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CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Denmead 1 mile, Waterlooville 1 mile, A3(M) Jct 3 2.4 miles, Clanfield 5 miles, Wickham 7 miles, Portsmouth 7 miles, Petersfield 13 miles, Southampton 20 miles

## **Barn for Residential Conversion and Land at Soake Road, Denmead, Waterlooville, PO7 6JA**



**6.53 acres (2.64 ha) of grassland with a range of farm buildings with  
Approval for a one bedroom barn conversion**

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

**Price Guide £550,000**

**DIRECTIONS:** See Location Plan

From Denmead Green, take Hambledon Road (B2150) east towards Waterlooville. At the roundabout take the first exit continuing on Hambledon Road (B2150). After 500m turn left into Soake Road. The Land is situated on the right hand side after 100m.

From Junction 3 A3(M), head west on Hulbert Road, continue over the first roundabout. At the second roundabout take the first exit onto Maurepas Way (A3). At the third roundabout take the third exit onto Hambledon Road. After half a mile go straight over the next roundabout. Continue for half a mile then turn right onto Soake Road. The land is situated on the right hand side after 100m.

The property's Grid Reference is SU668110 and What3Words: ///respect.pampering.flashing

**DESCRIPTION:**

The land extends to **6.53 acres** (2.64 ha) of level permanent pasture with sporadic mature oak trees, located in the gap between Denmead and Waterlooville.

To the south is a range of timber framed buildings with corrugated metal roofs and cladding, used for both hay storage and stabling/ animal shelters.

The brick building, a former cow stall, benefits from a Class Q Permitted Development Approval for the conversion to a single dwelling (Winchester City Council Reference: 24/02679/PNACOLL, Approved 20th February 2025). The barn conversion permits a one bedroom dwelling extending to 55m<sup>2</sup>. A copy of the planning documents are available from the Selling Agent or Winchester City Councils' Planning Portal.

The land is bordered by mature hedgerows, with broadleaf trees, accessed directly from Soake Road, with a hard track leading down to the farm buildings.

The land adjoins Byngs Business Park to the south and Jewsons Builders Merchants to the north. The land is within Winchester City Council's Planning Authority and is situated outside of the South Downs National Park.

**SERVICES:**

Mains water is connected to the property.

**OVERAGE:**

The Transfer of the Property will contain provisions to the effect that if the Buyer or their successors in Title obtain planning consent for commercial or residential uses, excluding the first residential plot on any part of the Property at any time during the period of 25 years from completion of the sale, then the Buyer or their successors in Title will pay to the Seller 25% of the resulting increase in the gross value of the property.

**TENURE AND POSSESSION:**

The land is registered with HM Land Registry, Title No HP504519. A copy is available from the Selling Agent.

The freehold interest is being offered for sale with vacant possession on completion.

**METHOD OF SALE:**

The land is offered for sale by Private Treaty with Vacant Possession. The Vendors may invite Best Offers at any time. Prospective Purchasers should register their interest with the Selling Agent to whom offers will need to be submitted.

**VIEWINGS:**

Please register your interest with the Selling Agent before undertaking a viewing. Viewing is possible on foot only 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 be locked at all times so no vehicular access. Please take care when viewing as the great outdoors contains unexpected hazards. You should exercise common sense and caution. You can park beside the entrance gate and walk in from there.

**CONTACT:**

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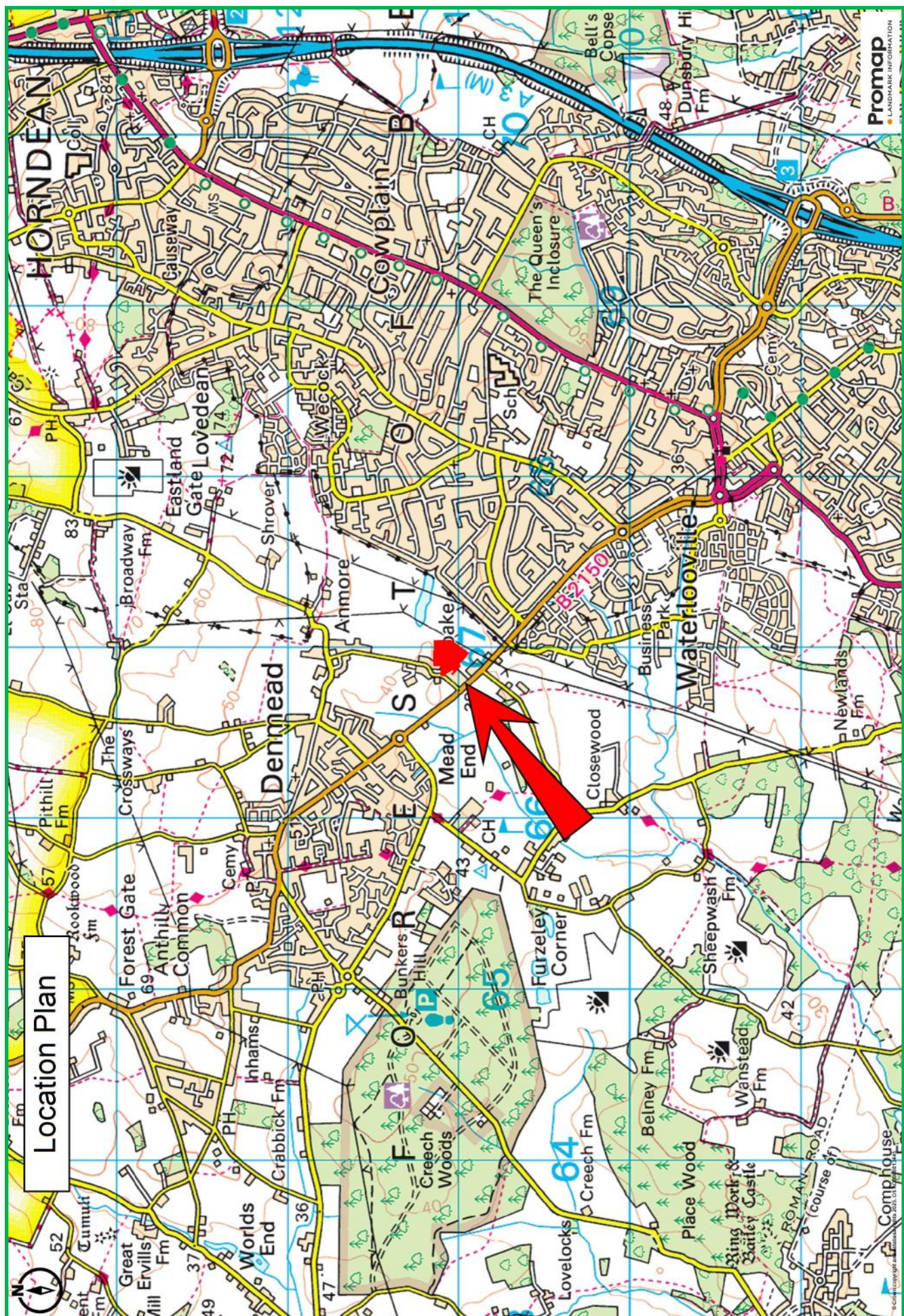




Land at Soake Road,  
Denmead, PO7 6JA







Location Plan

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, build-ing 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 enquir-ies 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 2025