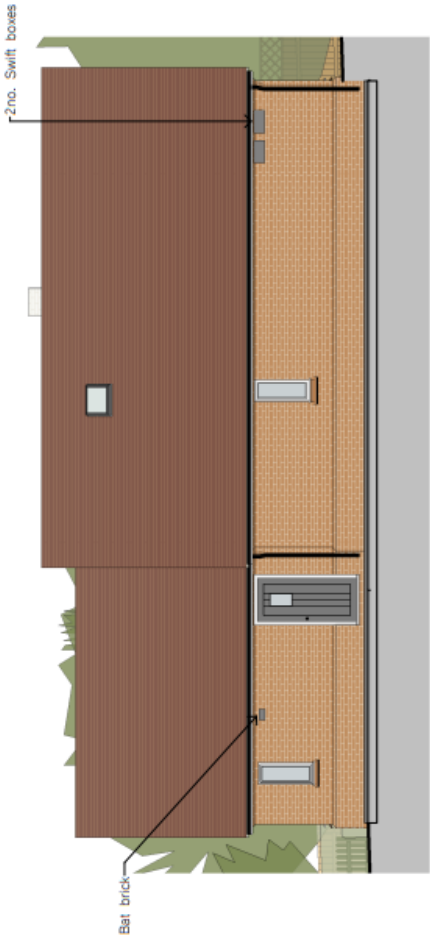
BUILDING PLOT - ELEVATIONS



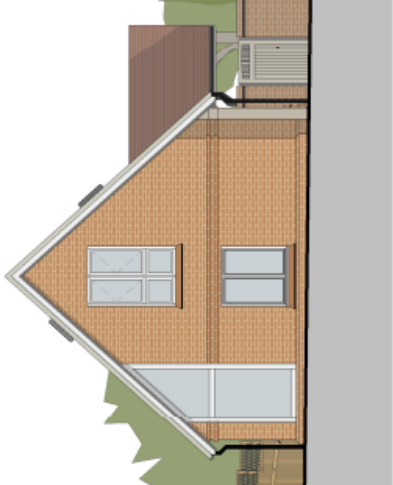
West Elevation as Proposed
1 : 100



South Elevation as Proposed
1 : 100



East Elevation as Proposed
1 : 100

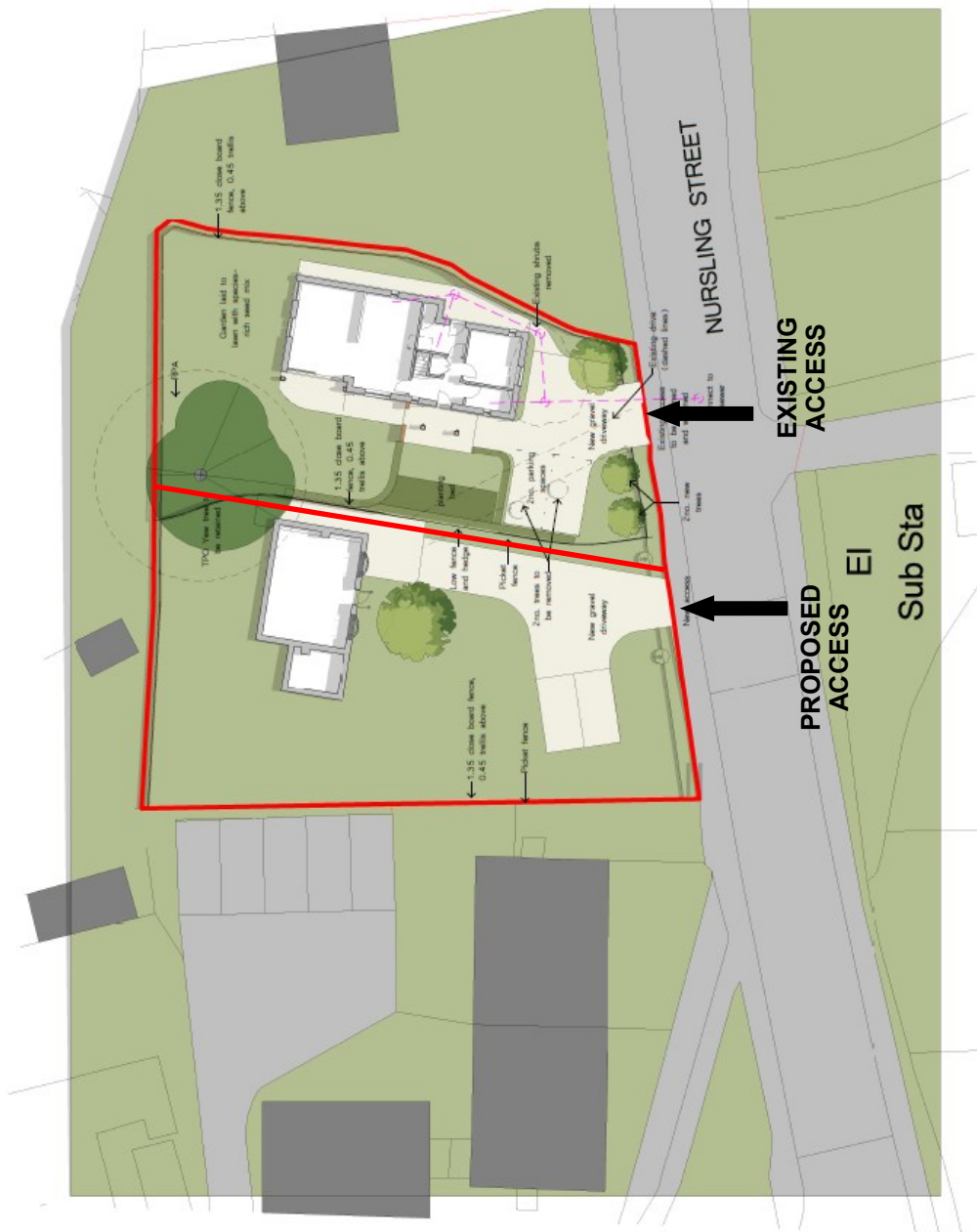
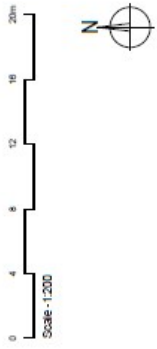


