

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

CALCOT PADDOCKS

Land off Calcot Lane, Curdridge SO32 2BN

Approx. 8.16 acres (3.30 Ha)



An L-Shaped range of 7 Stables, Tack Room, Feed Store, with adjoining yard and 7.76 acres of pasture set out over 6 fields. Mains water and electricity connected. Road Frontage.

PRICE GUIDE £275,000

OFFERS INVITED

FREEHOLD FOR SALE – BY PRIVATE TREATY



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: TO BE UNACCOMPANIED BUT STRICTLY BY PRIOR APPOINTMENT. Please contact Selling Agent's office 01489 896977 to arrange a viewing appointment. It is essential to view the drone video footage available at the website [Click Here](#) prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website [Click Here](#) for further details, photographs, drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. Turn off the Bishops Waltham to Botley Road into Calcot Lane and the entrance to the Property is on the left hand side after approx. 250m.

DIRECTIONS: Please see **Location Plan** and use postcode and What3Words – <https://what3words.com/fattening.labs.grading>

DESCRIPTION: The Property extends in all to approx. 8.16 acres (3.30 Ha) as shown shaded green on the **Site Plan**. There is an existing L-Shaped range of 7 Stables with Tack Room and Hay Store. The adjoining hardstanding level yard provides car parking and turning area. Approved Horse Manure Storage.

LAND REGISTRY: The Property forms the majority of Land Registry Title HP751092. The Vendor is retaining an area to the south as identified outlined blue on the **Site Plan**.

PLANNING: The latest Planning Consent (2014) is set out on the link below. The link will take you through to the application with all details available:

- [14/00574/FUL Change of use of land for the keeping of horses and erection of stables and new access to field along with changes to adjoining ground levels \(RETROSPECTIVE\)](#) – **See Decision Notice on Selling Agent's website.**

There are plans, elevations and Design and Access Statement available on the Selling Agent's website. The Consent includes the existing external floodlighting on the Stables.

ACCESS. See **Site Plan:**

- **Gate 1** – This is the existing gate that currently serves the Property approx. width 4.2m (13ft 9in). The Vendor will temporarily share the use of this gate with a Purchaser whilst they achieve planning consent for their own exclusive access off Calcot Lane to serve their retained land shown outlined blue on the **Site Plan**. The Vendor's plan to make their application during April 2026. From Gate 1 the Vendor will retain a temporary right to access their retained land between position A and C on the **Site Plan**. This right will terminate once an alternative access is secured.
- **Gate 2** – The approximate position of the Vendor's proposed access is identified at Gate 2 on the **Site Plan**.
- **Gate 3** – This is an old metal gate along the hedge in the northern tip of the Property that used to provide access onto Calcot Lane before the existing access (Gate 1) was in use.

FENCING: The Vendor is still in the process of erecting a boundary post and rail fencing between position A and B on the **Site Plan**, which will be completed before completion of the sale.

STABLES: The Internal dimensions of the Stables are each approximately 3.4m by 3.4m (11ft 2in by 11ft 2in). With internal fluorescent lighting. Concrete floors. Low brick course with damp proof maintenance.

TPOs: None affect the Property.

PUBLIC RIGHT OF WAY: None. No Footpath crosses the Property.

WAYLEAVES: An 11kv overhead electricity line on wooden poles crosses the land inside the western boundary.

DESIGNATIONS: There are no ecological or landscape designations affecting the Property.

SERVICES: Mains Water and Mains Electricity each with separate meters are currently connected to the Stables.

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



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:

