



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Boorley Green (1 mile), Botley (1 mile), Hedge End/M27 (3 miles),
Bishops Waltham (4 miles), Fareham/M27 (8 miles)

Yard and Glasshouse at Frogmill Lane Off Wangfield Lane, Curdridge, Southampton, SO32 2DA



**1.685 acres (0.68 ha) former Nursery Site,
with Yard and Glasshouse with Development Potential**

Offers Invited for the Freehold with Vacant Possession

Price Guide £500,000

LOCATION & DIRECTIONS: See attached Location Plan

This interesting property and development proposition is situated midway between the villages Curdridge and Boorley Green and about a mile north of Botley.

From the centre of Curdridge village close to the Church, follow the signs west towards Boorley Green, down Wangfield Lane for about half a mile and just after the gradual left-hand corner, turn right into Frogmill Lane, a private roadway situated between Willow Farm and The Paddocks that leads north towards Hambrook Nursery, Wangfield Poultry Farm and Long Barn and Vineyard beyond. This road is shared by all of the adjoining residential, commercial businesses and agricultural properties and is maintained accordingly. The actual Sale Plan over shows the property for sale outlined red and indicates its position within the overall development area.

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DESCRIPTION:

The property extends to 1.685 acres (0.68ha) being a level rectangular yard, with a multi-span aluminium glass house extending to approx. 50m x 40.5m (2,023m²), a range of poly tunnels and large level stoned yard approx. 70m x 39m (2,730m²).

The property has been used to grow nursery stocks and is accessed from Frogmill Lane, a private lane, of Wangfield Lane. The property benefits from a full right of way or all purposes at all times with or without vehicles and animals.

PLANNING

This site lies within the Winchester City Council Local Planning Authority area and is therefore subject to their existing adopted plan and their evolving new Local Plan 2040 and the site is considered to lie within the designated Countryside outside of any recognised settlement boundary.

Whilst the glasshouses and yard are deemed agricultural, there may be scope for alternative uses, subject to planning permission.

Under recent changes to planning legislation, agricultural and horticultural buildings can benefit from a Change of Use under

Class R of the GPDO (General Permitted Development Order) to Mixed Commercial Use, Business and Storage and Distribution. Further more, there are recent decisions under Class Q of the GPDO that allow the change of use of former glasshouses to residential dwellings.

SERVICES:

Mains water is connected to the property.

TENURE AND POSSESSION:

The land is registered with HM Land Registry and forms part of Title No. HP614337 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 Vendor will consider offers for the freehold with a Development Overage, terms to be agreed. Offers "Subject to Planning Permission" & "Options Agreements" will also be considered.

VIEWINGS:

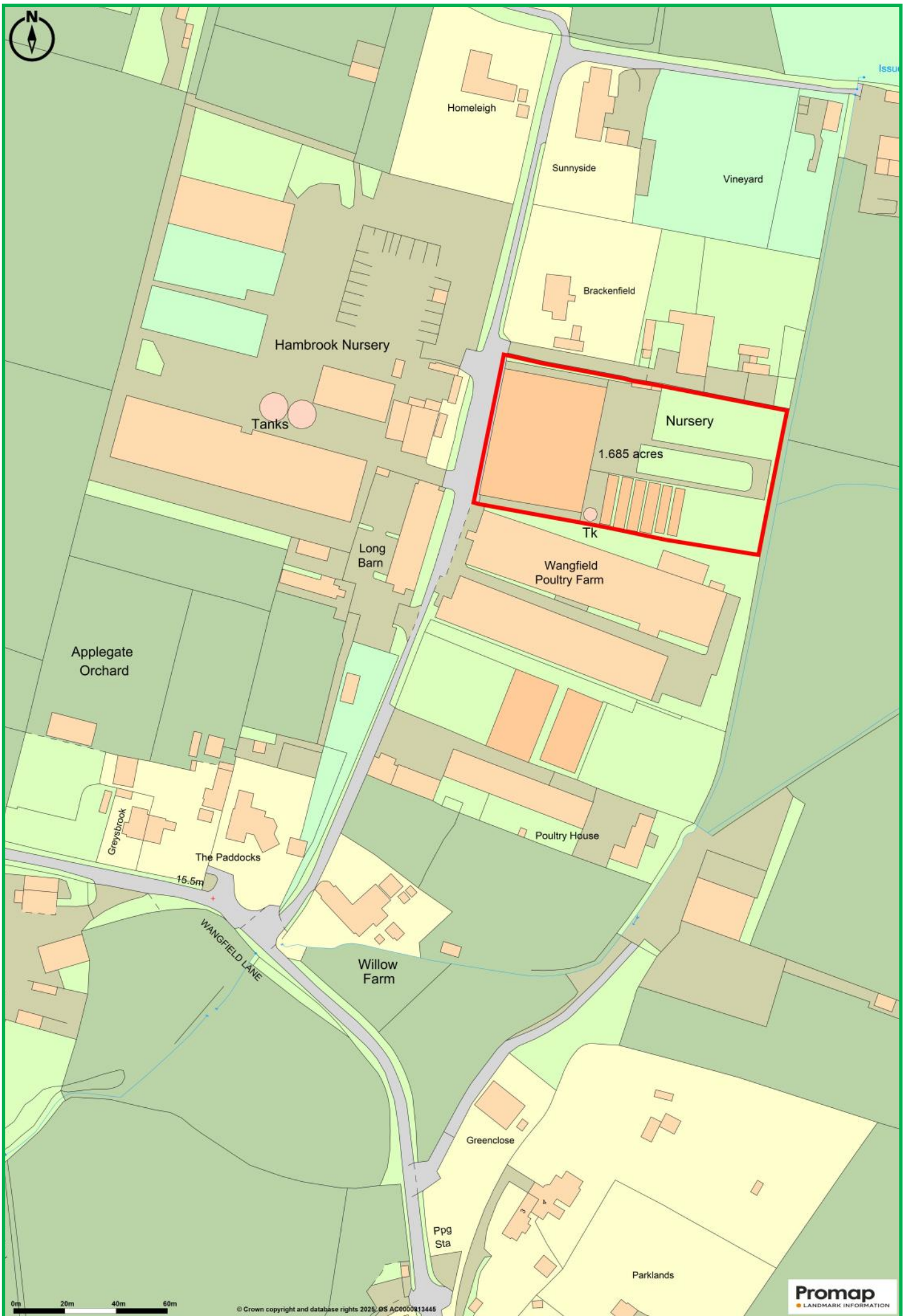
Please register your interest with the Selling Agent before undertaking a viewing. Viewing is possible on foot only without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these Sale Particulars. The roadside gate will be locked at all times 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 glasshouse.

