



**“Woodmans Meadow”
Winchester Road, Lower Upham, SO32 1HB**



**Equestrian Paddock,
Stabling, Yard with Permission for Manege
3.25 acres (1.316 ha)**

**Offers Invited for the Freehold with Vacant Possession
Price Guide £ 290,000 - £315,000**

LOCATION:

Woodmans Meadow lies to the south of the B2177 Winchester Road in the very centre of the village of Lower Upham, midway between Fishers Pond to the north west and Bishops Waltham to the south east - both about 2 miles distant.

The Land lies on the boundary and within the South Downs National Park and within the Winchester City Council Local Authority Area. The Property is very well located and within only 20 minutes drivetime of Winchester, Eastleigh, Wickham and Fareham and within 12 miles or so of the centre of Southampton and via the M27 to Portsmouth. Both the M3 and M27 are within 15 minutes drivetime.

SITUATION:

Woodmans Meadow is situated on the south side of Winchester Road, Lower Upham with an extensive frontage of about 98m as well as onto Sciviers Lane, Lower Upham of about 106m from which there is a wide, double-gated entrance bellmouth and from there, the access drive down to the Stables and Yard area, and approved manege.

GENERAL DESCRIPTION:

Woodmans Meadow comprises a total of about **3.25 acres (1.316 ha)** of level pastureland suitable for grazing and hay-making and with full Consent and Approval from the Local Planning Authority for equestrian use and occupation.

The recently erected stables include 2 stables with large feed store which could be used as a 3-stable block and is of timber framed and clad construction with cement floors, and onduline roofing - this stabling is brand new and unused.

The meadow has the benefit of a now well-established double galvanised gated entrance and deep and wide bellmouth providing easy access in and out of the property.

The land adjoins commercial and farming premises to the south and a mainly residential built up frontage to the north and east.

The property has the benefit of the laying out of an area of substantial hardstanding and access track from the edge of the public highway, all the way through to the stables and yard area and which will also serve the outdoor exercise area; some of the boundaries have recently had new native hedgerow planting completed as well as post and rail boundary fencing.

PLANNING:

Planning permission was granted for the Change of Use of this Land to Private Equestrian, and erection of Stables with Feed Room (Planning Ref: SDNP/23/03916/FUL - which was Approved on 17th February 2025. Condition 12 of this Consent reads as follows... "The development hereby permitted shall be restricted to the keeping of horses for private recreational use by the owner of the land only and shall not at any time be used for any other form of equestrian activity such as for any commercial riding, breeding or training purposes".

Further planning permission was granted for an "Outdoor Exercise Area" (manege/school) on the same site as shown on the plans attached under Planning Ref: SDNP/25/03022/FUL. A similar condition restricting the use of the School for private recreational use by the owner of the land only applies to that approval too which was granted on 8th January 2026. The

approximate siting for the arena is shown with white painted wooden pegs.

SERVICES:

Mains electricity and water supplies are already connected to the property and to the Stables/Yard area. Water Standpipe.

LAND REGISTRY:

The land is registered with the Land Registry under Title No. HP629149 and the property is offered for sale freehold with vacant possession.

WAYLEAVE:

The land is crossed by low voltage overhead SSE electric cabling with poles and stays and the underground mains water pipes and electricity cables which do not affect the use and occupation of the land in anyway.

VIEWING:

The land can be viewed at any time during daylight hours, on foot only whilst in possession of a set of these Sale Particulars.

CONTACT:

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DIRECTIONS:

