



CHARTERED SURVEYORS & LAND AGENTS

Approx Distance by Road: Soberton 0.5 miles; Droxford 3 miles; Denmead 5 miles; Wickham 5 miles;
M27 Jct 10 6.3 miles; A3(M) (Waterlooville Jct) 8 miles

Land at Ingoldfield Lane, Soberton, Southampton, Hampshire, SO32 3QA



**A Unique Opportunity to acquire land with Planning Approval
for Two Holiday Lodges
totalling 1.24 acres (0.50 ha)**

Offers Invited for the Freehold with Vacant Possession

Price Guide: £350,000

DESCRIPTION:

The property comprises two field parcels of permanent grassland extending to 1.25 acres (0.50ha). The land benefits from planning approval for two holiday lodges.

The land is rectangular in shape and gently slopes from west to east. The property has mature hedgerow boundaries on two sides, with a post and rail fence on the remaining two sides. The property is accessed via a 12ft field gate from Ingoldfield Lane.

The holiday lodges are proposed to have a GIA of 61.4m² (661ft²) each.

The soils are freely draining slightly acid loamy soils. The land has previously been used for equestrian grazing.

The land offers a quiet setting, well screened from the public highway and offers a unique opportunity to purchase land in a rural location with the ability to earn an income from holiday accommodation.

PLANNING

The property benefits from planning permission for the erection of 2 two-bedroomed timber-clad holiday lodges. Winchester Planning Authority reference: 22/01722/FUL as approved on 8th February 2023.

A subsequent non-material minor amendment was approved 19th March 2024, Winchester Planning Authority Reference 24/00251/NMA, to permit 2 three-bedroom holiday lodges on the same footprint.

There is a planning condition which limits the use of the lodges to holiday accommodation only.

A copy of all planning documents are available from the Selling Agent.

LOCATION:

The land is located in open countryside, outside of the South Downs National Park. The land benefits from good outriding on the local lane and bridleway network. Location and Site Plans over.

DIRECTIONS:

From Wickham, take the A32 towards Droxford, after 1.7 miles turn right onto Heath Lane. After 1.5 miles turn right onto Chapel Road, after 0.5 miles turn left onto May Bush Lane and then first right right onto Ingoldfield Lane. The land is situated on the right hand side after Meadow View Cottage.

From Waterlooville, take Forest Road towards North Boarhunt. At Shoot Hill, turn right towards Newtown, continue for 1.2 mile, turn right onto Ingoldfield Lane, continue for 1 miles the land is situated on the left hand side, with the access opposite Ingoldfield House.

What3Words App is :///alright.motivator.doctor

VIEWING:

Viewing is possible without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these Sale Particulars. The roadside gate will remain locked during marketing, if you require access, please contact the Selling Agent.

TITLE:

The property has Registered Title with HM Land Registry, Title No. HP506707.

SERVICES:

Mains water is connected to the land via a metered supply. Electricity is believed to be available in the public highway. Purchasers should undertake their own investigation into service availability.

ACCESS:

The land is accessed via a gated entrance from the public highway known as Ingoldfield Lane

TENURE AND POSSESSION:

Freehold with Vacant Possession.

METHOD OF SALE:

The Vendor invites offers for the property by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

For further information, please contact the Selling Agents.

PRICE GUIDE: £350,000

CONTACT:

Ian Judd & Partners LLP - Henry Brice on Tel: 01489 896422 or Email: henry@ianjuddandpartners.co.uk

ANTI MONEY LAUNDERING COMPLIANCE

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser (s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchasers questionnaire before the transaction can proceed.

IMPORTANT NOTICE: Ian Judd and Partners LLP and their Clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ian Judd and Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. 4. Tax may be payable in addition to the purchase price of any property according to law. Ian Judd and Partners is a Limited Liability Partnership.

May 2024