CONTACT:

Ian Judd or Henry Brice at Ian Judd and Partners LLP.

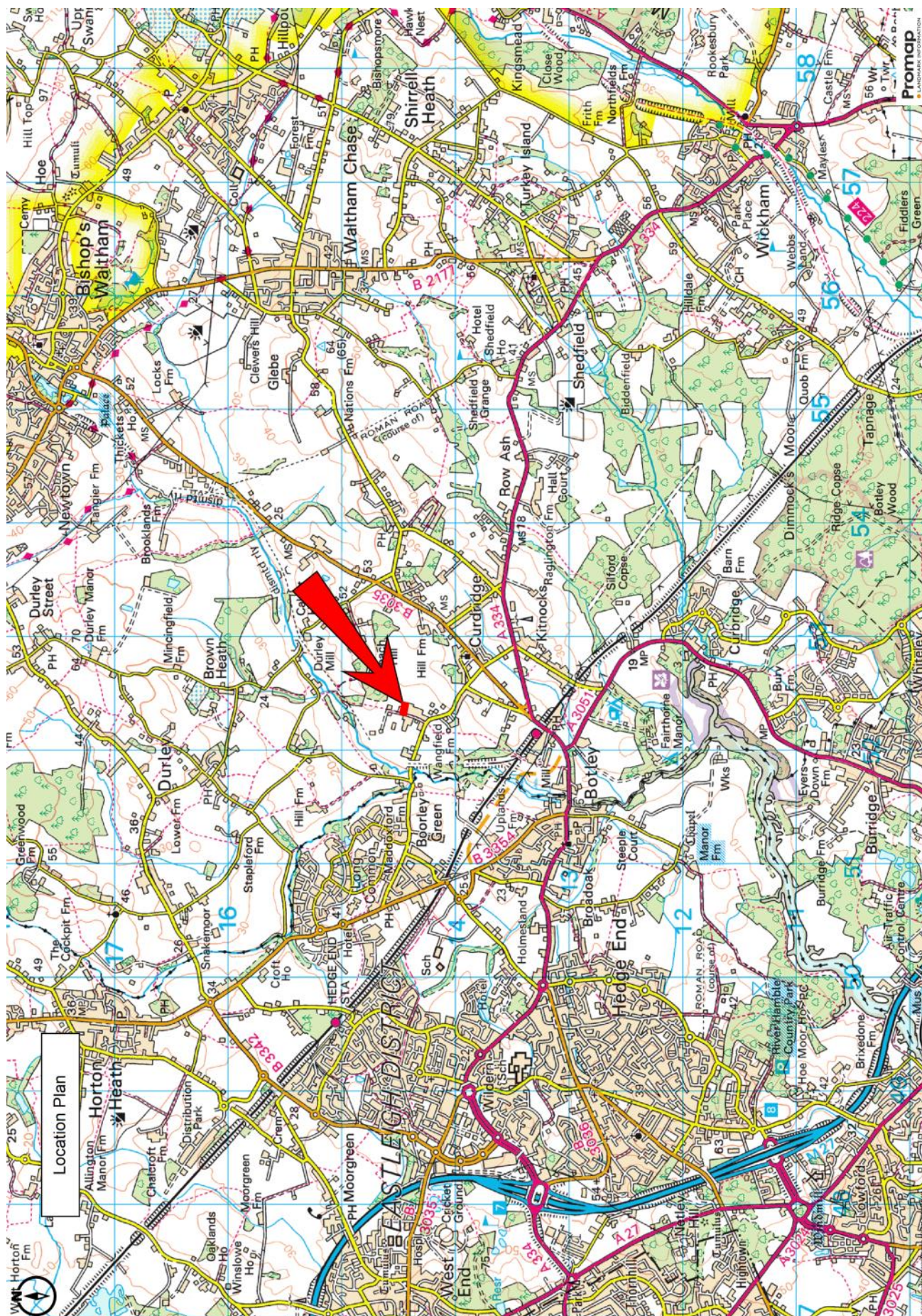
Tel: 01489 896422 or Email: Henry@ianjuddandpartners.co.uk or Ian@ianjuddandpartners.co.uk





0m 20m 40m 60m

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