SU 52368 19323

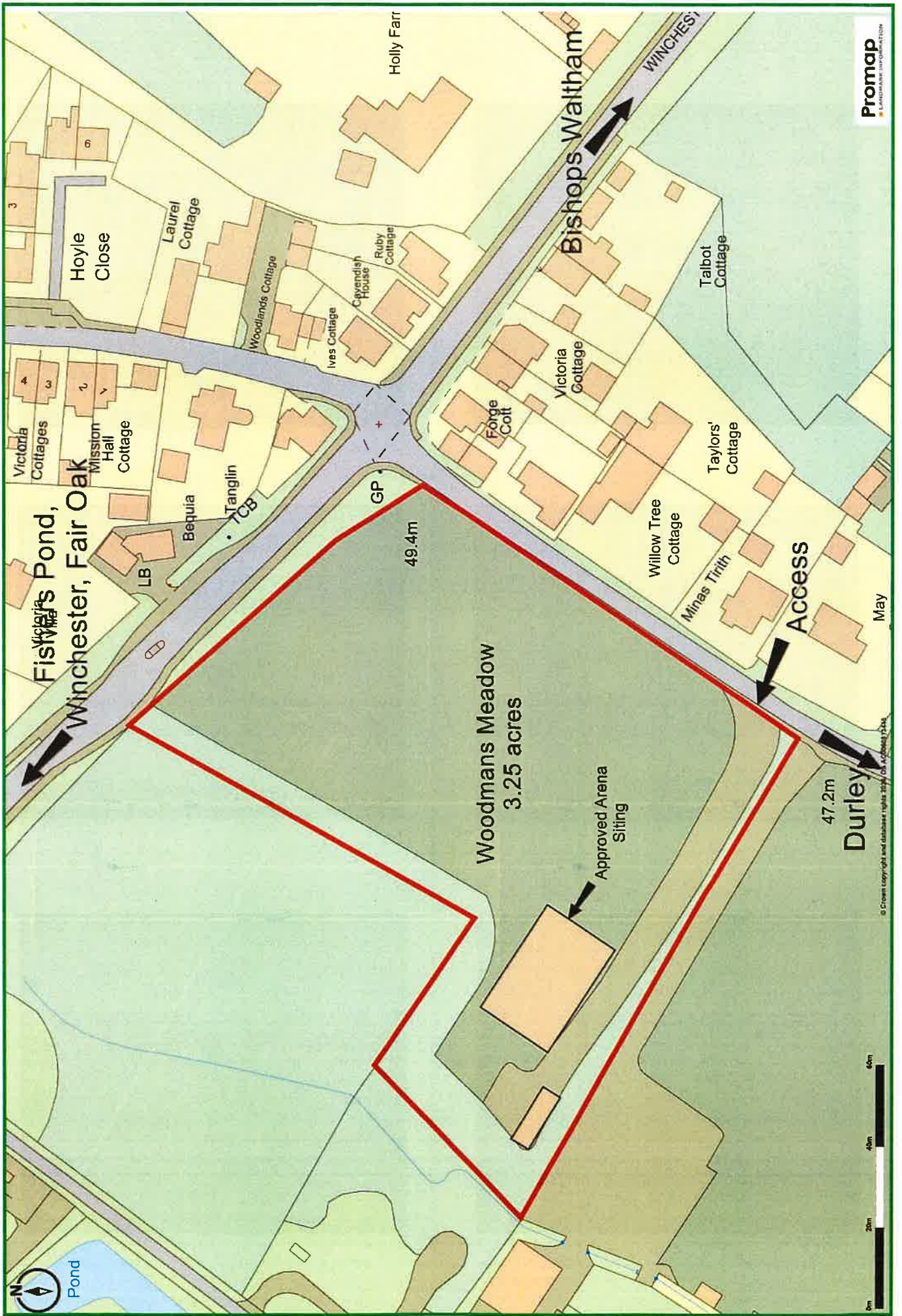
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NOTES:

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Fiswick's Pond, Fair Oak

Woodmans Meadow
3.25 acres

Approved Arena
Siting

49.4m

47.2m

Access

Bishops Waltham

Hoyle Close

Laurel Cottage

Woodlands Cottage

Ives Cottage

Cypendish House

Ruby Cottage

Victoria Cottages

Mission Hall Cottage

Bequia

Tanglin

GP

Forge Cott

Victoria Cottage

Willow Tree Cottage

Taylor's Cottage

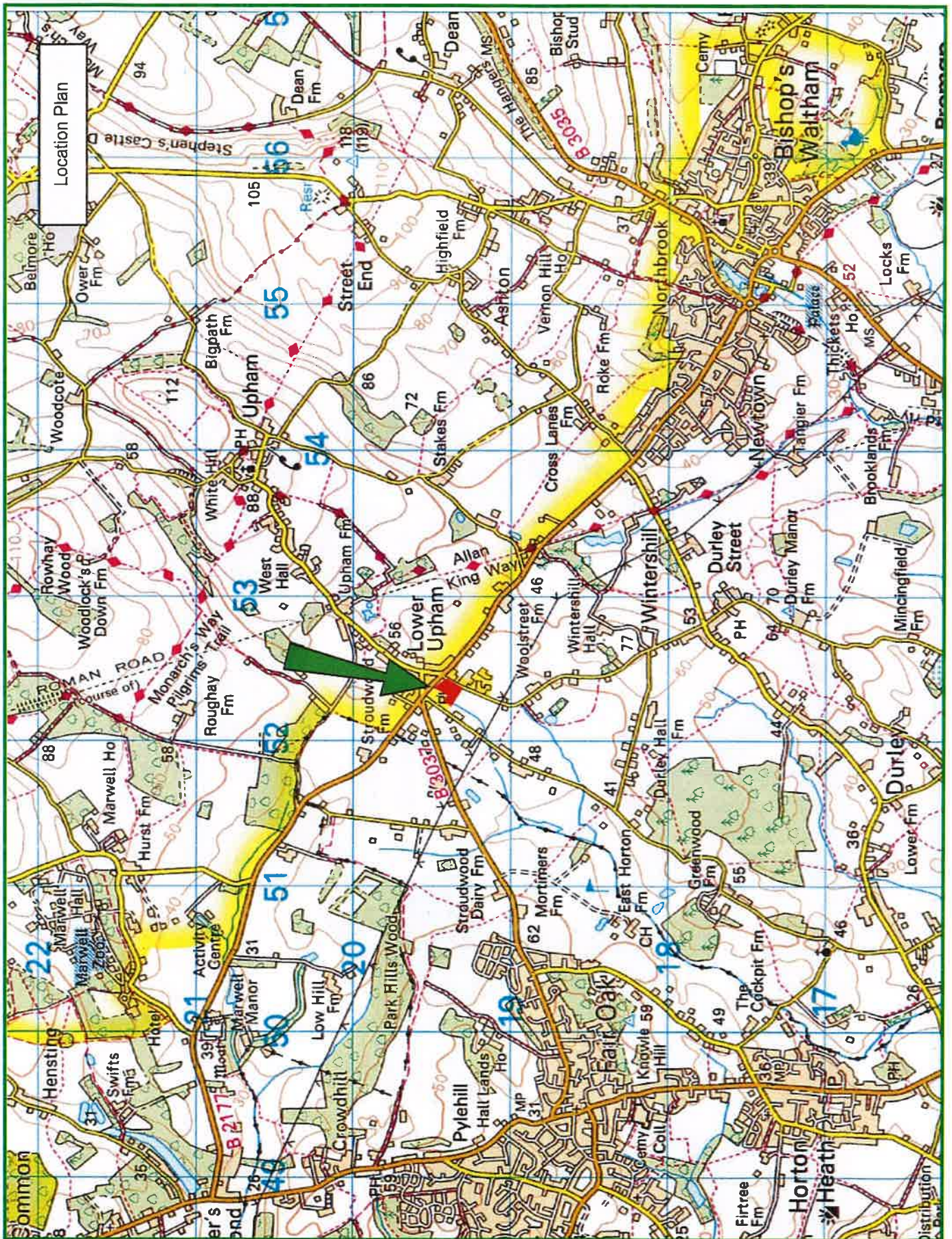
Minas Tirth

Talbot Cottage

May

