





A rare opportunity to purchase a Freehold building plot in a village location with views across fields.



Services - It is our understanding that all mains - water, electricity & drainage connections are available.

Stockbridge 3 Miles • Winchester 10 Miles • Andover 11 Miles • Romsey 7.5 Miles

Building plot, Hill View, Kings Somborne,
Stockbridge, Hampshire, SO20 6PR

The Site

The building plot forms part of the garden of Hill View, an attractive residence in the village of Kings Somborne.

Hill View and the Building plot will share an access off the Romsey Road. The site is level and amounts to about 0.2 acre and enjoys a Westerly aspect with views over adjoining fields and countryside.

The new house

The proposed house will offer open-plan accommodation with full glass windows and doors providing maximum light and from the open plan Kitchen/Sitting Room the views will embrace the surrounding countryside.

Size - House 2,013 ft² , Garage 206 ft²

The proposed accommodation

Ground floor - front entrance with canopy over, entrance hall, cloakroom, open plan kitchen/sitting room, snug/office, utility room. Under stairs storage.

First floor - main double bedroom with en-suite, three further double bedrooms, family bathroom.

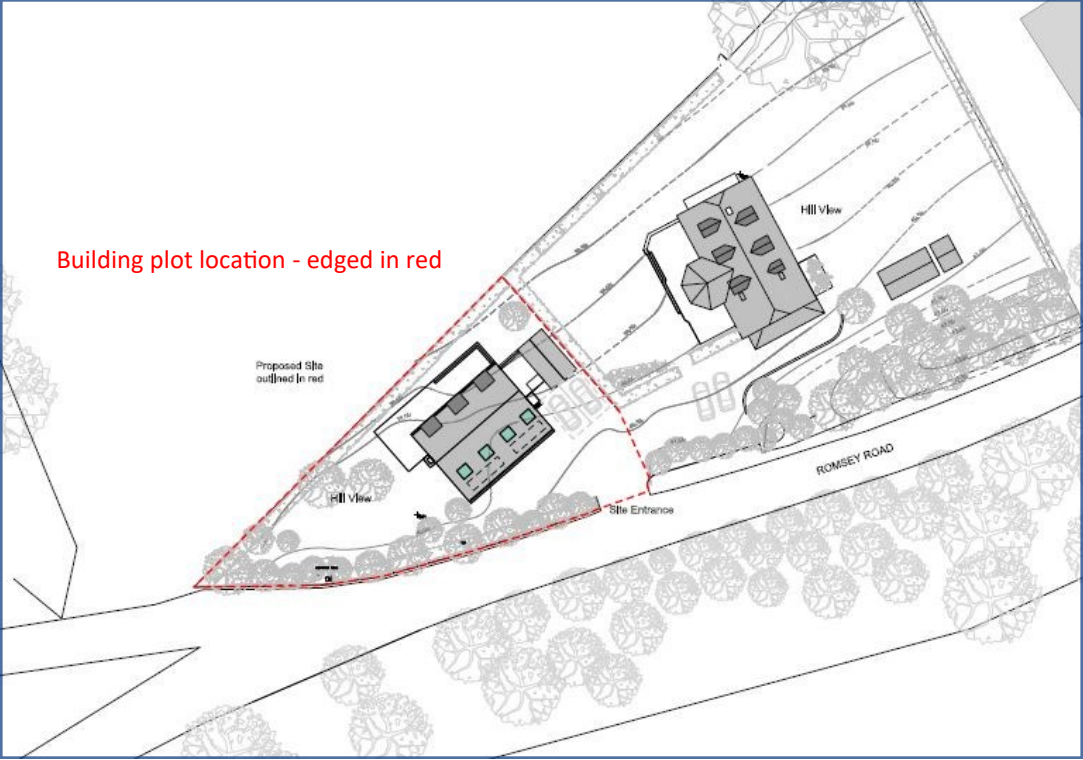
Double garage, the gardens surround the property with a terrace to the South & West. Heating is proposed to be from an Air Source Heat Pump and there will be an electric car charging point.

Planning

Planning permission was granted 18th November 2022 for the erection of a dwelling with parking, access, garage and terrace (21-00662-FULLS). Planning department—Test Valley Borough Council, Tel. 01264 368000.