North Elevation as Proposed
1 : 100

BUILDING PLOT - DIGITAL IMAGES



BUILDING PLOT - SITE PLAN

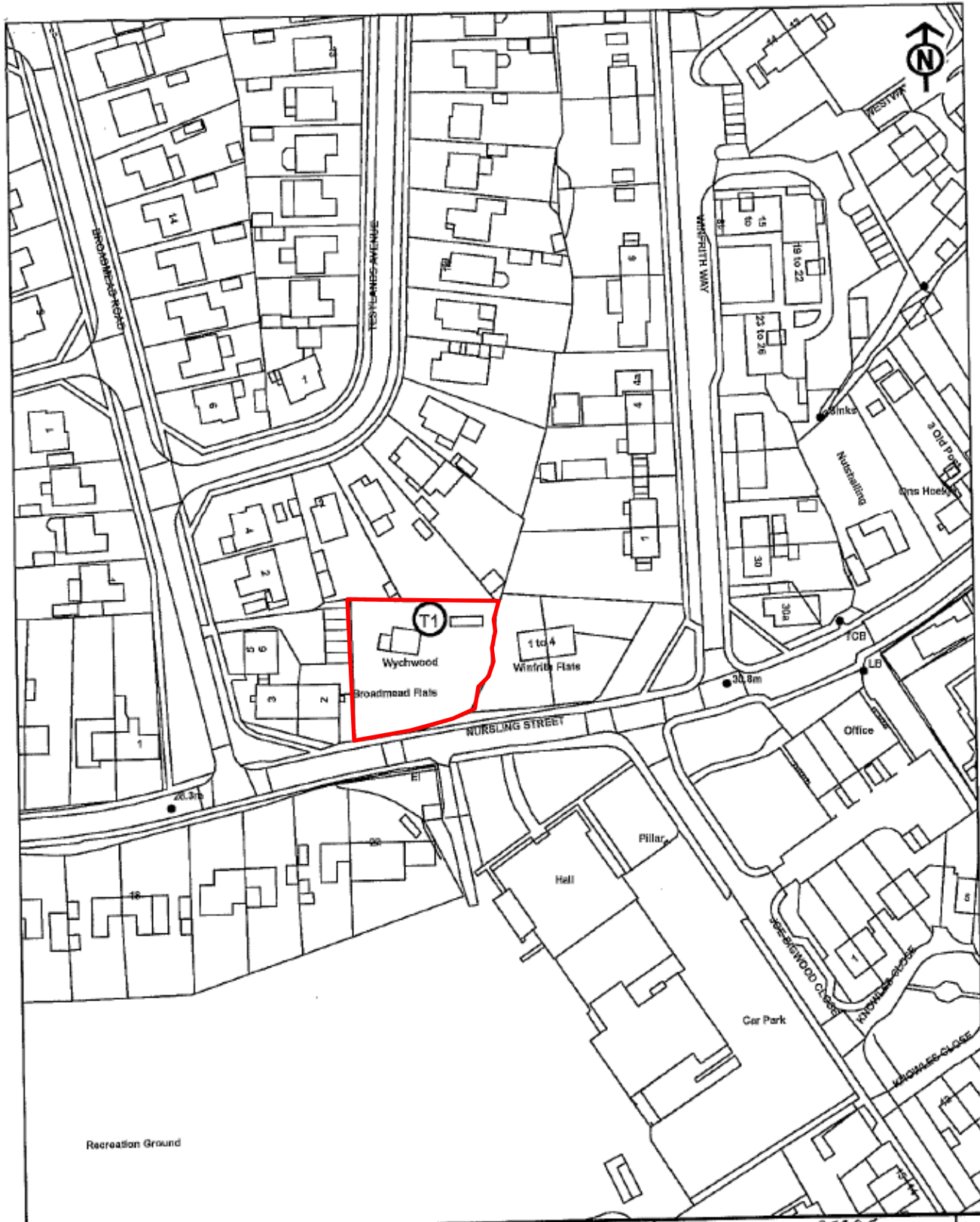


NO.	REVISION	DATE

Project: Winstowood
 Location: Nursling SO16 6BH
 Client: Longdown Management Ltd.
 Drawing: Site Plan as Proposed
 Date: Sept 2022
 Scale: 1:200 B&W
 Job: 2106
 Ref: D-311
 Rev: C
crafted
