

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

DONIGERS DELL

Hampton Hill, Swanmore, SO32 2QN

Amenity Woodland

Approx. 2.29 acres (0.92 Ha)



An attractive copse of broadleaf woodland in a desirable location in the rural village of Swanmore. Suitable for amenity, forestry, recreation and conservation, subject to obtaining planning consent where required.

PRICE GUIDE £75,000

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. Access from south-western corner of Property, as indicated on Site Plan.

FURTHER DETAILS: See the website www.gileswheeler-bennett.co.uk where further information is available regarding the Property.

LOCATION: See **Location Plan**. SO32 2QN. **What 3 Words:** [Emphasis.strikers.deeply](#) Off Hampton Hill, Swanmore.

DESCRIPTION: The Property extends in all to approx. 2.29 acres (0.92 Ha) of broadleaf woodland with established ground flora. The “bowl-like” shape of the land, along with designation of the site within Hampshire Minerals and Waste Plan as an area where there is brick clay, suggests that the Property may be a former clay pit with the clay likely used to make bricks for local houses.

Recent management of the woodland has resulted in deadwood on the ground, which will in time provide an excellent habitat for local species. On the boundaries there are steep banks with post and wire fencing at the top in places. The Property lends itself to recreation, conservation and amenity uses being conveniently located close to the village of Swanmore. This is subject to obtaining planning consent where required.

ACCESS: Access is currently on foot via the points marked by arrow on the Site Plan. Recent tree works have created a natural trackway through the property. Historically there was a structure situated close to the access (marked “S” on the Site Plan) and a footprint still remains. If sufficiently cleared, there is the possibility that a vehicle could be parked in this location.

LAND REGISTRY: The woodland comprises the entirety of Land Registry Title HP662021. Copy available to view on the Selling Agent’s website.

DESIGNATIONS: The Property is situated within the South Downs National Park and within the South Hampshire Lowlands National Character Area. It is not designated Ancient Woodland and no Tree Protection Orders have been identified on the Property. No other significant environmental or planning designations have been identified as affecting the Property.

PLANNING: There are no recent planning applications affecting the Property. The Property is located outside settlement boundaries in an area designated as Countryside under the South Downs Local Plan.

PUBLIC RIGHTS OF WAY: There are no public rights of way directly affecting the Property.

OTHER RIGHTS: By **Agreement** dated **19th May 2005**, the owners of the residential property to the north (Donigers) historically benefitted from a right to drain to a cesspit located approximately at the position marked X on the Site Plan. As the residential property now has a septic tank within its curtilage, it is believed that this Agreement has now been terminated. Copy available to view on the Selling Agent’s website.

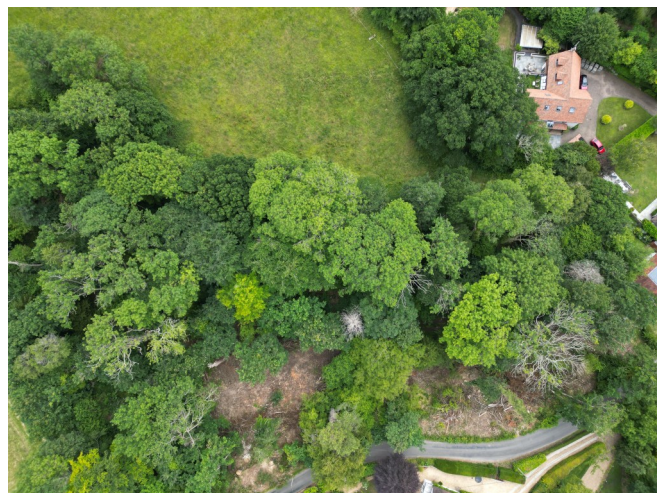
DEVELOPMENT OVERAGE: The Vendors are mindful to retain a 30% share of any uplift in value caused by Planning Consent for any residential or commercial development on the Property during a period of 25 years from the completion date of the sale.

SERVICES: No services currently connected. Given the proximity to residential properties it is likely that services are available nearby.

RECENT ASH DIEBACK MANAGEMENT: Following correspondence with Winchester City Council, recent work has been undertaken to fell the ash trees from the woodland that were dead and dying as a result of Ash Dieback Disease. This disease is now widespread and is killing a high percentage of Ash trees across the UK. See Link from the Woodland Trust, giving further information about the disease - [Ash Dieback Disease](#). Much of the felled timber has been left in place for the development of wildlife habitat and biodiversity.

