



# Location Plan



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 Bishops Waltham  
 Southampton  
 Hampshire, SO32 1AB  
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CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Swanmore (0.5 miles), Waltham Chase (0.5 miles) Bishops Waltham (2 miles), Wickham (3 miles), Hedge End/M27 (6 miles), Fareham (6 miles) Southampton (12 miles), Winchester/M3 (12 miles).

## Land off Forest Road and Brickyard Road, Swanmore, Southampton, SO32 2PP



**A Range of Stabling with Storage Barn and level Paddocks with road frontage on the edge of the settlements of both Swanmore and Waltham Chase**

**Offers Invited for the Freehold with Vacant Possession**

- Lot 1 2.552 Acres of Stabling, Yard and Storage Barn Price Guide: £190,000 to £210,000**
- Lot 2 2.31 Acres Paddock with main road frontage Price Guide: £130,000 to £145,000**

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**DESCRIPTION:**

The property lies on both sides of Brickyard Road with a frontage onto Forest Road, Swanmore as well. The property as a whole extends to a total of **4.862 acres** (1.967 ha) of relatively level pastureland, directly accessed from Brickyard Road, comprising two parcels used for the grazing of horses and livestock but suitable for a wide range of other uses and recreation and hobby activities, subject to planning.

**Lot 1**

The main lot comprises the range of stables together with the adjoining yard and storage barn and **2.552 acres**. **The Stables** comprise 3 stables with an adjoining Tack Room and Feed Store measuring 52' x 12' overall with a 4' verandah with concrete floor all of timber framed construction with kicking boards, insulated corrugated onduline roof with electricity and water connected. **The Yard** is accessed via double wooden gates 14' wide with a further gated entrance into the paddock beyond. The Yard is surrounded by post and 3 rail fencing and the adjoining **Barn** measures 40' x 12'9" overall with an extension to the rear and is of timber framed construction with corrugated iron roof with partial concrete block and brick flooring and corrugated iron roof cladding and internal store. This barn is suitable for the storage of hay, straw, machinery and equipment or could equally be used for temporary housing or isolation of livestock.

**Lot 2**

Lies to the east of Brickyard Road and extends to 2.31 acres and is accessed via a wooden gate directly opposite the entrance into the Stable Yard to the west. There is good quality grassland and pasture with a corral collecting area in the south western corner adjoining Forest Road.

The soil is described by Soilscape as Soilscape 18 described as slowly permeable, slightly acid but base-rich loamy and clayey soils. The land lies within the countryside as zoned by Winchester City Council Planning Authority and also lies outside the South Downs National Park.

**DIRECTIONS:**

See attached Location Plan. Driving from Bishops Waltham, head south towards Wickham on the B2177. At the Waltham Chase crossroads, turn left into Forest Road and after about half a mile turn left into Brickyard Road and the stabling yard, barn and both paddocks will be found on the left and right of the trackway.

**MARKETING:**

The property is being offered for sale as a whole or in 2 lots as indicated on the sale plan over and we invite offers for the following:-

Lot 1	2.552 Acres of Stabling, Yard, Storage Barn	<b>Price Guide: £190,000 to £210,000</b>
Lot 2	2.31 Acres of Pasture	<b>Price Guide: £130,000 to £145,000</b>
The Whole	4.862 Acres including Stabling, Yard, Barn and both parcels of Land	<b>Price Guide: £310,000 to £330,000</b>

**TENURE AND POSSESSION:**

Freehold for Sale by Private Treaty, Vacant Possession available immediately upon completion. The land is registered with HM Land Registry No. HP638108.

**SERVICES:**

Mains water and electricity are connected to the Stable Yard and could be extended to both parcels of land.

**VIEWING:**

The land can be inspected at any reasonable time during daylight hours on foot only whilst in possession of a copy of these Sale Particulars. Viewers may have to climb over the timber gates to gain access into both parcels from Brickyard Road. Please take care when doing so.

**CONTACT:**

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