



Furzeley Road; Up to 17.83 acres (7.21 ha) as a Whole or in 4 Lots

Denmead, Waterlooville, PO7 6TX



The Property: An exceptional and versatile mixed-use holding on the edge of Denmead, extending to approximately 17.83 acres (7.21 ha) in all, combining residential, commercial and equestrian elements in a well-connected yet peaceful Hampshire setting. At its heart, lies a charming family home of traditional brick and flint construction, complemented by a diverse range of income-generating assets and facilities.

The Property, including the four bedroomed detached dwelling set within grounds of 2.27 acres (0.91 ha), also offers a well-established 16-bay golf driving range, a combined cattery and 10-stable block (approx. 4,891.7 sq. ft. / 454.45 sq. m GEA), an indoor equestrian arena (approx. 6,042 sq. ft. / 561.32 sq. m GEA) and extensive concrete yard space. Additional outbuildings include a block-and-timber shed (Building 5, approx. 1,091.7 sq. ft. / 101.42 sq. m GEA) and a derelict stable block with office (Building 6, approx. 3,625 sq. ft. / 336.77 sq. m GEA). The Property also includes approximately 5.23 acres (2.11 ha) of level pastureland, ideal for grazing, turnout or further equestrian use.

Offered in four Lots, or as a Whole, the Property presents a rare opportunity to acquire a site of this scale and flexibility, with established infrastructure, income potential and lifestyle appeal, as well as redevelopment potential — all within easy reach of Waterlooville, Portsmouth, the A3(M) and the South Downs.



Lot	Description	Assets Included	Area	Guide Price
Lot 1	Family Home & Gardens	4-bed house (approx. 2,645.9 sq. ft. / 245.8 sq. m GIA), wine cellar, double garage, 2.27 acres (0.91 ha) of private grounds including tennis court.	2.27 acres (0.91 ha)	£1,400,000
Lot 2	Golf Driving Range	16-bay driving range; building (approx. 4,760 sq. ft. / 442.2 sq. m GEA) with kitchen/welfare space; approx. 8.60 acres total.	8.60 acres (3.48 ha)	£650,000
Lot 3	Commercial Yard, Cattery, Arena & Stables	Approx. 32,500 sq. ft. / 3,020 sq. m concrete yard; Building 2: Indoor arena (6,042 sq. ft. / 561.32 sq. m); Building 3: Stable/store (550 sq. ft. / 51.09 sq. m + 1,535 sq. ft. / 142.6 sq. m); Building 4: Cattery & stables (4,891.7 sq. ft. / 454.45 sq. m); Building 5: Shed (1,091.7 sq. ft. / 101.42 sq/ m); Building 6: Derelict stable block (3,625 sq. ft. / 336.77 sq. m); winter turnout paddock.	1.73 acres (0.70 ha)	£750,000
Lot 4	Pastureland	Approx. 5.23 acres (2.11 ha) of level grassland suitable for equestrian or amenity use.	5.23 acres (2.11 ha)	£250,000
Whole	Entire Property	Lots 1–4 inclusive.	17.83 acres (7.21 ha)	£3,050,000

VIEWING INSTRUCTIONS: Strictly and only by prior arrangement and with the Selling Agent to be accompanied. It is essential to view the drone video footage available at the website www.gileswheelerbennett.co.uk prior to requesting or viewing or visiting the Property.

OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.



Ground Floor: The front door leads into an attractive entrance hall with tiled floor, forming the central axis of the ground floor and giving access to the principal reception rooms.

To the right, a spacious sitting room (7.88m x 4.60m/25.85 ft. x 15.09 ft.) presents a superb, light-filled triple-aspect space with a large brick hearth and open fire place. This room is ideal for both relaxed family living and larger gatherings. Generous proportions and a garden-facing outlook enhance the sense of openness and connection to the outdoors. Next door is a dedicated dining area (3.88m x 3.56m/12.72 ft. x 11.67 ft.) also with an open fire and timber hearth, perfectly positioned for formal entertaining as well as day-to-day meals.

At the heart of the home lies a well-arranged kitchen (3.09m x 6.62m/10.13 ft. x 21.71 ft.), offering generous worktop space and excellent natural light, served by a sizeable utility room (3.33m x 3.20m/10.92 ft. x 10.49 ft.). Accessed directly from the kitchen is the conservatory (4.93m x 3.08m/16.17 ft. x 10.10 ft.) with natural light and overlooking the gardens. Beyond the utility room is the boot room (4.71m x 2.98m/15.45 ft. x 9.77 ft.) provides a highly practical secondary entrance, ideal for country living, pets and outdoor pursuits. A door leads directly through to the substantial double garage (6.78m x 5.80m/22.24 ft. x 19.02 ft.), creating seamless internal access.

There is also a well-proportioned office (3.87m x 2.36m/12.69 ft. x 7.74 ft.) offering an ideal workspace for those working from home, while a cloakroom/WC completes the ground floor.

A staircase from the entrance hall leads down to a dedicated basement room (approx. 3.69m x 3.32m/12.10 ft. x 10.89 ft.), providing a valuable additional space. Cool and naturally insulated, it offers excellent potential as a wine cellar, secure storage, hobby room or pantry, depending on a purchaser's requirements.