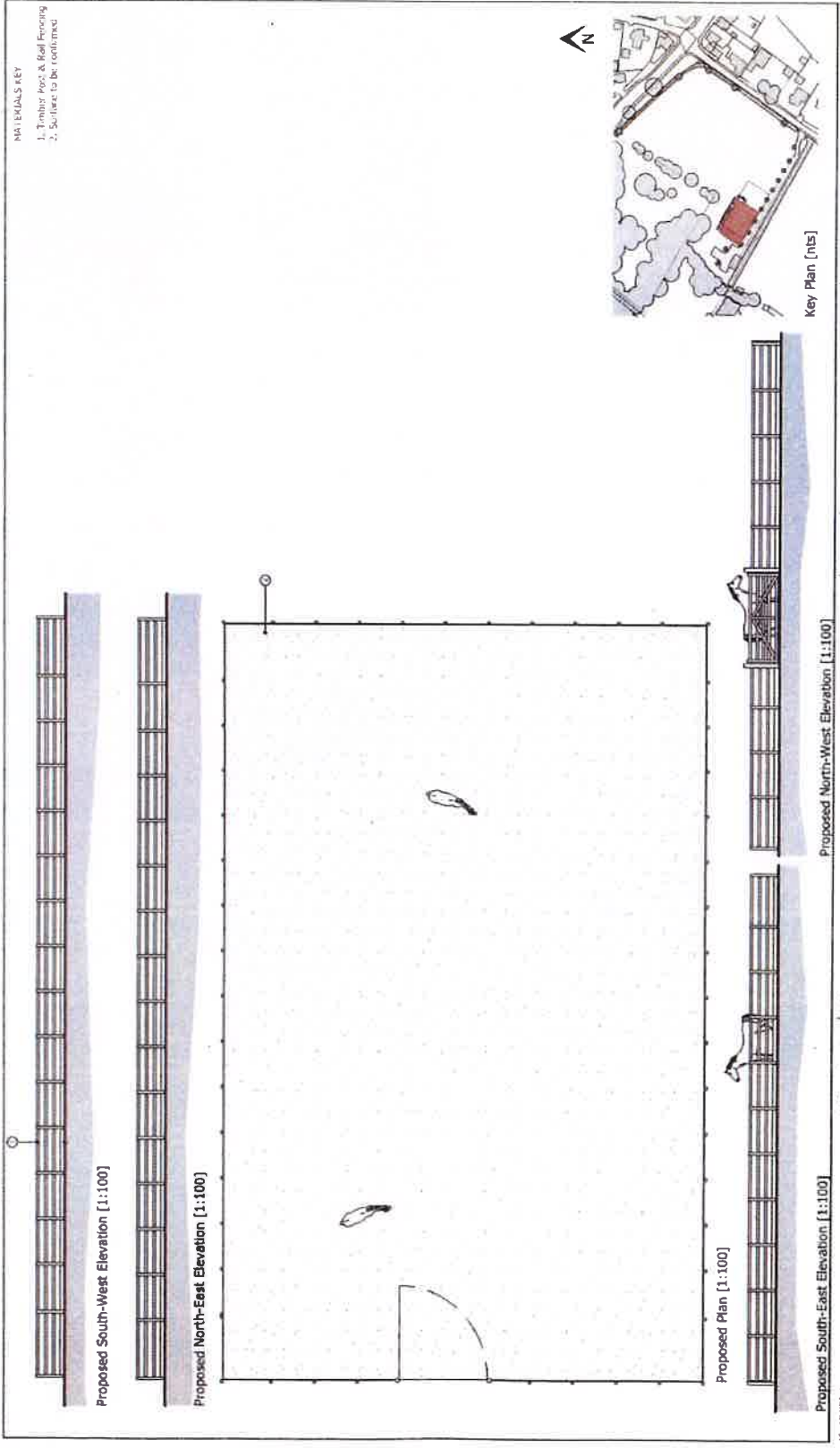
Durley

Pond



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MATERIALS KEY
 1. Timber Post & Rail Fencing
 2. Surface to be contoured

Key Plan [m/s]

Scale: 1:200

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FOR PLANNING
 Proposed Plan & Elevations

Project:
 Lower Upham
 Plot:
 Miss S Tyler

Scale: 1:100

1:100 (2.5m)

Scale: 1:100

Scale: 1:100

All dimensions are subject to site survey and site verification. All scale lines are shown.