

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

GLEN ROAD, SARISBURY GREEN PASTURE LAND AND WOODLAND APPROX. 5.10 ACRES IN ALL



An interesting block of land comprising pasture (up to 2.82 acres) and mature broadleaved woodland (1.49 acres). Small range of buildings. Services available. Potential Development Opportunity.

Lot	Description	Acres	Price Guide
1	Pasture Land (1.48 acres). Buildings. Arena. Track.	1.83	£175,000
2	Pasture Land (1.36 acres). Track.	1.41	£125,000
3	Broadleaved Woodland (1.74 acres). Track.	1.86	£50,000
Whole		5.10	£350,000

OFFERS INVITED

AVAILABLE AS A WHOLE OR IN UP TO 3 LOTS

FREEHOLD FOR SALE – VACANT NO CHAIN – BY PRIVATE TREATY



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VIEWING INSTRUCTIONS: Please read and follow the instructions below:

LOT 1 – VIEWING STRICTLY BY PRIOR APPOINTMENT AND TO BE ACCOMPANIED BY THE SELLING AGENT. CALL 01489 896977 TO MAKE AN APPOINTMENT.

LOT 2 AND 3 – Interested Parties are able to view unaccompanied without an appointment during daylight hours at the specified locations below.

ACCESS AND PARKING

LOT 1 – BY APPOINTMENT ONLY. Access Glen Road from the south off the A27 Bridge Road and park at the Bollards at position C on the **Site Plan** close to the double wooden gated entrance to Lot 1.

LOT 2 – NO APPOINTMENT NEEDED. Access Glen Road from the south off the A27 Bridge Road and park at the Bollards at position C on the **Site Plan**. Then walk to the field gate at Lot 2.

LOT 3 – NO APPOINTMENT NEEDED. Access Glen Road from the north off Swanwick Lane and proceed under the Underpass (M27) at position B and under the Railway Bridge at position A. Continue along track and turn left and park close to the fenced Electricity Substation (there is no through road and so you can park on this left-hand track for the duration of your viewing without issue). **PLEASE DO NOT BLOCK THE TRACK AND PUBLIC BRIDLEWAY THAT GOES RIGHT HANDED.**

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk for further details, photographs, drone video footage is available showing the whole Property.

LOCATION: See **Location Plan** on which the Property is shaded red and is positioned between the M27 Motorway and the A27 Main Road. The Property lies between Sarisbury Green and Swanwick.

DIRECTIONS: Please see **Location Plan**. Lot 1 and 2 use postcode SO31 7FF and What3Words – <https://w3w.co/eclipses.alarming.zealous>. Lot 3 use postcode SO31 7HD and What3Words <https://w3w.co/mason.port.frown> for access.

LOT 1 AND 2 – Access onto Glen Road from the south off the A27 Bridge Road as shown by the arrow on **Location Plan 2**. This junction is close to the 'Bold Forester' Pub as identified on the **Location Plan 2**.

LOT 3 – Access from the north off Swanwick Lane and onto Glen Road at the position shown by the arrow on **Location Plan 2**.

DESCRIPTION: The Property extends in all to approx. 5.10 acres (2.06 Ha) as shaded on the **Site Plans** and is an interesting parcel of land and woodland occupying a unique position.

The land was historically used as Market Gardening Land for Strawberry Growing. Lot 1 and Lot 2 have been used for horse grazing in recent years.

The Property includes ownership of the track that passes through the heart of the Property which is a gravel track. Each of the 3 Lots includes a section of this track as identified on the **Site Plans** along the dashed line between A and C.

ACCESS: As indicated on the **Site Plan** and **Location Plan 2** (the Property is shown shaded red) the land can be accessed along Glen Road via either:

- Swanwick Lane to the north (and passing under an underpass and railway bridge).
- A27 Bridge Road to the south.

It is not possible for members of the Public to drive through the Property along Glen Road between Swanwick Lane and the A27 Bridge Road because the surface in places is not suitable for cars, and there are locked Bollards across the track in place beside Lot 1 and Lot 2 as identified at position C on the **Site Plan**. A Purchaser of Lot 2 will be provided with a key for these bollards upon completion so that they can pass through them when they wish.