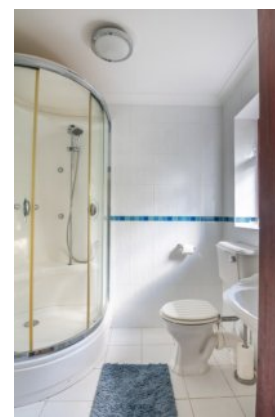
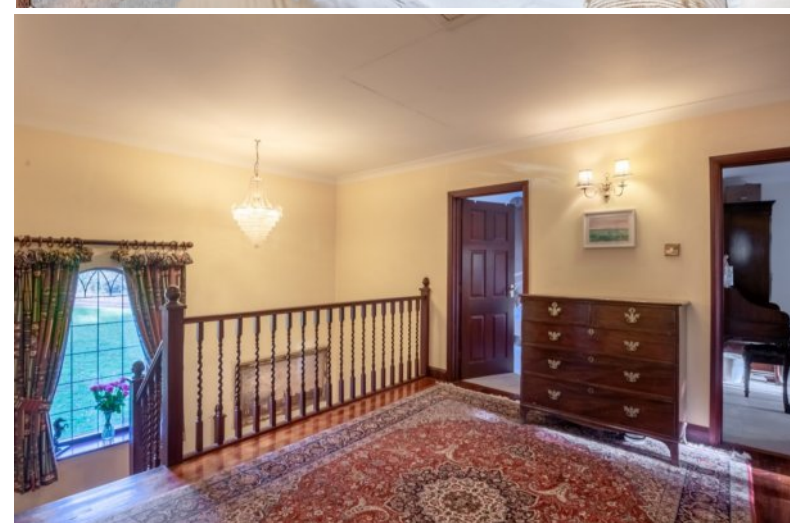




First Floor: A staircase from the entrance hall leads up to the first floor. The first floor is arranged around a generous central landing, giving access to four well-proportioned bedrooms.

The principal bedroom (4.88m x 4.61m/16.01 ft. x 15.12 ft.) is a notably spacious room, with attractive rear elevation views and its own en-suite shower room, creating a comfortable and private main suite. Bedroom 2 (2.87m x 4.60m/9.41 ft. x 15.09 ft.) offers a similarly pleasant front outlook, while Bedrooms 3 and 4 (both 3.87m x 3.53m/12.69 ft. x 11.58 ft.) are balanced double rooms with ample space for wardrobes or additional furnishings.

A well-appointed family bathroom serves Bedrooms 2–4, completing the upper accommodation. The layout provides excellent flexibility for families, guests, or multi-generational living.





Outside: The house sits comfortably within its plot, with grounds extending to approximately 2.27 acres (0.91 ha), forming Lot 1 of the wider holding. The garden is intended to be easy to maintain and mainly comprises lawn with some mature trees and shrubs. The house benefits from a patio area on the south-western corner of the house, well connected to the conservatory and living room, creating attractive spaces for outdoor dining and relaxation. A former tennis court, now repurposed as a garden storage area, lies discreetly to the south-west screened by mature trees offering scope for reinstatement or alternative use (subject to planning). The approach provides generous parking and access to the double garage, while the surrounding land offers space, and an appealing rural setting on the edge of Denmead. The broader curtilage integrates with the wider acreage available across the remaining Lots, making Lot 1 both a standalone family home and part of a versatile mixed-use estate.



Buildings: (See Site Plan and Floorplan)

Building	Description	Size (Approx.)	Construction	Lot	Notes
1	Golf Driving Range incl. covered bays	4,760 sq. ft. / 442.2 sq. m (GEA)	Brick and timber with felt roof	Lot 2	Includes kitchen and welfare space
2	Indoor Arena	6,042 sq. ft. / 561.4 sq. m (GEA)	Brick lower walls, fibre cement/asbestos cladding and roof	Lot 3	Equestrian arena
3	Equestrian Store (front) + Derelict Rear	550 sq. ft. / 51.1 sq. m (GEA) front 1,535 sq. ft. / 142.6 sq. m (GEA) rear	Mixed (block/timber)	Lot 3	Front in use; rear derelict
4	Cattery and Stables	4,891.7 sq. ft. / 454.5 sq. m	Brick with tiled roof	Lot 3	Includes 9 stables + 1 foaling box (see floorplan) and at least 12 cattery rooms with associated facilities
5	Shed	1,091.7 sq. ft. / 101.4 sq. m (GEA)	Block with timber cladding, fibre cement/asbestos roof	Lot 3	Used for storage
6	Derelict Stable Block with Cattery Office	3,625 sq. ft. / 336.7 sq. m (GEA)	Block construction with tiled roof	Lot 3	Includes cattery office space at south-east end

Driving Range: (See Site Plan)

- Well-established 16-bay driving range in a prominent and accessible location at Furzeley Corner, serving Denmead, Waterloooville, Fareham, Portsmouth and surrounding villages.
- Consented under Planning Application 94/00508/OLD see Planning Section below .
- Each covered bay provides four tee sizes with quality strike mats; the outfield offers clear visibility and an attractive practice environment.
- Self-service operation with automated ball-dispensing, accepting card/contactless payment; low-staffing model with consistent year-round income.
- Current pricing includes £6 per bucket for 60 balls; open daily from 08:00 to 19:00 (*seasonal variations*).
- Offered as land and buildings only (business not included), providing an opportunity to continue the existing use or adapt the facility subject to planning.
- Access from Furzeley Road with potential for a secondary entrance from Hambledon Road (subject to planning), enhancing operational flexibility.
- Further information available at theddr.co.uk.