architects RIBA #
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Subject to Survey

TPO PLAN



Tree	Area
Group	Woodland

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198-201

TREE PRESERVATION ORDER TVBC 1234
 Location: Wychwood, Nursing Street, Nursling, SO16 0XH

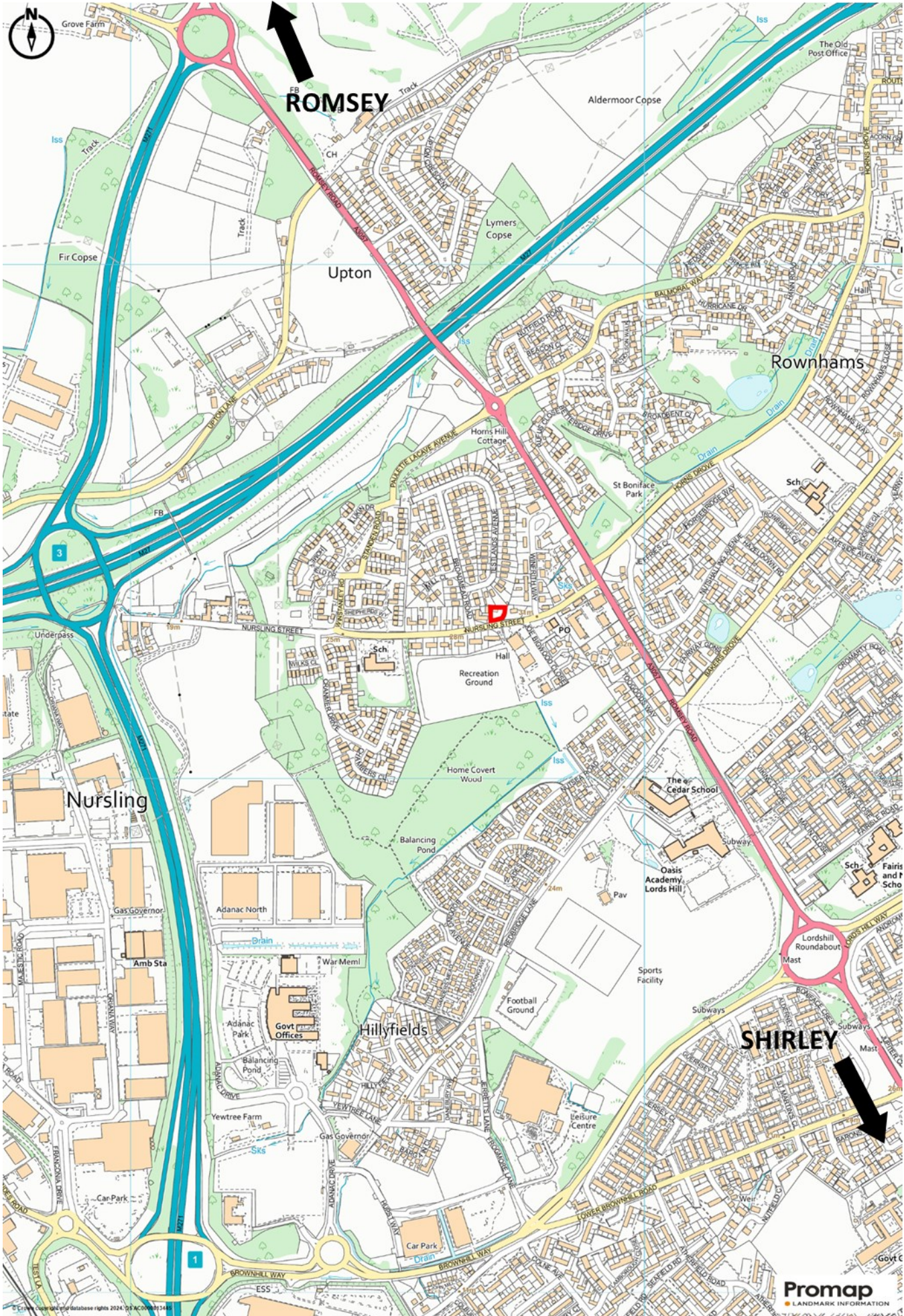
Test Valley *25095*
 Borough Council *van*