STORAGE BUILDINGS (LOT 1 ONLY): There are a number of buildings located beside an area of hard standing and a gated access. See photos and dimensions and descriptions on **Buildings Sketch Plan** later in these particulars.

TURN OUT ARENA (LOT 1): A fenced area with approximate dimensions 24.80m (81ft) X 13.90m (45ft) and surface of hardcore has been used for horse turn out in recent years (not currently suitable for horse exercise).

WOODLAND (LOT 3): An attractive area of mature broadleaved woodland with standard trees and an understorey either side of the track. With a stream passing through just inside the northern boundary.

SCHEDULE OF ACREAGES:

Lot 1		Acres
	· Pasture	1.48
	· Yard, Turn out Arena and Buildings	0.25
	· Track	0.10
	TOTAL	1.83

Lot 2		Acres
	· Pasture	1.34
	· Track	0.07
	TOTAL	1.41

Lot 3		Acres
	· Woodland	1.49
	· Track	0.37
	TOTAL	1.86

Total Area	5.10 acres
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LAND REGISTRY: The Property comprises the entirety of Land Registry Title HP427579. See Selling Agent’s website for Plan and Register. The northern area of Lot 2 (approx. 0.81 acres) is currently unregistered.

PLANNING STATUS: The Property is currently zoned as ‘Countryside’ in the Fareham Borough Council Local Plan where Countryside Policies apply.

TREE PRESERVATION ORDERS (TPO): None affect the Property.

DEVELOPMENT OVERAGE: Lot 1 and Lot 2 – Subject to the level of any offer, the Vendor is mindful to retain a 25% share of any uplift in value caused by Planning Consent for any residential development on the pasture land over a period of 25 years but this would not include agricultural, commercial, equestrian development.

DEVELOPMENT POTENTIAL: Subject to a successful Planning Application(s) the pasture land may have the hope of potential residential development in the future. Interested parties must make their own enquiries.

BYWAY OPEN TO ALL TRAFFIC (BOAT): The status of the track, named ‘Glen Road’ that passes through the Property is a Byway Open to All Traffic and its route is shown by the dashed line on the **Site Plan** passing through position C, A and B. This is a Public Right of Way which technically allow **‘Motorised vehicles, horse riders, cyclists, and walkers’**. However, there have been locked Bollards in place as identified on the **Site Plan** to stop any Public vehicular use passing through, from one end to the other. A Purchaser of Lot 2 will be provided with a key for these bollards upon completion so that they can pass through them when they wish.

The Bollards were put in place in c 2006 by the Vendor with Fareham Borough Council's permission. At the southern end of Glen Road there is a Notice issued by Fareham Borough Council relating to these Bollards and the use of the track being no through road.

On Hampshire County Council's Definitive Map showing the current status of all Public Rights of Way, this route over the entire Glen Road is recorded as a Byway Open to All Traffic but in addition – 'Temporary Closure' is stated. See extract on Selling Agent's website www.gileswheeler-bennett.co.uk.

In addition, there is a notice on one of the Bollards at position C that there is a Traffic Regulation Order in place effectively allowing pedestrian, cycles, horses and motorbikes through and along the Byway, but not allowing cars (or vehicles with 3 or more wheels).

A Purchaser of Lot 2 will be provided with a key for these bollards upon completion so that they can pass through them when they wish.

SERVICES: Lot 1 – Mains water and electricity are connected to the buildings and each with a meter. Lot 2- An historic water supply has been terminated close to the gate but is available to be reconnected.

WATER: There are still irrigation points across the pasture with metal fittings (untested), relating back to the historic strawberry growing activity. Some of these are hidden under the road bollards across the pasture. See photos below.

GLASS CLOCHES LOT 1 – We understand that glass cloches that were in place when the land was used for commercial strawberry growing have been deposited around the southern and western perimeter of this parcel. Subsequently there have been 20+ years of horse droppings (manure off the field) deposited on top of this glass which is now buried and out of sight. The wire fence on site is therefore positioned **inside** the legal freehold boundary of the Property so that horses grazing were kept away from the glass.