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

PLANNING AUTHORITY: South Downs National Park (SDNP), South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. www.southdowns.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

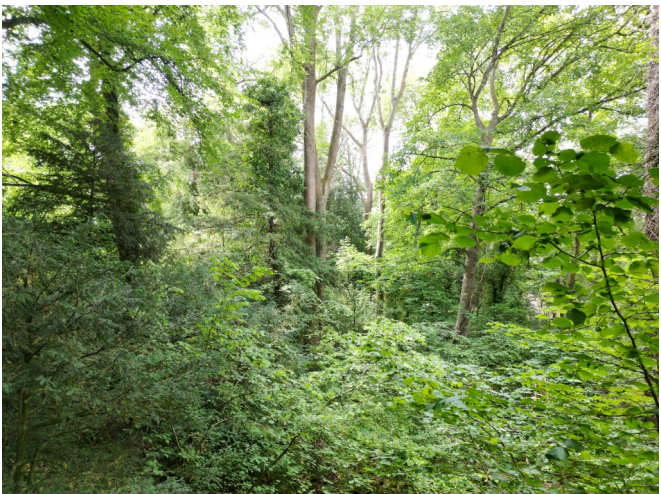
Email: nathan@gileswheeler-bennett.co.uk



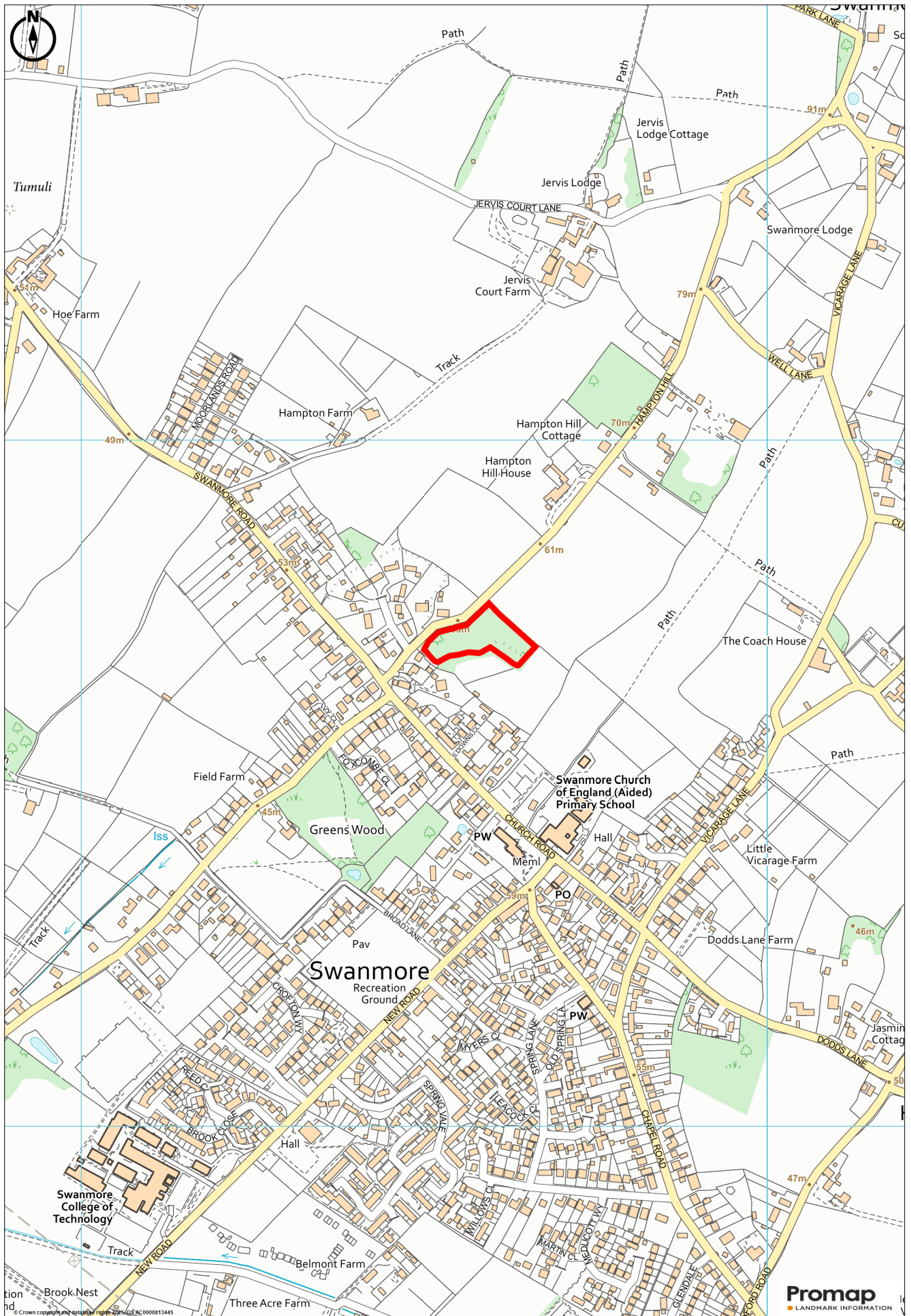
SITE PLAN



Subject to Survey

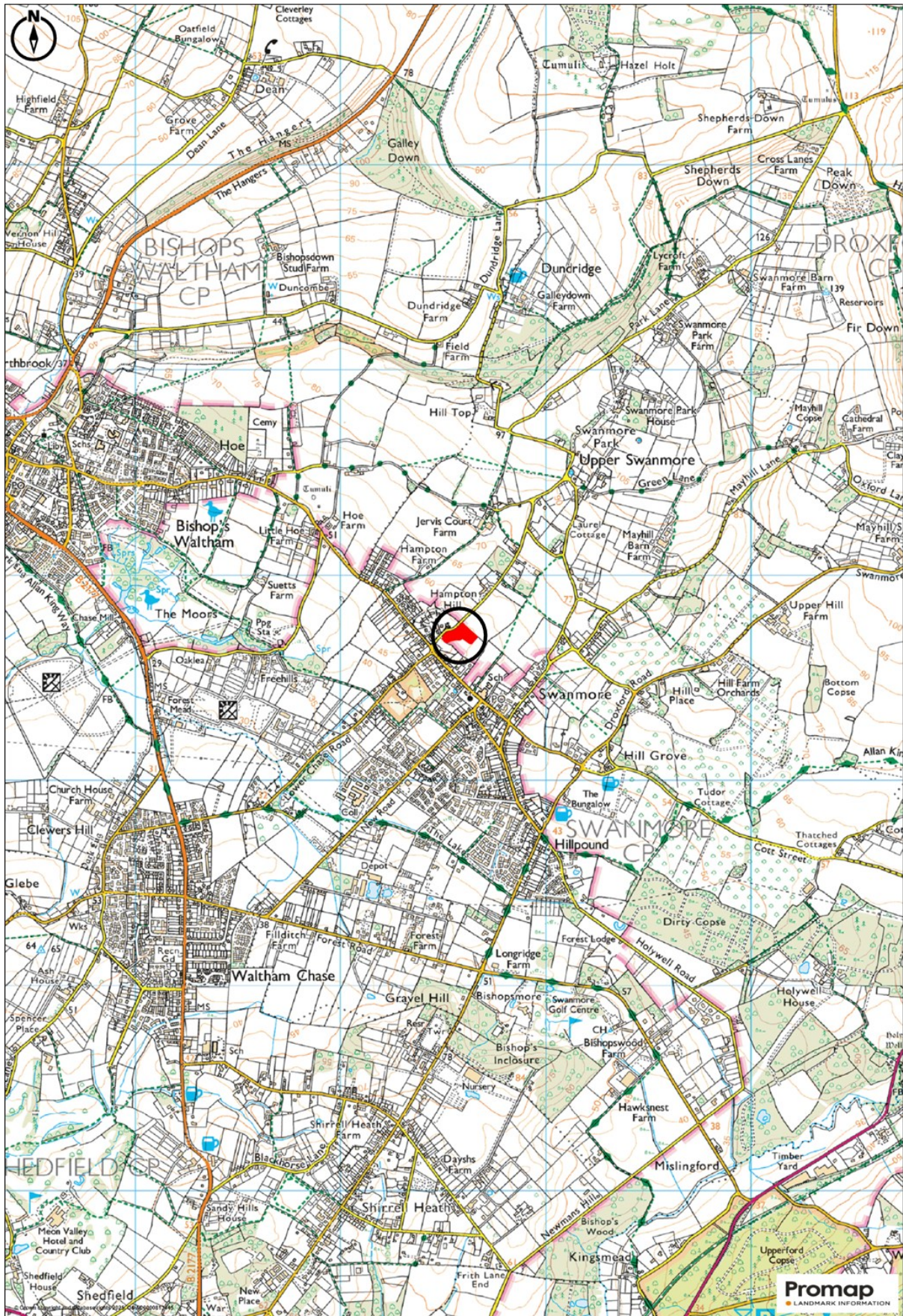


LOCATION PLAN



Subject to Survey

LOCATION PLAN 1



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.