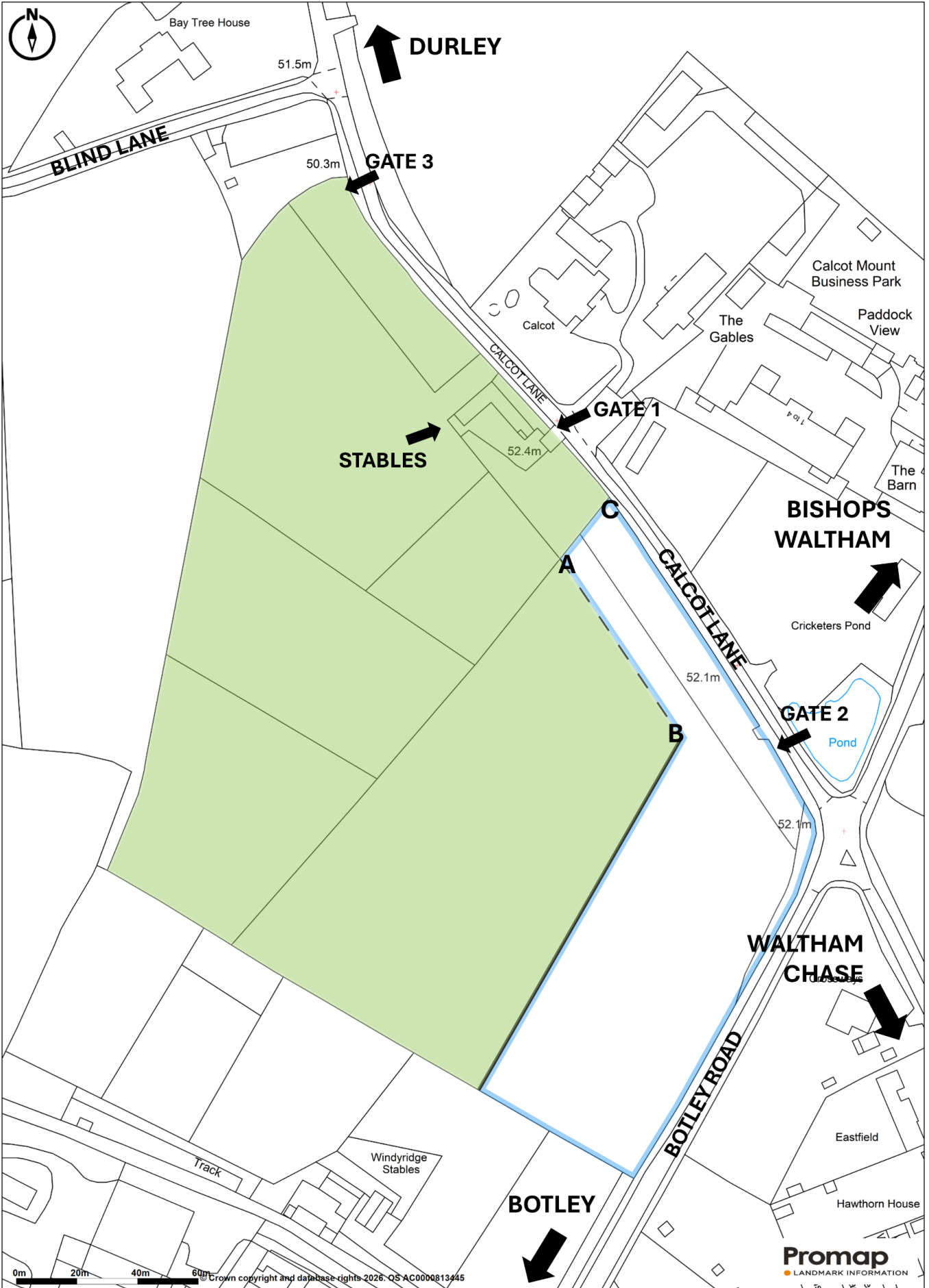
Dominic Plumpton

Tel: 01489 896977 **Mob:** 07780 000201

Email: Dominic@gw-b.co.uk



SITE PLAN



SUBJECT TO SURVEY

SITE PLAN - STABLES

NOTES

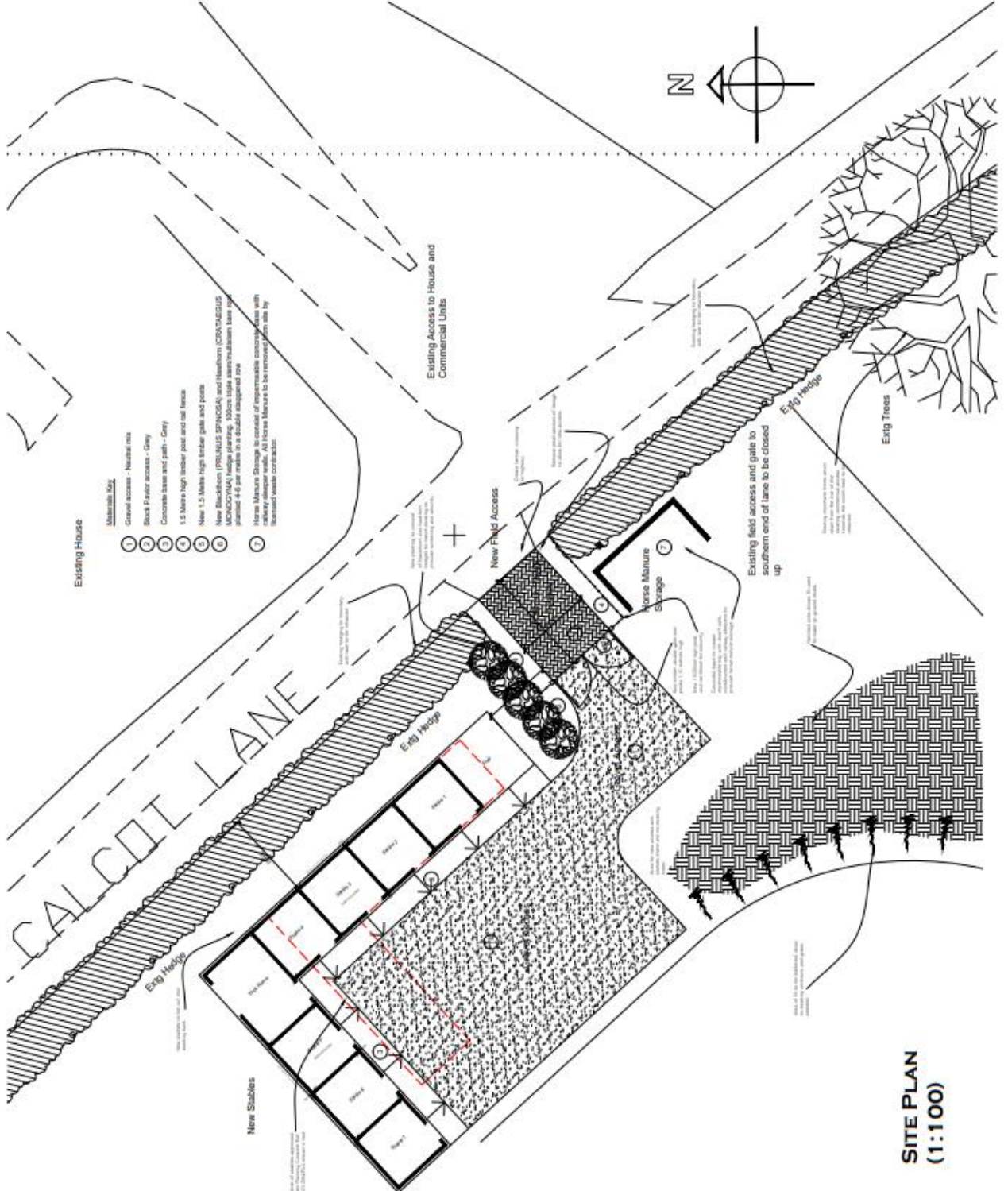
The drawings are the property of Vivid Studio. They are not to be used for any other project without the written consent of Vivid Studio. All work shall be done in accordance with the current Building Regulations and all other relevant legislation. All work shall be done in accordance with the current Building Regulations and all other relevant legislation. All work shall be done in accordance with the current Building Regulations and all other relevant legislation.

NO.	DATE	DESCRIPTION	BY
1	24/02/14	Issue for Planning	AS
2	24/02/14	Issue for Construction	AS



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West Sussex, PO19 1BP
Tel: 01243 527359
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:	Proposed New Stables Land adjoining Calcott Lane Chichester Hampshire
Title:	Proposed Site Plan
Client:	Mr & Mrs Southcott
Ref:	1100098 (@AL)
Drawn by:	PJD
Checked by:	PJD
Date:	24/02/14
Scale:	1:100
Sheet No.:	51
Rev.:	A



Existing House

- Materials for:
 - Gravel access - Neutral mix
 - Block Paved access - Grey
 - Concrete base and path - Grey
 - 1.5 Metre high timber post and rail fence
 - New 1.5 Metre high timber gate and posts
 - New Blackthorn (PRUNUS SPINOSA) and Hawthorn (CRATAEGUS MONGOLICA) hedge planting. 500m high semi-transparent lattice panels 4 ft high in a double staggered line
 - Home Mure Storage to consist of impermeable concrete structure with safety interlock gate. All Home Mure to be reconstructed in line by contractor under contract.

