Itchen Water Meadows

Kiln Lane, Otterbourne, Brambridge, Hampshire, SO50 6HT

PRICE GUIDE: £225,000 - £250,000

Ian Judd & Partners

“ITCHEN WATER MEADOWS” KILN LANE, OTTERBOURNE, BRAMBRIDGE, HAMPSHIRE, SO50 6HT

Approx. distances by road:Otterbourne 1 mile, Winchester/M3 6 miles, Chandler’s Ford/M3 2 miles, Eastleigh 4 miles, Southampton 8 miles, Bishops Waltham 7 miles

10.46 ACRES OF TRADITIONAL WATER MEADOWS ADJACENT TO THE RIVER ITCHEN AND NAVIGATION AND UNIQUELY POSITIONED WITH A HIGH LEVEL OF ENVIRONMENTAL AND ECOLOGICAL HABITAT SUITABLE FOR RE-WILDING, BIO-DIVERSITY OFFSETTING AND CONVENTIONAL LIVESTOCK GRAZING.

FOR SALE BY PRIVATE TREATY AS A WHOLE AND IN ONE LOT
PRICE GUIDE: £225,000 - £250,000

Location: See attached Location Plan

The Itchen Water Meadows at Brambridge are located within easy reach of Winchester 6 miles and Southampton 8 miles. The land is very well situated to take full advantage of good road and rail communications with Juction 12 of the M3 located just 1.5 miles the west of the property and mainline train services to London Waterloo from Shawford, 3 miles to the north in just 70 minutes. Southampton Airport and Parkway Railway Station are also well placed being about 4.5 miles to the south.

Directions:

From Brambridge Garden Centre, turn left out of the car park, following the lane over two bridges over The River Itchen and the entrance to Itchen Water Meadows will be found on the left hand side just before the Railway bridge.

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Access: See Sale Plan over

Access to the land is through a very secure double steel gated entrance shared with Southern Water and the Portsmouth Services Fly Fishing Association. On walking down to the 10.46 acres or driving your vehicle, you proceed south, over the established access track for about 200m and then enter the northern end of the land over the Otterbourne Stream culvert, one of the main tributary carriers to the River.

General Description:

The land and its traditional ancient ridge and furrow water meadows is enclosed within a perimeter fence on the western boundary adjacent to the Railway, the eastern boundary onto the bank of the Itchen Navigation and the northeastern boundary onto one of the main tributary carrier streams leading from Otterbourne Manor to the west.

The Itchen Navigation was constructed in the late 17th Century to allow the transport of cargo on barges between Winchester and Southampton; it was also economically important for irrigating the extensive water meadows system along the valley floor, the remnants of which are still evident in this property; locks, sluices and hatches were built to control the water levels and manage flow to the water meadows and nearby mills. The Itchen Navigation was used until 1869 when the London to Southampton Railway was opened and which now forms the western boundary of the property being offered for sale.

The land is currently divided into four stock-fenced enclosures with several (unapproved) field shelters suitable for seasonal livestock grazing and animal husbandry.

All the land is designated as part of the Itchen River Site of Special Scientific Interest (SSSI) and adjoins the Itchen Special Area of Conservation (SAC). The original tow path for the Navigation is on the opposite side of the water over which “The Itchen Way” now passes. There is no general public access through any part of the property being offered for sale.

The fishing rights on the River are currently rented by The Portsmouth Services Fly Fishing Association and the riverside banks are maintained by them, leaving about a 1m width of wild bankside vegetation and then a width of mown grass for easy access. The fishing rights are not included in the sale as they are privately owned.

The Wildlife, Fauna and Flora:

Itchen Water Meadows provides an excellent riverside habitat and has remained largely unchanged for many decades. There are water vole families in residence along the River’s edge and otters are regular visitors; swans and geese nest close to the Navigation and are joined by migrating duck, coots and grebes and other overwintering birds. There is at least one family of kingfishers nesting nearby. The wetland area of the water meadows provides a quality breeding area for the rare Southern Damselfly, mayflies, stoneflies and dragonflies as well as the increasingly rare native white-clawed crayfish.

The Water Meadows themselves are also rich in plant life. Wild flowers including the Southern Marsh Orchid, Water Avens, Cuckoo flower, Mouse-ear Chickweed, Water Mint, Ragged Robin, Water Forget-me-knot, Common Fleabane and many more species are evident through the Water Meadow which has largely escaped intensive agricultural improvement or drainage.

Potential Uses:

This land has been used for many years for light agricultural grazing and farming but is equally well suited for conservation, biodiversity, seasonal livestock and equestrian grazing, and many other uses, some of which may be subject to planning environmental consents. Portable/mobile field shelters have long been installed on the land and these do provide shelter and security for any live-stock.

Planning:

The land lies within the Winchester City Council and their Local Plan Policies apply. The land lies outside any recognised settlement boundary and is considered to be in the "Countryside".

Current planning regulations permit the use of land for up to 28 days in any calendar year for any purpose including camping and many other recreational uses.