Cattery: (See Site Plan)

- Established and well-presented cattery facility comprising heated chalets and larger family suites, together with office and dedicated quarantine/isolation accommodation.
- Consented under Planning Application [05/02473/FUL](#) - see Planning Section below.
- Licensed operation (Licence No. 19/04624/LIANWE) with a strong local reputation, serving Denmead, Waterlooville, Fareham and the surrounding villages.
- Purpose-built units designed for year-round use, offering secure housing, feeding areas, and comfortable indoor spaces with controlled heating. Dedicated cattery rooms, boarding chalets and prep areas (total building approx. 4,891.7 sq. ft. / 454.5 sq. m GEA, see floorplan).
- Separate office space and quarantine area.
- Flexible set-up suitable for continued boarding use or alternative animal-related purposes (subject to planning).
- Convenient access from Furzeley Road, positioned within the wider mixed-use holding.
- Further information available at denmeadcattery.co.uk.

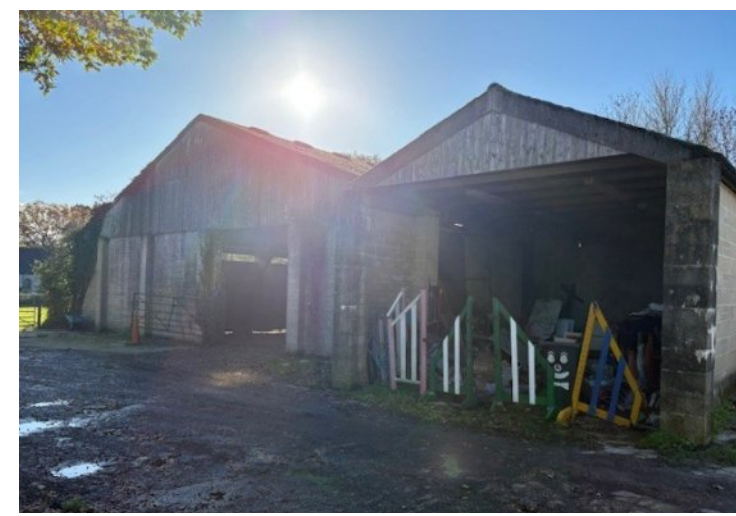


Equestrian Facilities (See Site Plan):

- Well-specified and highly versatile equestrian complex forming part of Lot 3, with scope for both private and commercial use.
- Indoor arena measuring approx. 105.90 ft. x 57.05 ft. (32.28m x 17.39m) (6,042 sq. ft. / 561.4 sq. m GEA) constructed in part-brick with fibre cement/asbestos cladding and roof.
- Stable block (Building 4) includes 9 standard stables and 1 foaling box.
- Additional stable/store building at front of Building 3 (approx. 550 sq. ft. / 51.1 sq. m GEA).
- Concrete hardstanding area of approx. 32,507 sq. ft / 3,020 sq. m excluding buildings and turnout.
- Winter turnout paddock measuring approx. 30m x 29m (870 sq. m / 9,365 sq. ft.).
- Level pastureland within Lot 4, extending to approx. 5.23 acres (2.11 ha), suitable for grazing or additional turnout.
- Access from Furzeley Road with good circulation and operational flexibility across the yard.









Location: The Property is situated at Furzeley Corner, just outside the thriving village of Denmead, which offers a range of everyday amenities including shops, pubs, a primary school and local services. Despite its peaceful semi-rural setting, the Property enjoys excellent connectivity. Waterloooville is just a few minutes’ drive to the east, while Junctions 2 and 3 of the A3(M) are approximately 10 minutes away, providing fast road access to Portsmouth, Petersfield, Guildford and London. The A32 and A27 are also within easy reach. Rail services are available from nearby Havant or Petersfield stations, offering regular direct trains to London Waterloo in around 1 hour 20 minutes. Southampton Airport and Portsmouth Ferry Terminal are both within a 30-minute drive, supporting both domestic and international travel.

Land Registry: The Property comprises the entirety of two Land Registry Titles HP625967 and HP660366; Register available from Selling Agent on request. Title Plans on the Selling Agents website.

Land: The northern part of the land is Grade 4 on Natural England’s Provisional Land Classification Maps. The soil is identified as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils on the National Soils Database. The pastureland comprising Lot 4 is currently in use for horse grazing.

Easement/Third Party Rights: Interested parties are advised to review the Land Registry Title Registers available on the Selling Agent’s Website for full details. The following rights are referred to:

- By a **Conveyance dated 24 February 1983**, a right of way and right to lay and maintain utilities was reserved over a small area of land at the entrance from Furzeley Road. See Selling Agent’s Website for Copy of Conveyance Plan (the affected area is shaded yellow).
- By a **Conveyance dated 19 July 1972**, a right to jointly use a well situated on the property was granted to a neighbour. A copy of the Conveyance is not available and it is unclear given the historic nature of this right whether it is still existing.

Public Right of Way: A Public Footpath (064/3/1) affects the western part of the Property (Lots 1 and 3) passing from the Golf Course next door and up the track to Furzeley Road, as shown by the dashed orange line on the **Site Plan**”.

Access and New Rights of Way for Lots: Access to all parts of the Property is currently only from Furzeley Road as shown by the black arrow on the **Site Plan**. Lot 4 includes a strip of land which connects to the B2150 Hambledon Road as shown by the grey arrow on the **Site Plan**. Subject to planning approval being obtained and suitable surfacing of the access strip, this could be used as a separate access to all or part of the Property.