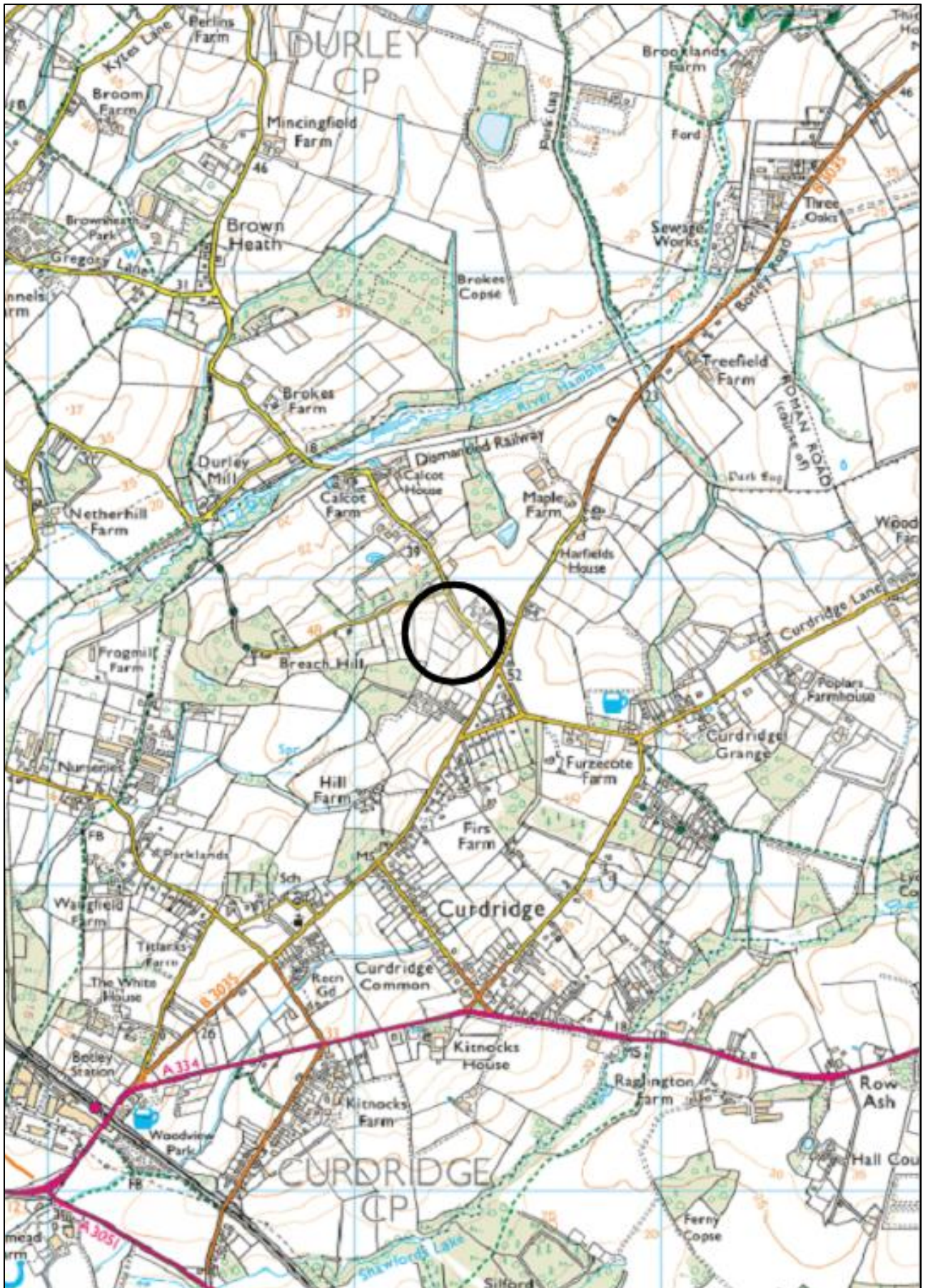
**SITE PLAN
(1:100)**







LOCATION PLAN 2



LOCATION PLAN 1



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.