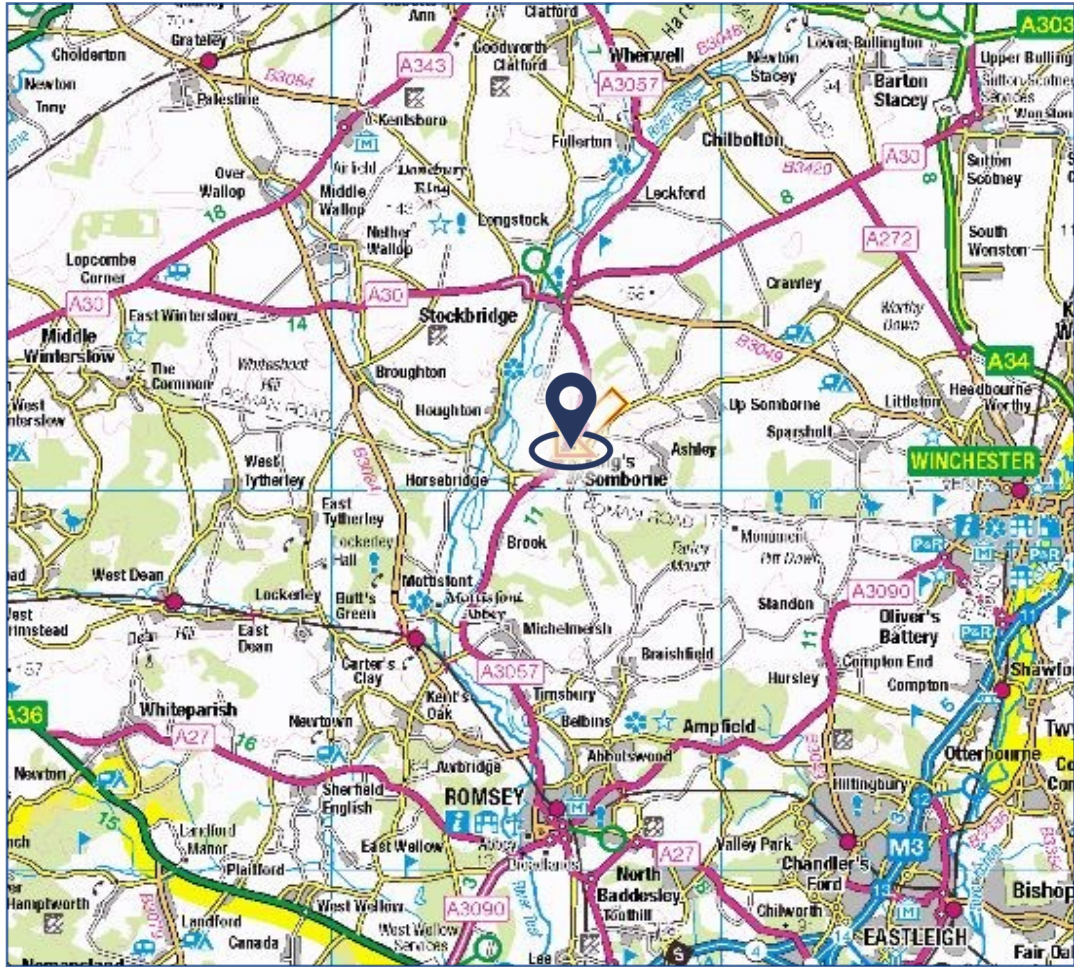
The purchaser is liable for a CIL payment if not applicable for exemption. The planning consent has the benefit of nitrate neutrality. There are certain conditions in the planning consent and upon request the Agents can provide an information pack.





Location

The Building Plot is situated at the junction between Horsebridge Road and the Romsey Road in the popular Test Valley village of King's Somborne. The village offers a range of amenities including a Church, school, village shop/post office, and a public house. The picturesque town of Stockbridge with a range of independent boutiques and shops as well as restaurants and cafes is 3 miles distant. More comprehensive facilities can be found in the Abbey town of Romsey approximately 7 miles to the south. The Cathedral City of Winchester is a 20 minute drive from the property and Salisbury is within a 30 minute drive, both offering extensive amenities, leisure activities and restaurants. There are excellent travel links to London and the South Coast via the M3 and A303 with Winchester train station providing a fast train service to London Waterloo in 45 minutes. The beautiful surrounding countryside is ideal for outdoor pursuits such as walking, cycling, and fishing.