To facilitate access if the property is sold in separate Lots, it is proposed to create the following rights of way during the sale process:

- **Lot 1** – will benefit from a right of way over the black hatched area and the red hatched area on **the Site Plan**.
- **Lot 2** – will benefit from a right of way over the black hatched area on the **Site Plan**.
- **Lot 4** – will benefit from a right of way over the black hatched area, the red hatched area and the turquoise hatched area on the **Site Plan**.

Maintenance of Accessway: The purchaser of Lot 1 shall be responsible for 15% of the cost of maintaining the parts of the accessway hatched black and red. The purchaser of Lot 3 shall be responsible for 25% of the cost of maintaining the part of the accessway hatched black. The purchaser of Lot 4 shall be responsible for 15% of the cost of maintaining the parts of the accessway coloured black, red and turquoise. The purchaser of Lot 2 shall be responsible for the remainder of the cost of maintaining the accessway.

Fencing: The purchaser of Lot 4 will be responsible for maintaining the boundary fence between Lot 4 and Lot 3. The purchaser of Lot 2 will be responsible for maintaining the boundary fence between Lot 2 and Lot 1. The purchaser of Lot 3 will be responsible for maintaining the boundary fence between Lot 3 and Lot 1.

Development Uplift: The Seller is mindful to retain a 25% share of any uplift in value caused by Planning Consent for any residential or commercial development on Lots 3 and 4 during a period of 25 years from the completion date of the sale.

Designations: The Property is within the South Hampshire Lowlands National Character area. The Property is also within a strategic gap in the current Local Plan. An area of Ancient & Semi-Natural Woodland adjoins Lot 2 to the south.

Planning History: As the planning history is fairly extensive, please see following link to the Planning History document on the Selling Agent’s website. [Planning History Document](#)

Services: The Property is connected to mains water and electricity. The heating for the house is connected to mains gas. There is mains drainage.

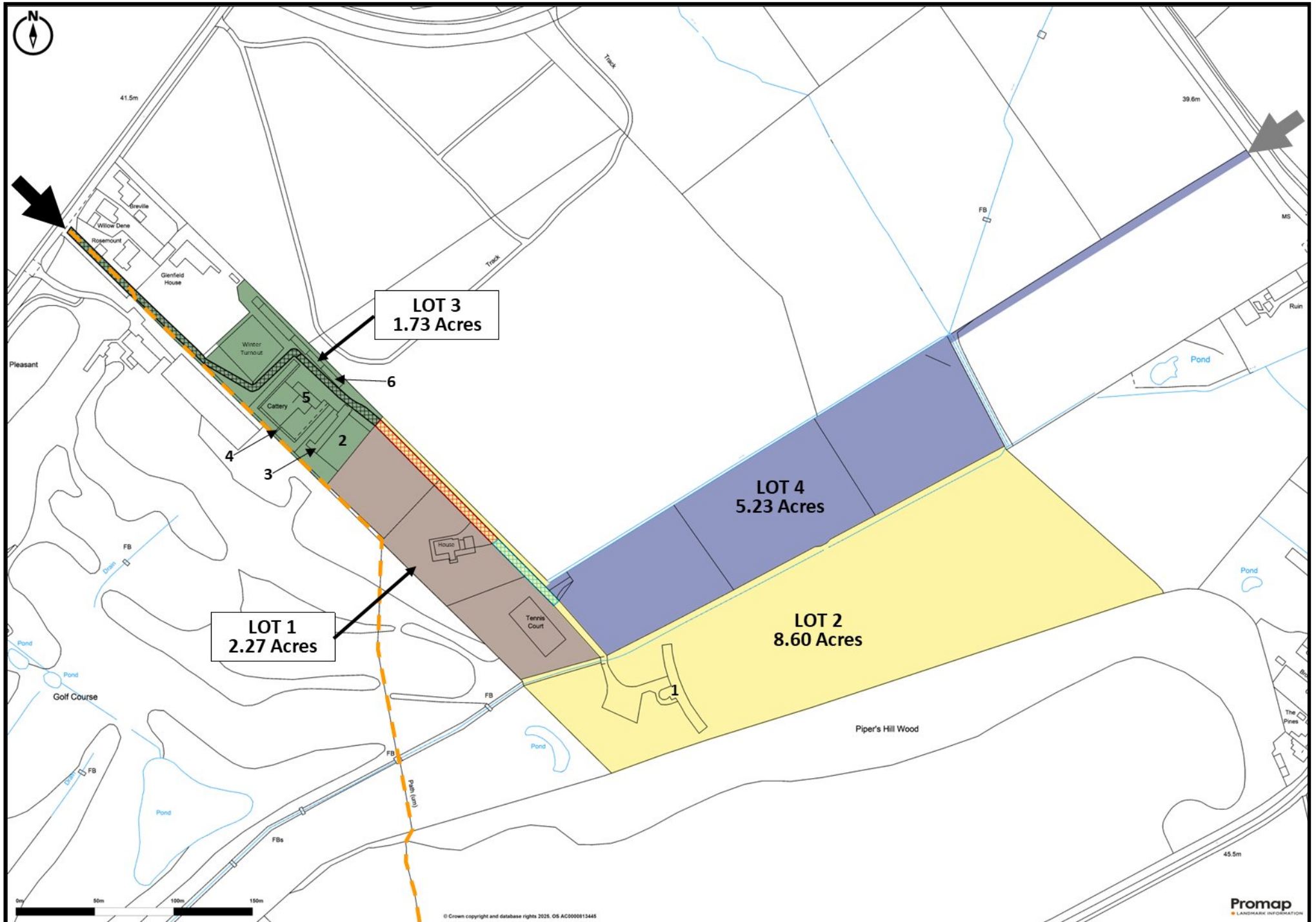
Council Tax: Property Band = E for year 2025/2026 = £2,895.78.