This exceptionally pleasant rural river and waterside property with such a wide range of attractive characteristics and high amenity and historic conservation and environmental value, should appeal to a wide range of aspiring property owners.

Title:

The property is registered with HM Land Registry under Title No. HP751121.

Method of Sale:

The land is offered for sale freehold and by private treaty as a whole in one lot only. Prospective purchasers should register their interest with the selling agents to whom offers should be made. The land is registered so a quick sale could easily be agreed.

Safety Note:

Please ensure care is taken when viewing and walking near to the River Itchen and Navigation and through the Water Meadows. **DO NOT** walk close to the waterways and ensure children and any animals are supervised at all times. The River and Navigation can be dangerous, so think "SAFETY FIRST".

Local Authority:

Hampshire County Council - 03005 551375

Winchester City Council - 01962 840222

Agents Notes:

Rights of Way and Easements.

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplied and other rights, obligations, easements, quasi easements and restrictive covenants or all existing proposed and wayleaves for masts, staves, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Viewing:

Viewing is strictly through appointment with Ian Judd & Partners LLP

Tim Gardner - Office: 01489 896422; Mobile: 07860 204520;

Email: tim@ianjuddandpartners.co.uk

The Itchen Navigation adjoining the water meadows

GDPR/Privacy Policy

If you request particulars or a viewing of this property or would like to make an offer, we will require certain personal information from you in order to facilitate this and provide a professional service to you and our Client. The personal information you provide to us may be shared with our Client, the seller, but it will not be shared with any other third parties without consent. If you would like to review a copy of our Privacy Policy or discuss any data issue, please contact TIM GARDNER on telephone number 01489 896422 or email tim@ianjuddandpartners.co.uk

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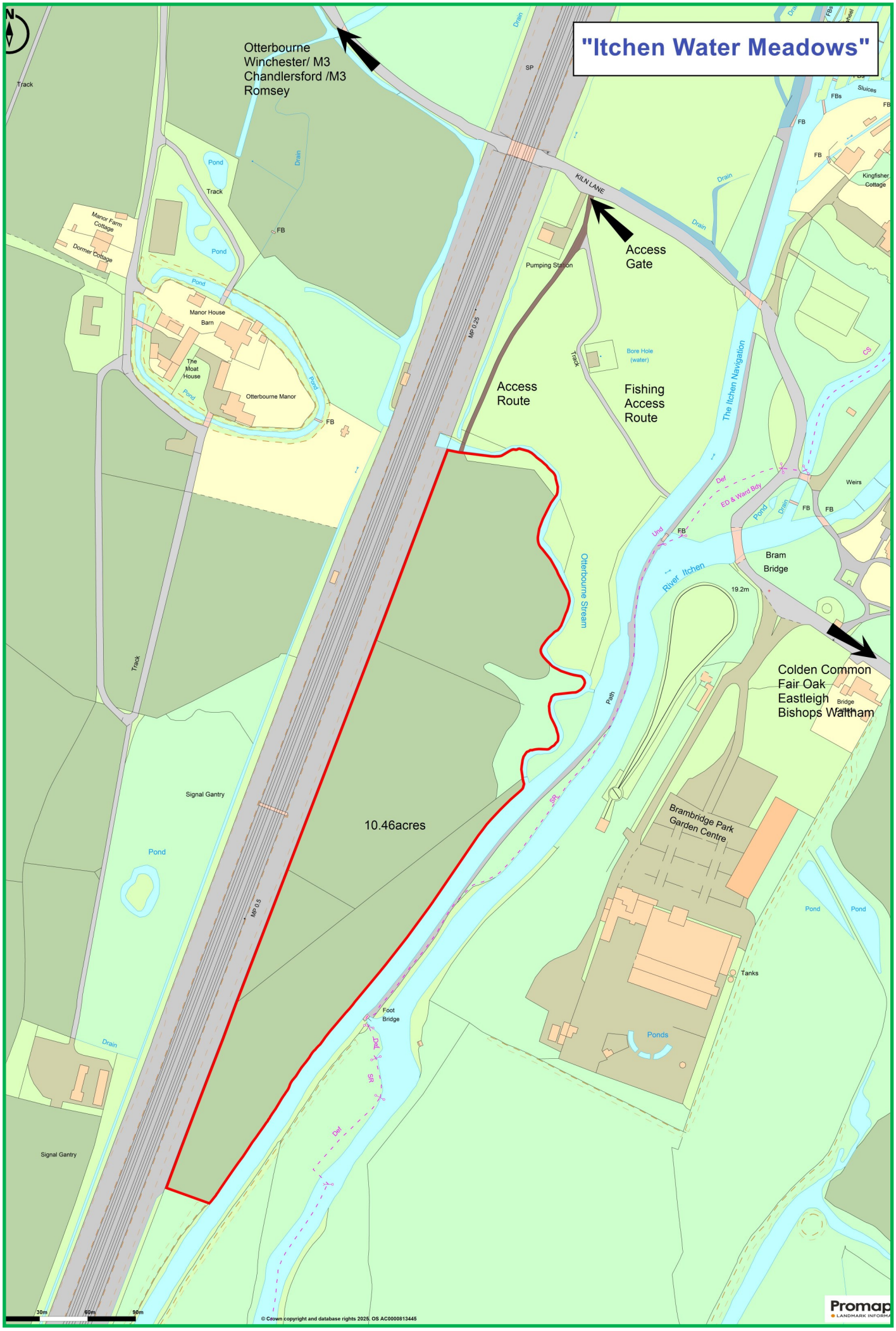
December 2025