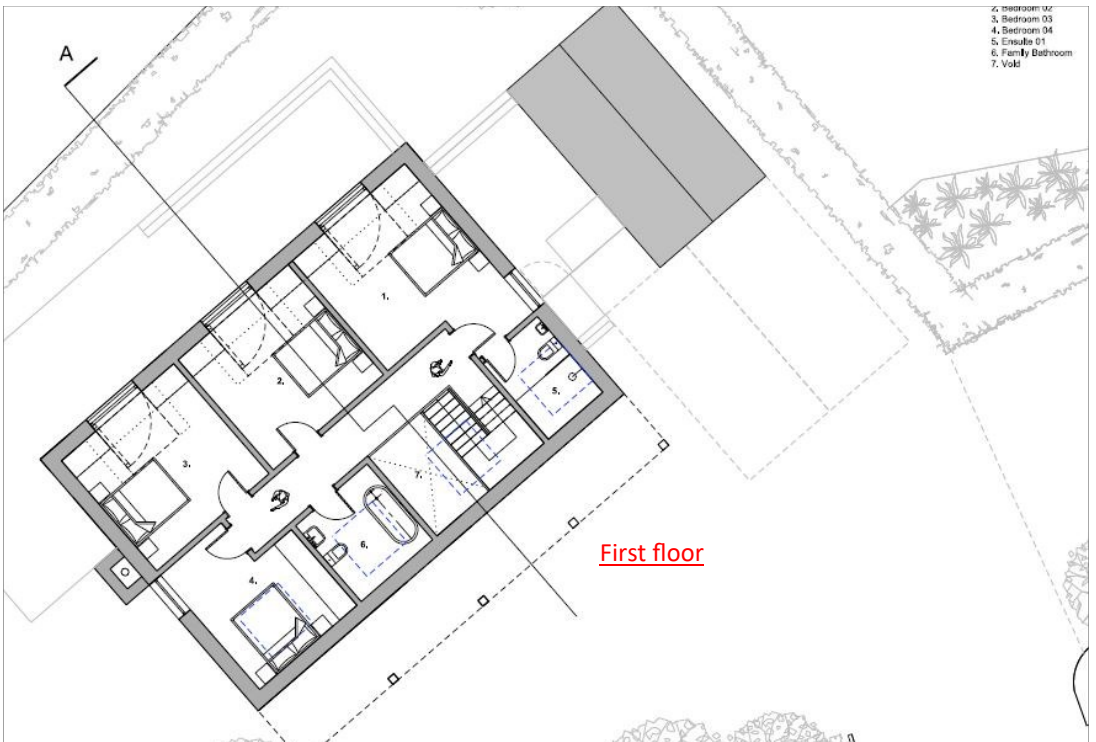
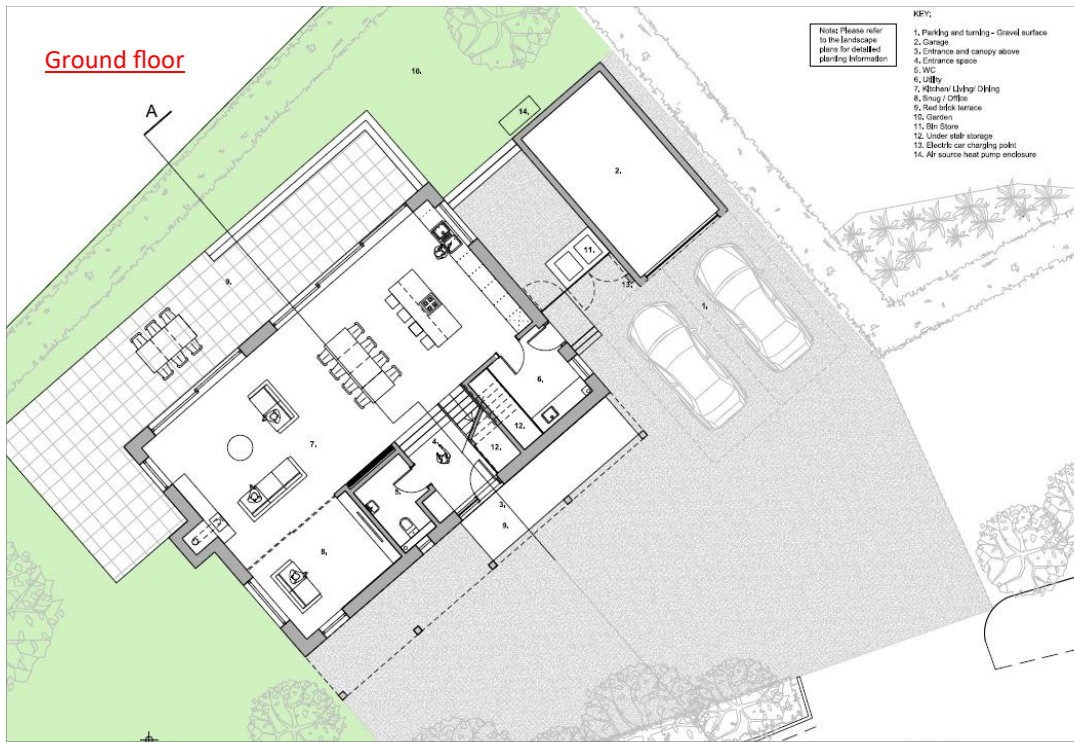