Business Rates: Business rates are payable on parts of the Property including the golf driving range and cattery. See links below for further information.

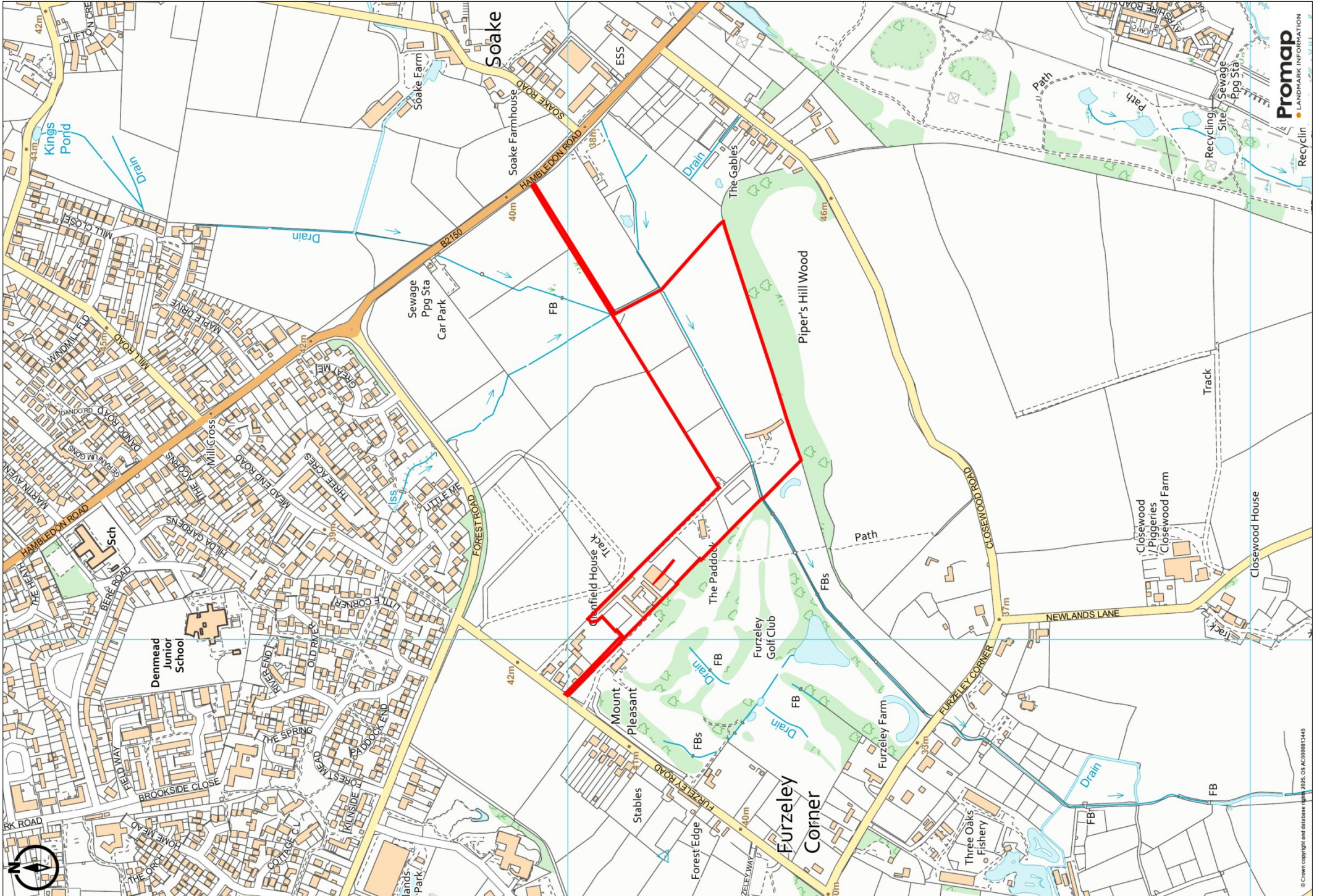
- [The Denmead Golf Driving Range, Furzeley Road, Denmead, Waterloooville, Hants, PO7 6TX](#) - Current rateable value (1 April 2023 to present) = £10,000. Future rateable value (from 1st April 2026) = £14,250.
- [Denmead Cattery](#) - Current rateable value (1 April 2023 to present) = £2,900. Future rateable value (from 1st April 2026) = £3,150.