HEAD OF PLANNING AND BUILDING
 BEECH HURST, WEYHILL ROAD
 ANDOVER, HAMPSHIRE: SP10 3AJ
 Tel: 01264 396000

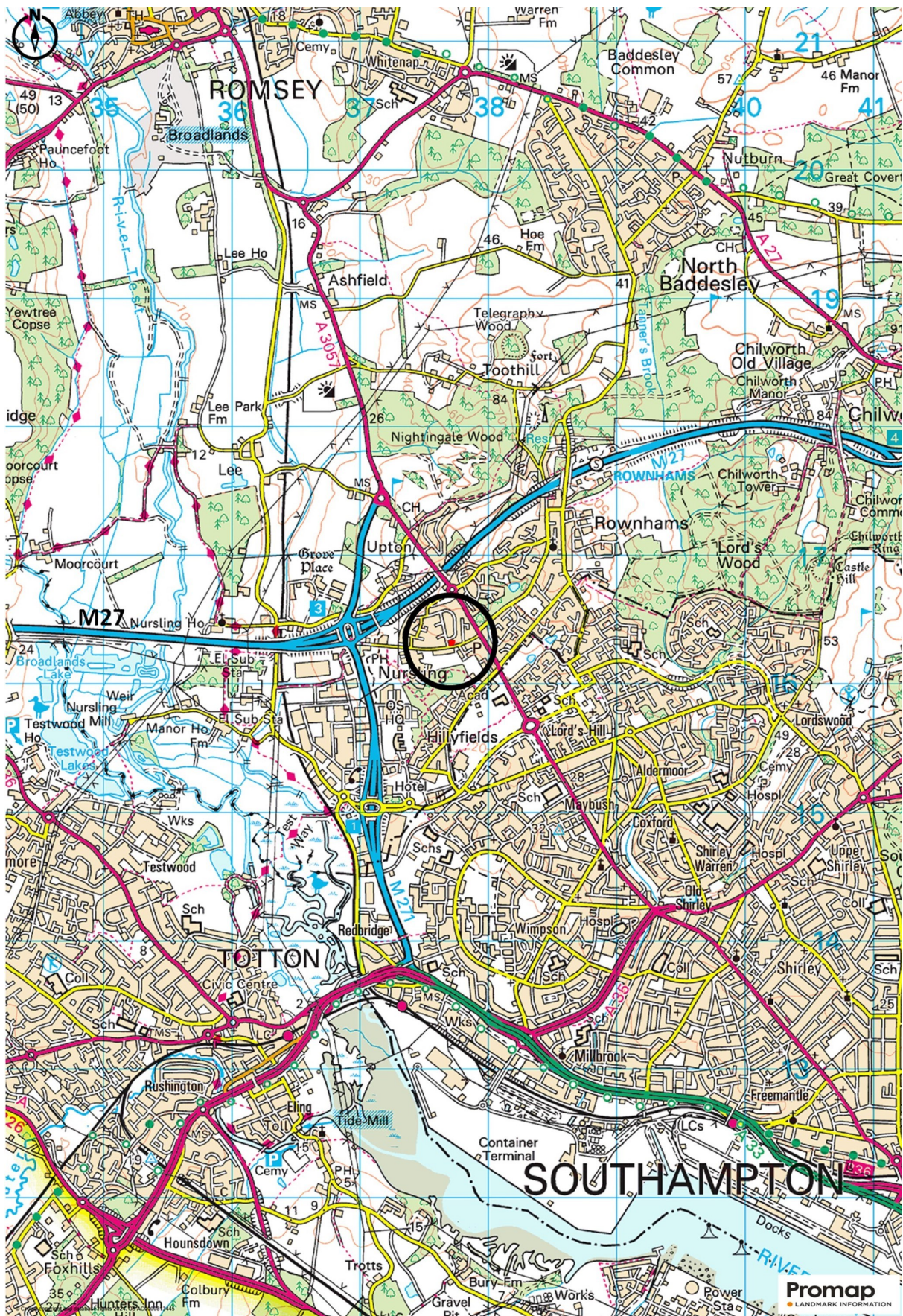
OS Grid: SCALE: 1:1250 DATE: DECEMBER 2021 DRAWING No: 1

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LOCATION PLAN 1



LOCATION PLAN 2



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

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