The site looking to the South



The site looking towards Hill View



Ecological Proposals

A Preliminary Ecological Appraisal was prepared in March 2021 and recommendations were made to offset the loss of potential habitat in the trees and hedge which has been removed. These mitigation recommendations have been included within the design proposals and include:

Roosting and foraging bats mitigation strategy against the loss of trees which have bat roosting potential and the loss of suitable foraging and commuting habitat. The retention of native hedgerows along all boundaries and a line of native trees to the southern boundary will provide suitable foraging and commuting habitat for bats within the site and will provide suitable roosting habitat once mature. More trees will be planted than are being lost, with a total of 19 standard trees plus 222 whips proposed for planting. Bat and bird boxes will be provided within the trees in the south-west corner, suitably located to maximise bat species usage.

Biodiversity Enhancement. The south-eastern end of the garden has been designed to have a more natural approach than a typical garden. An addition of native trees will be planted and the grass below will be a native meadow mix sward, underplanted with native spring flowering bulb species such as native bluebell, anemone, native daffodil, Italian etc. This area will be subject to a restricted mowing regime, allowing the grasses to flower in early summer and provide food and habitat for invertebrates, reptiles and birds. The grass can also be planted down with meadow rich species such as evening primrose, fleabane and goldenrod. The hedge will include native honeysuckle which is also of value to night flying insects and bats.

Hedgehog passes: The use of a post and rail fence with stock fence against a native hedge normally allows for the passage of small mammals and reptiles, however, additional openings will be provided to allow passage of large mammals such as hedgehogs.

Reptile hibernacula and dead wood/compost piles: These habitats are created from dead wood and turf and provide ideal habitats for invertebrates and reptiles. These will be provided within the wildlife area in the south-west corner of the garden.



Attractive dead wood pile



Large hibernacula

Boundary Treatment

The gardens will be enclosed with a 1.2m high simple timber post and rail fence with stock lining. Where possible this will be set within the hedge, with the hedge whips planted in a staggered row on either side of the fence with the aim of eventually the fence being covered by the hedge. Where not possible, the fence will be located on the outside of the hedge.



Typical 1.2m high post and rail fence with hedge



Paving

The outer 6m of the driveway where it meets the carriageway will be surfaced with a permeable block paving such as Marshalls Tagula in Original. This will be laid on a permeable hardcore base to minimise water runoff into the highway and to provide Sustainable Drainage System (SUDS).

The inner area of the driveway will be paved with a retained gravel system such as Cellweb Gopla or similar, where the gravel is retained in a cellular product to minimise gravel movement and to create a surface suitable to take vehicular loading.



Marshalls Tagula Original permeable paving system



Geosynthetic geobles or similar retained gravel system