Local Authority: Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk

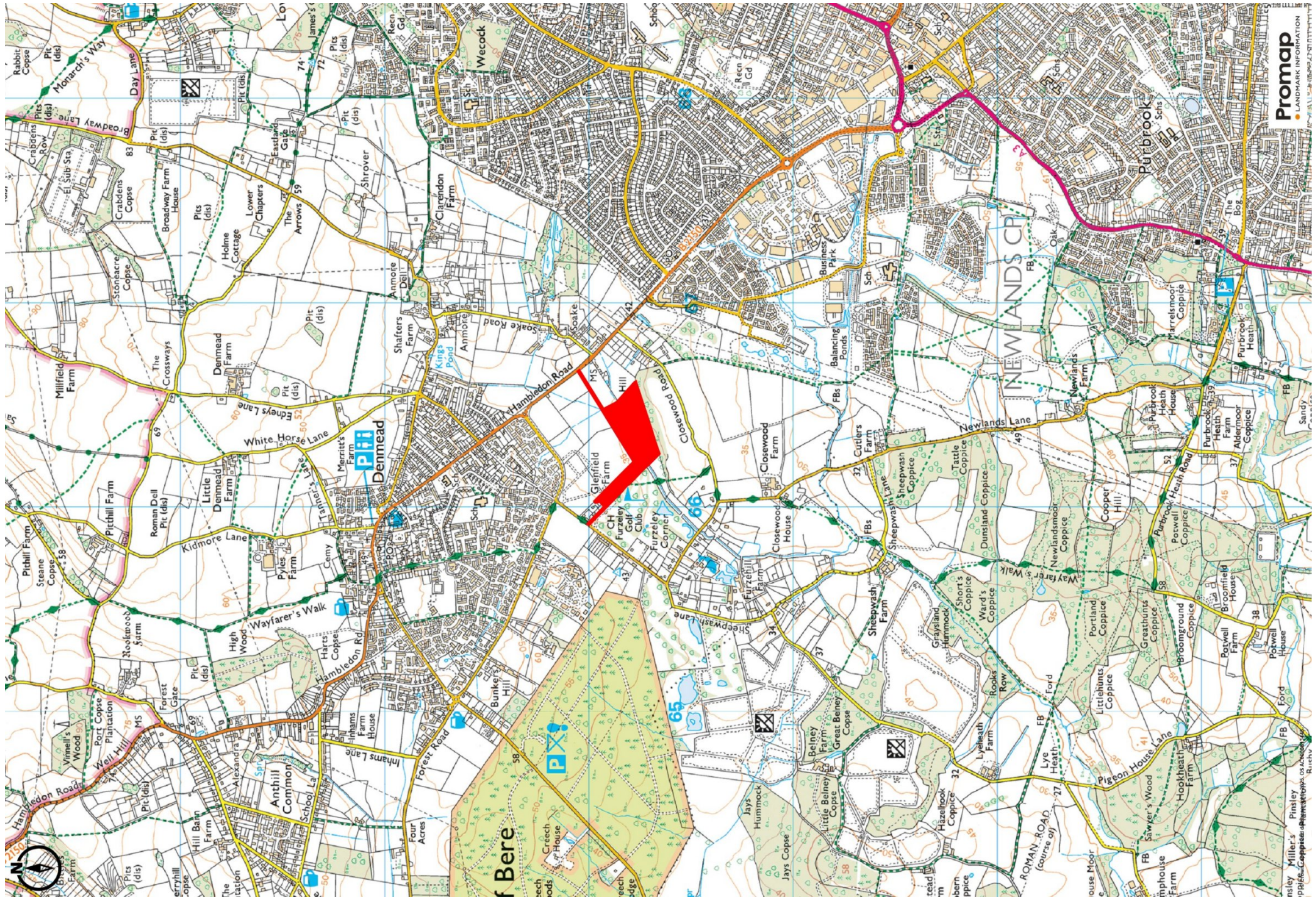
SITE PLAN



LOCATION PLAN — 1



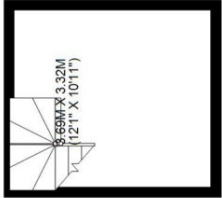
LOCATION PLAN — 2



