



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Upham (1 miles), Bishops Waltham (3 miles), Hedge End/M27 (5 miles), Fareham (10 miles), Southampton (10 miles), Winchester/M3 (10 miles)

**Marise Stables,
Alma Lane, Lower Upham, SO32 1HE**

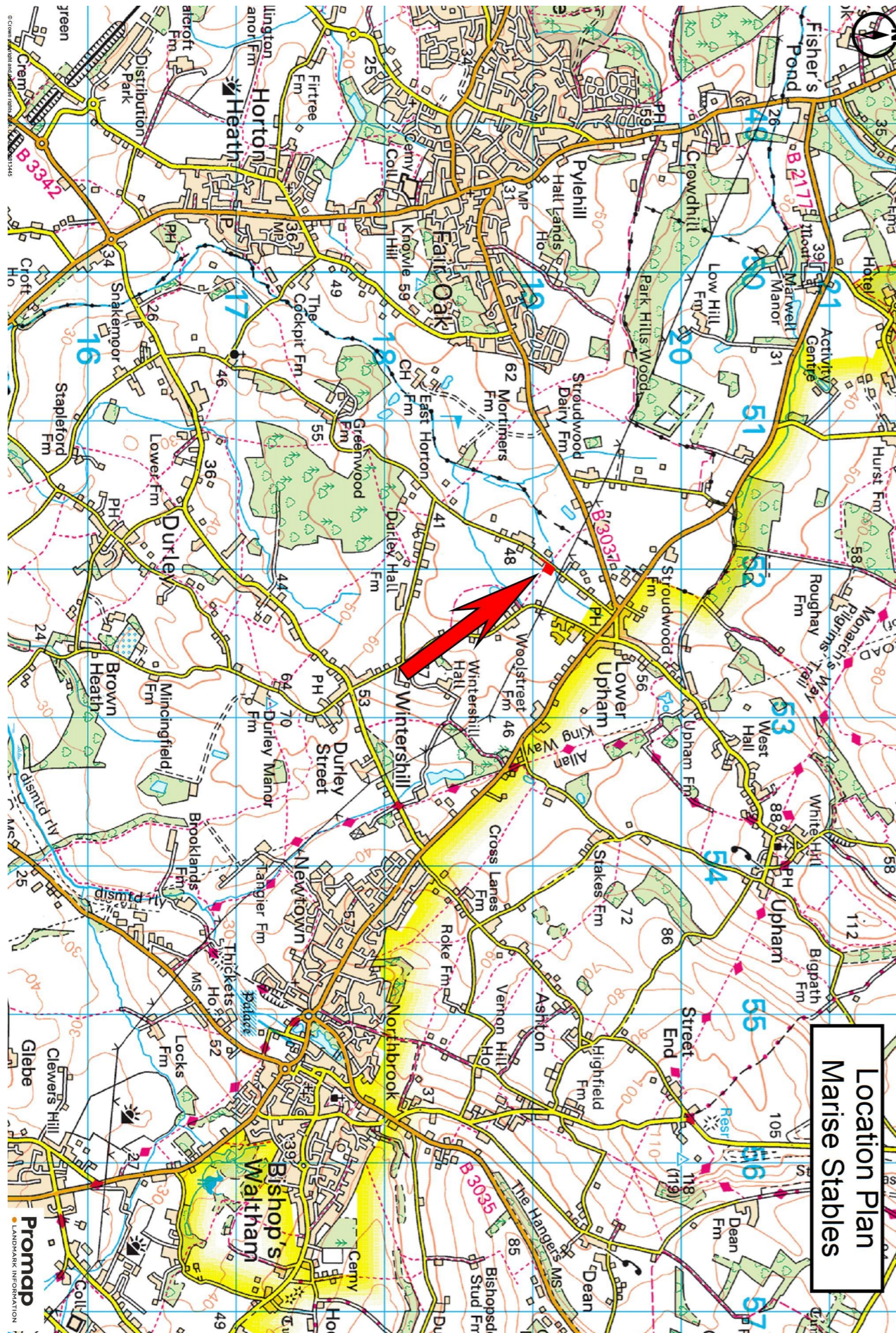


A Range of Stabling with Tack and Feed Room, Storage Sheds, Touring Caravan and Field Shelter with good frontage and double gated easy access and three level fenced Grazing Paddocks

2.259 Acres

Offers Invited for the Freehold with Vacant Possession

Price Guide: £235,000 - £250,000



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LOCATION/DIRECTIONS: See attached Location Plan. Driving from Bishops Waltham head west on the Winchester Road (B2177) and continue through until Lower Upham after about 2.3 miles. Turn left into Mortimers Lane, the B3037 and immediately left again into Alma Lane next to The Alma Inn PH. Drive around in front of the pub and then up beside it travelling south for about 400m and then Marise Stables will be found on the left hand side with a generous vehicle pull-in and set back double galvanised gated entrance. For Sale boards are erected at the entrance.

DESCRIPTION:

The Marise Stables and Paddocks are situated south of Lower Upham with direct access off Alma Lane which forms the property's western boundary and onto which there is good road frontage of over 65m and double gated entrance into car parking and vehicle turning hardstanding. The property extends in all to **2.259 acres** and comprises relatively level pasture land sub-divided into three post and rail and post and stockproofed fenced paddocks with interconnecting gates and internal trackway. The land has been successfully used for equestrian purposes for many years.

The land is complimented by a comprehensive range of **stables with tack and feed store**, all with formal planning consent granted in May 2004. The stables are restricted by a planning condition to accommodate only the owner's horses and an agreement that the property will not be used for any commercial riding, breeding or training purposes.

The stable block measures 46' x 13' overall with a generous 10 ft. wide concrete apron to the front, all of timber frame construction with kicking boards, insulated square profile brand new sheeted steel roof with roof lights with solar panel supplying a battery for electric light and fencing and with mains water connected. The stable yard is further complimented by a 12 ft. x 10 ft. timber framed and clad felt roofed **storage shed** and is sold including the **Challenger Swift Touring Caravan** currently on site as an occasional rest room.

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 lies outside the South Downs National Park.

The three paddocks provide ample grazing for summer and winter turnout and already benefit from one existing timber framed and clad corrugated roofed **field shelter** on skids and another **shed** beside the third paddock which has been used for storage purposes and/or could be replaced with a further field shelter. Mobile structures such as field shelters do not require planning permission.

TENURE AND POSSESSION:

Freehold for Sale by Private Treaty, Vacant Possession of the whole available immediately upon completion. The land is registered with HM Land Registry under Title No's HP738478, HP657663 and HP853962.

SERVICES:

Mains water is connected and troughs at points W. Electricity is provided by a solar panel on the roof of the stables with battery connected – sufficient for LED lighting in and around the stabling and yard as well as the electric fencing unit.

VIEWING:

Accompanied viewings during daylight hours only and whilst in possession of a copy of these Sale Particulars. Viewers may have to climb over the galvanised gates to gain access into the property from Alma Lane. Please take care when doing so. **CONTACT:** Tim Gardner, Ian Judd and Partners LLP., on 01489 896422 or Email: tim@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.

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