WAYLEAVES AND EASEMENTS: A number of pipes pass through the Property within the track 'Glen Road'.

DESIGNATIONS: No environment designations affect the Property.

LOCAL AUTHORITY: Fareham Borough Council, Civic Offices, Civic Way, Hampshire PO16 7AZ. Tel: 01329 236100. <https://www.fareham.gov.uk/>



Notice on Bollards



Irrigation Apparatus



Glass Cloches

OFFER INSTRUCTIONS:

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

For Further Information Contact:

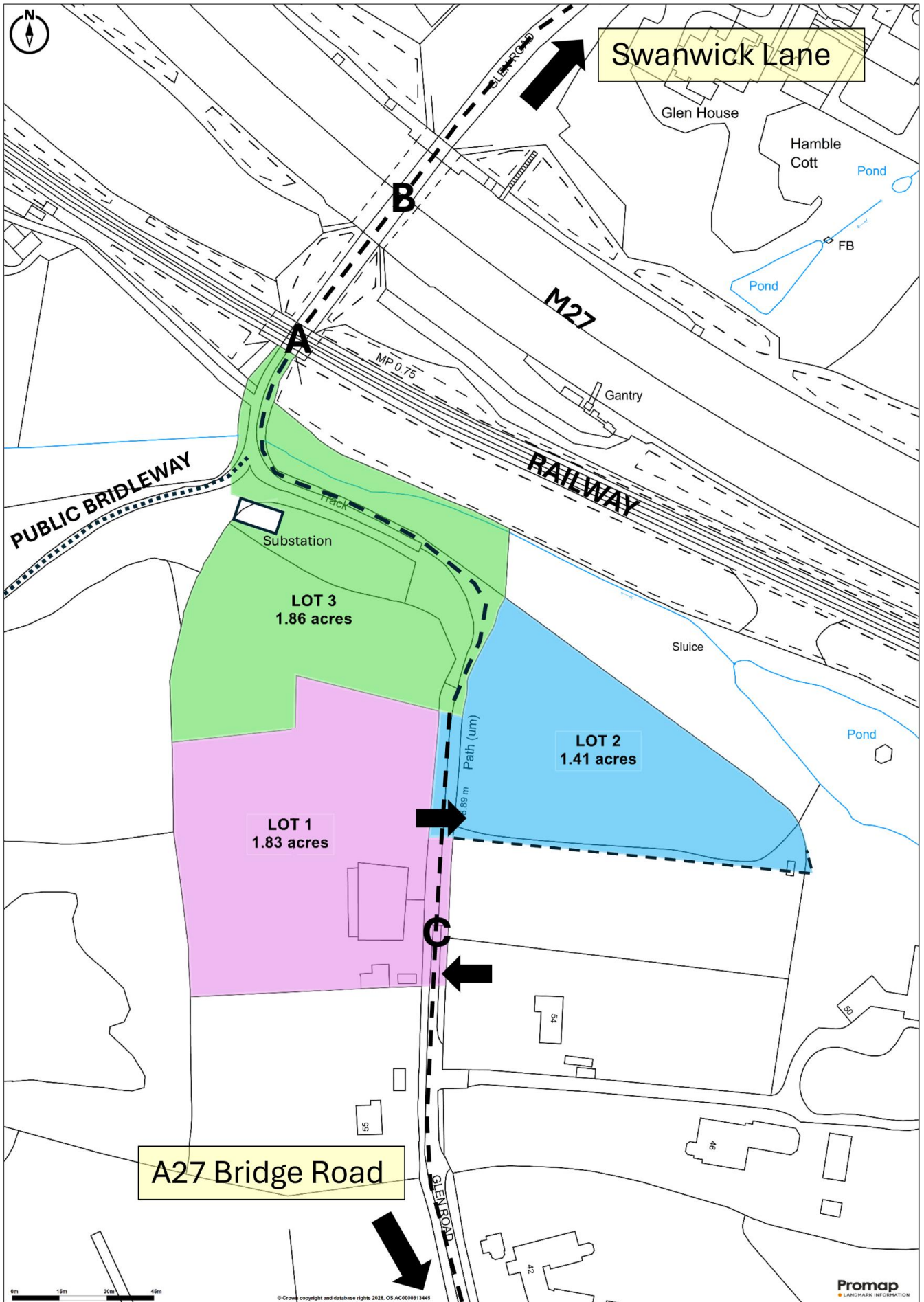
Dominic Plumptre

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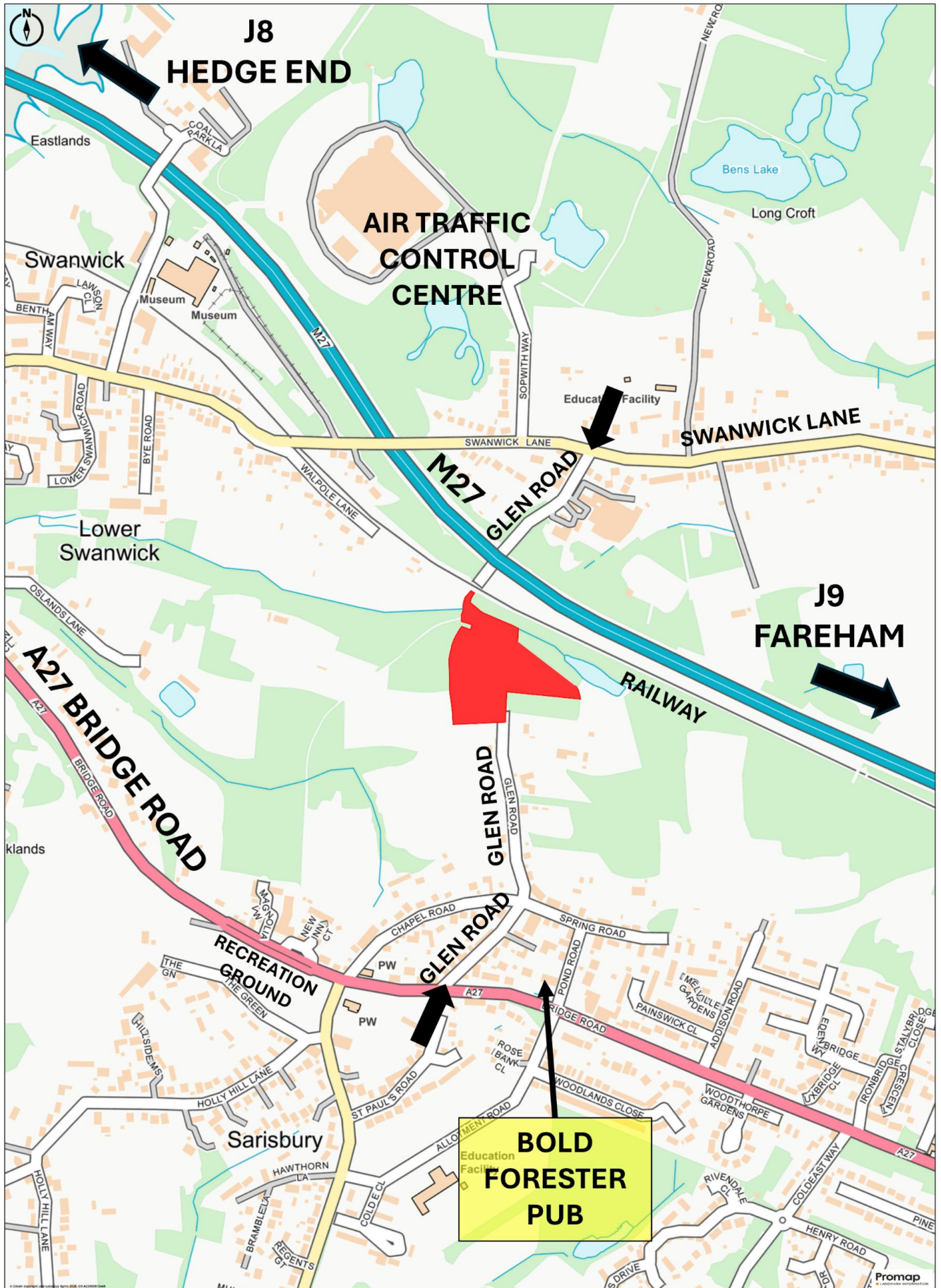