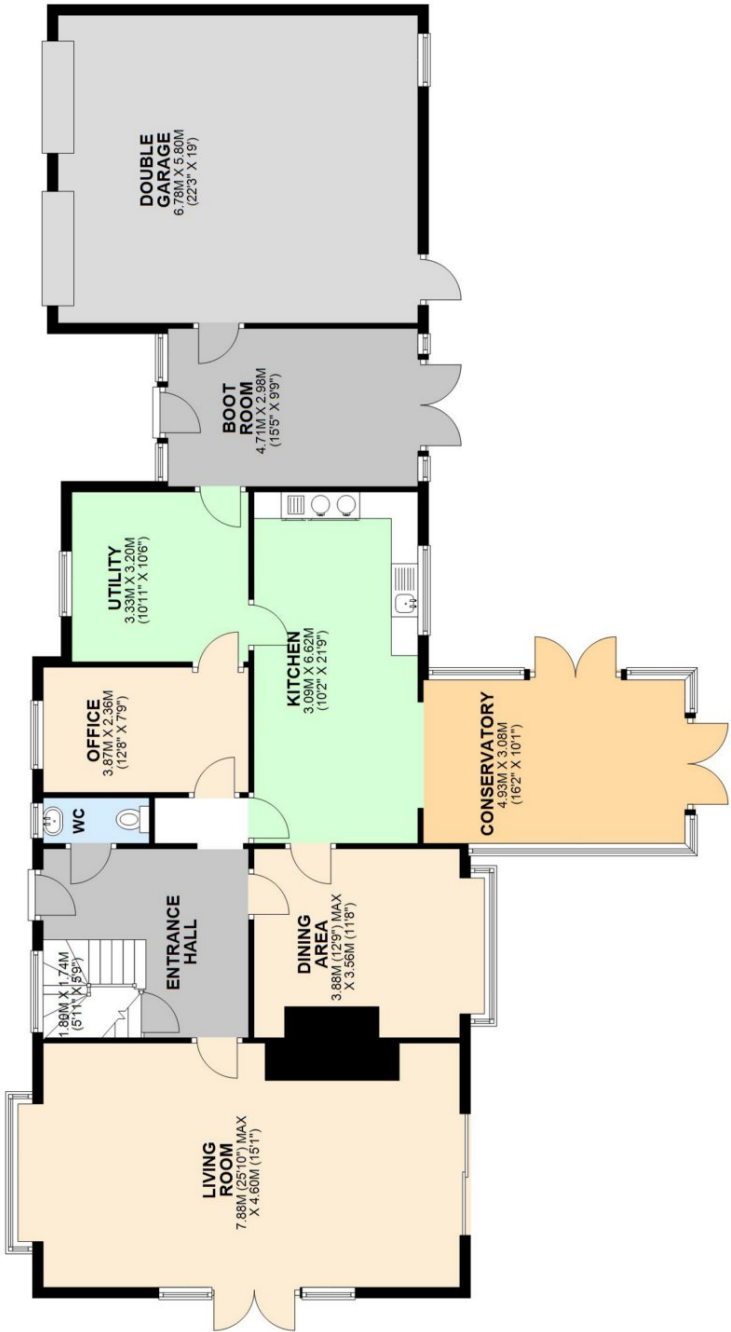
HOUSE



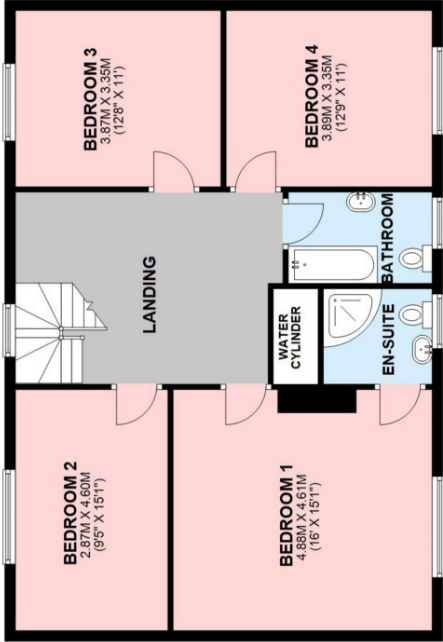
BASEMENT
APPROX. 12.3 SQ. METRES (131.9 SQ. FEET)



GROUND FLOOR
APPROX. 141.7 SQ. METRES (1525.7 SQ. FEET)