"Itchen Water Meadows"
Otterbourne
Winchester/ M3
Chandlersford /M3
Romsey
Access
Gate
Access
Route
Fishing
Access
Route
Colden Common
Fair Oak
Eastleigh
Bishops Waltham
10.46acres
KILN LANE
Pumping Station
Bore Hole
(water)
The Itchen Navigation
Otterbourne Stream
River Itchen
Bram
Bridge
Brambridge Park
Garden Centre
Manor Farm
Cottage
Dormer Cottage
Manor House
Barn
The
Moat
House
Otterbourne Manor
Signal Gantry
Foot
Bridge
Tanks
Ponds
Kingfisher
Cottage
Weirs
Track
Pond
Drain
Path
MP 0.25
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19.2m
30m
60m
90m
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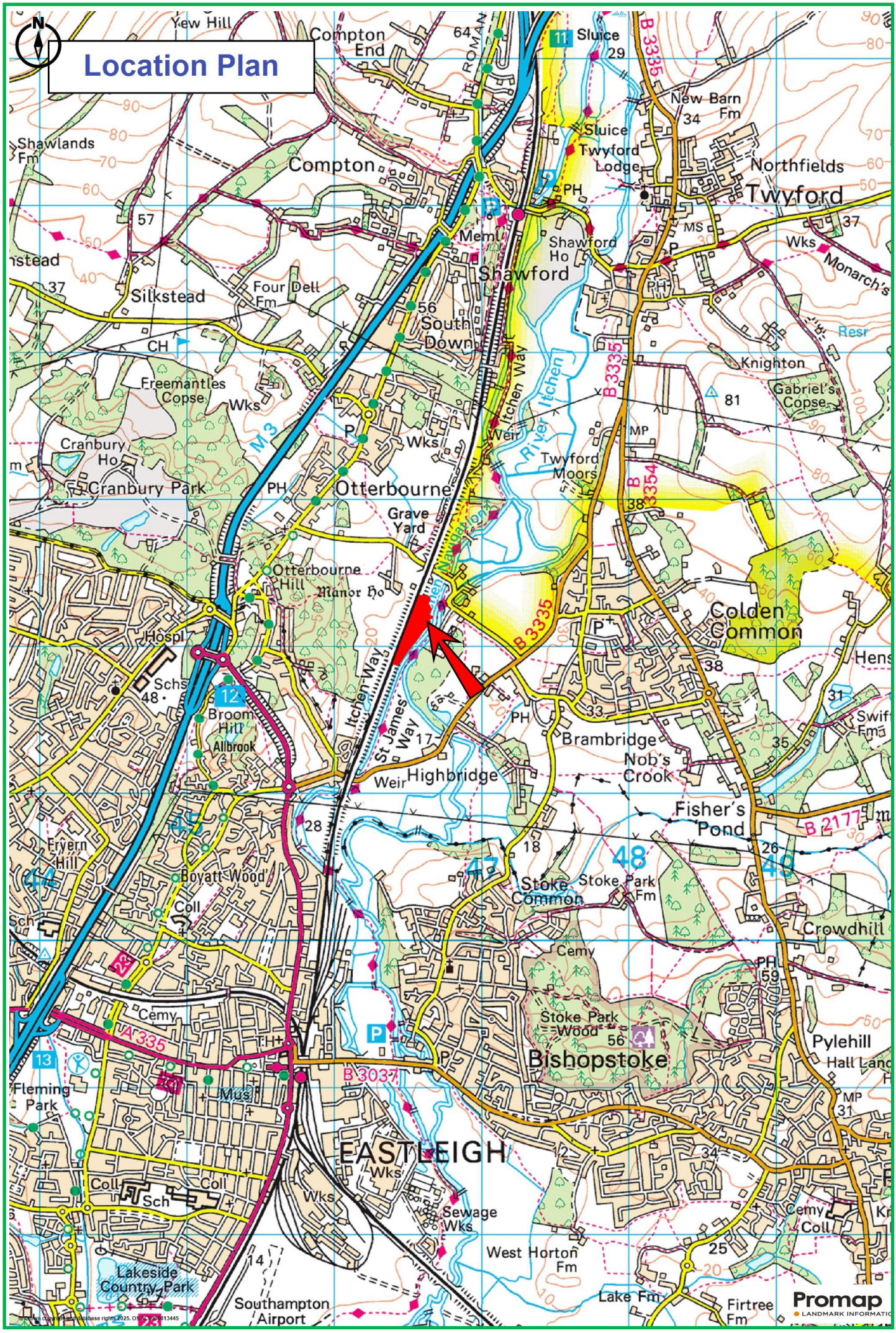
Location Plan



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