SITE PLAN



SUBJECT TO SURVEY

LOCATION PLAN 2



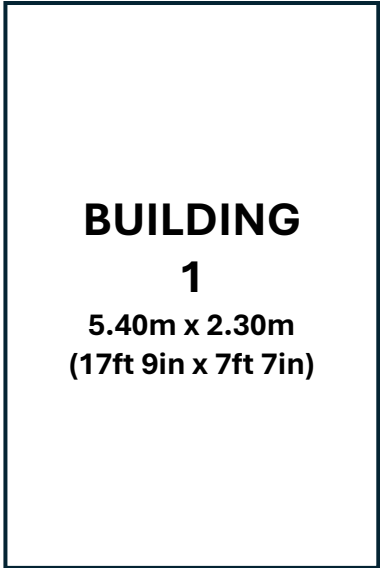
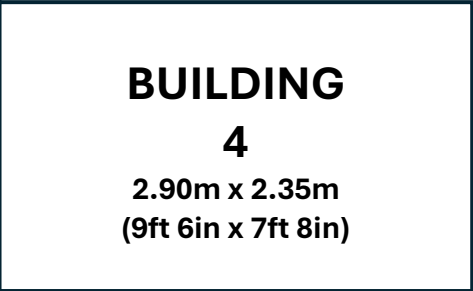
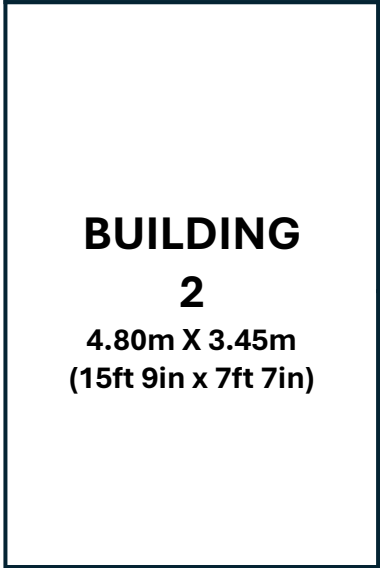
SUBJECT TO SURVEY

LOT 1 - BUILDINGS SKETCH PLAN

Boundary



All Timber framed. Corrugated Iron cladding and roof. Concrete floors. Electric lighting. These buildings have historically been used (approx. 20 years plus) for the storage of feed and equipment related to equestrian use and management of the land, one as a stable.