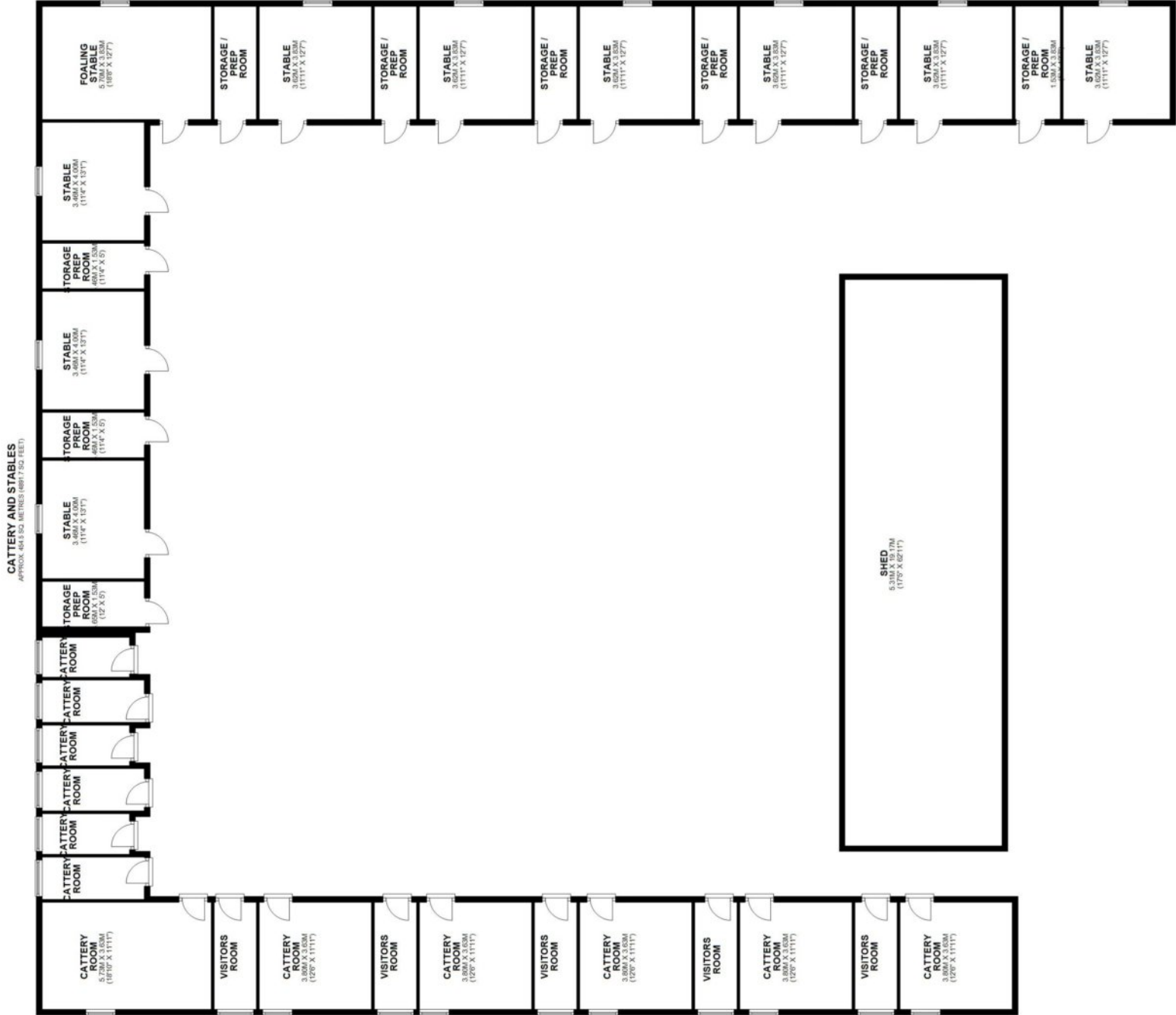


FIRST FLOOR
APPROX. 91.8 SQ. METRES (988.4 SQ. FEET)



(MAIN HOUSE), FURZELEY LANE

CATTERY AND STABLES



CATTERY AND STABLES . FURZELEY ROAD

BARN & STORAGE

GROUND FLOOR
APPROX. 585.6 SQ. METRES (6303.3 SQ. FEET)



HORSE
BOX
GARAGE
5.34M X 7.20M
(17'6" X 23'7")

HORSE
RIDING
CENTRE
17.18M X 31.85M
(56'4" X 104'6")

DRIVING RANGE

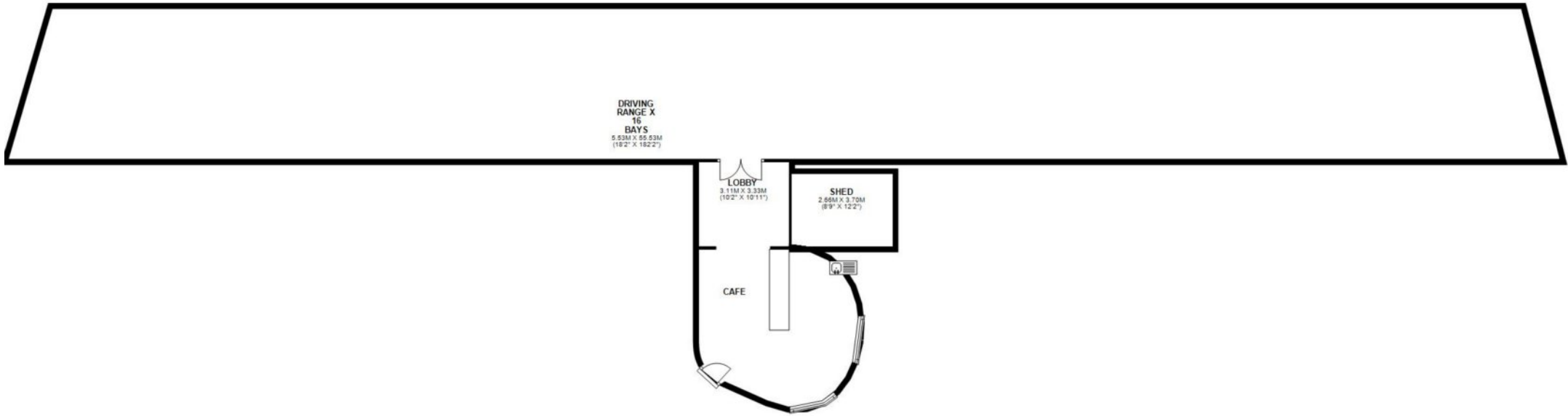
GROUND FLOOR
APPROX. 359.2 SQ. METRES (3865.9 SQ. FEET)

DRIVING
RANGE X
16
BAYS
5.93M X 55.53M
(19'2" X 182'2")

LOBBY
3.11M X 3.33M
(10'2" X 10'11")

SHED
2.60M X 3.70M
(8'9" X 12'2")

CAFE



DIRECTIONS: Postcode: PO7 6TX

FROM THE A3:

Leave the A3(M) at Junction 3, signposted Waterlooville / Denmead (B2150). At the roundabout, take the second exit onto Hulbert Road / B2150 towards Denmead. Continue on the B1250 through Waterlooville taking the 1st exit on the roundabout, the 3rd exit on the next roundabout and the 2nd exit on the following roundabout onto Hambledon Road (B2150). After approx. 1 mile upon reaching Denmead, turn left onto Forest Road and then take the next left onto Furzeley Road, signposted locally. Follow Furzeley Road for approximately 200 m. The entrance to *The Paddocks / Glenfield Stud* will be found on the left-hand side, immediately after passing some residential properties. There is approx. 125m of trackway before reaching the main part of the Property.

FROM DENMEAD VILLAGE CENTRE:

From Denmead village centre, head south-east on Hambledon Road (B2150) for approximately 0.5 miles. Turn right onto Forest Road onto Furzeley Road and then take the next left onto Furzeley Road, signposted locally. Follow Furzeley Road for approximately 200 m. The entrance to *The Paddocks / Glenfield Stud* will be found on the left-hand side, immediately after passing some residential properties. There is approx. 125m of trackway before reaching the main part of the Property.

 [Canal.blending.parrot](https://www.what3words.com/canalandblendingparrot)
what3words

For Further Information Contact:
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- The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
- Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
- These particulars do not form part of any offer or contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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