X
Electricity Meter

X
Water Meter

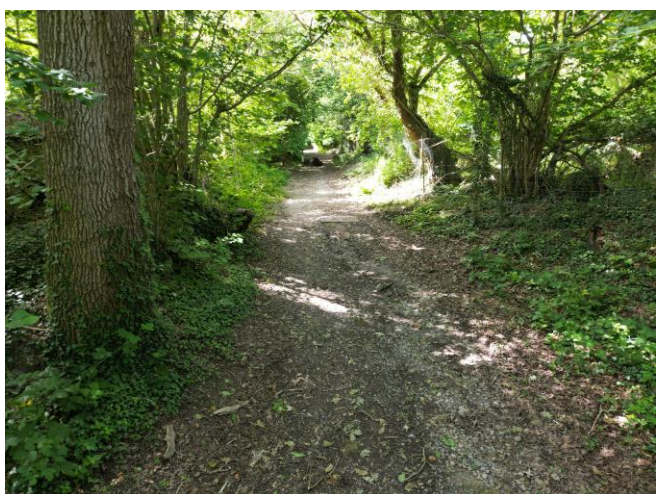


NOT TO SCALE
INTERNAL MEASUREMENTS
FOR IDENTIFICATION ONLY

GATED ACCESS

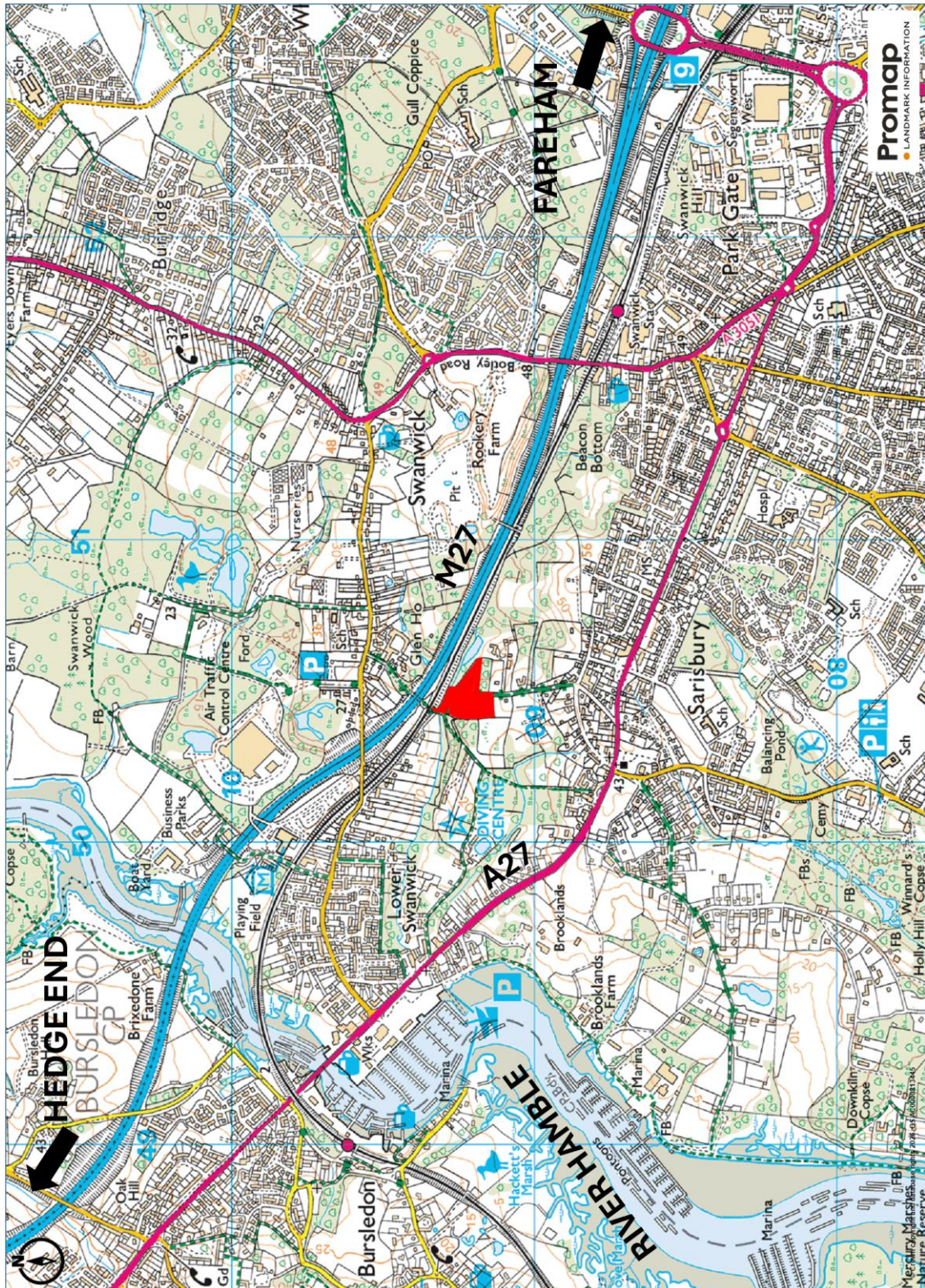








LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. 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.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.