4 High Street
Bishops Waltham
Southampton
Hampshire, SO32 1AB

CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Boorley Green (1 mile), Botley (1 mile), Hedge End/M27 (3 miles), Bishops Waltham (4 miles), Fareham/M27 (8 miles)

Yard and Glasshouse at Frogmill Lane

With Approval for 987m2 of Class B8 Storage

Off Wangfield Lane, Curdridge, Southampton, SO32 2DA

1.685 acres (0.68 ha) former Nursery Site, with Yard and Glasshouse with Development Potential

Offers Invited for the Freehold with Vacant Possession

Price Guide £450,000

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LOCATION & DIRECTIONS: See attached Location Plan

This interesting property and development proposition is situated midway between the villages Curdridge and Boorley Green and about a mile north of Botley.

From the centre of Curdridge village close to the Church, follow the signs west towards Boorley Green, down Wangfield Lane for about half a mile and just after the gradual left-hand corner, turn right into Frogmill Lane, a private roadway situated between Willow Farm and The Paddocks that leads north towards Hambrook Nursery, Wangfield Poultry Farm and Long Barn and Vineyard beyond. This road is shared by all of the adjoining residential, commercial businesses and agricultural properties and is maintained accordingly. The actual Sale Plan over shows the property for sale outlined red and indicates its position within the overall development area.

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DESCRIPTION:

The property extends to 1.685 acres (0.68ha) being a level rectangular yard, with a multi-span aluminium glass house extending to approx. 50m x 40.5m (2,023m^2), a range of poly tunnels and large level stoned yard approx. 70m x 39m (2,730m^2).

The property has been used to grow nursery stocks and is accessed from Frogmill Lane, a private lane, of Wangfield Lane. The property benefits from a full right of way or all purposes at all times with or without vehicles and animals.

PLANNING

Consent has been approved for the western span of glasshouse to be used as B8 Storage, under Class R of the Permitted Development Order. This permits 987m^2 to be used for flexible commercial use. Winchester Planning Reference: 26/01105/PNC4 approved 22nd July 2026. Copies of the decision notice is available from the selling agent.

The remainder of the site remains agricultural/ horticultural.

This site lies within the Winchester City Council Local Planning Authority area and is therefore subject to their existing adopted plan and their evolving new Local Plan 2040 and the site is considered to lie within the designated Countryside outside of any recognised settlement boundary.

SERVICES:

Mains water is connected to the property. Sub-meter eletricty is available at the purchasers cost.

TENURE AND POSSESSION:

The land is registered with HM Land Registry and forms part of Title No. HP614337 copy is available from the Selling Agent.

The freehold interest is being offered for sale with vacant possession on completion.

METHOD OF SALE:

The land is offered for sale by Private Treaty with Vacant Possession.

The Vendor will consider offers for the freehold with a Development Overage, terms to be agreed. Offers “Subject to Planning Permission” & “Options Agreements” will also be considered.

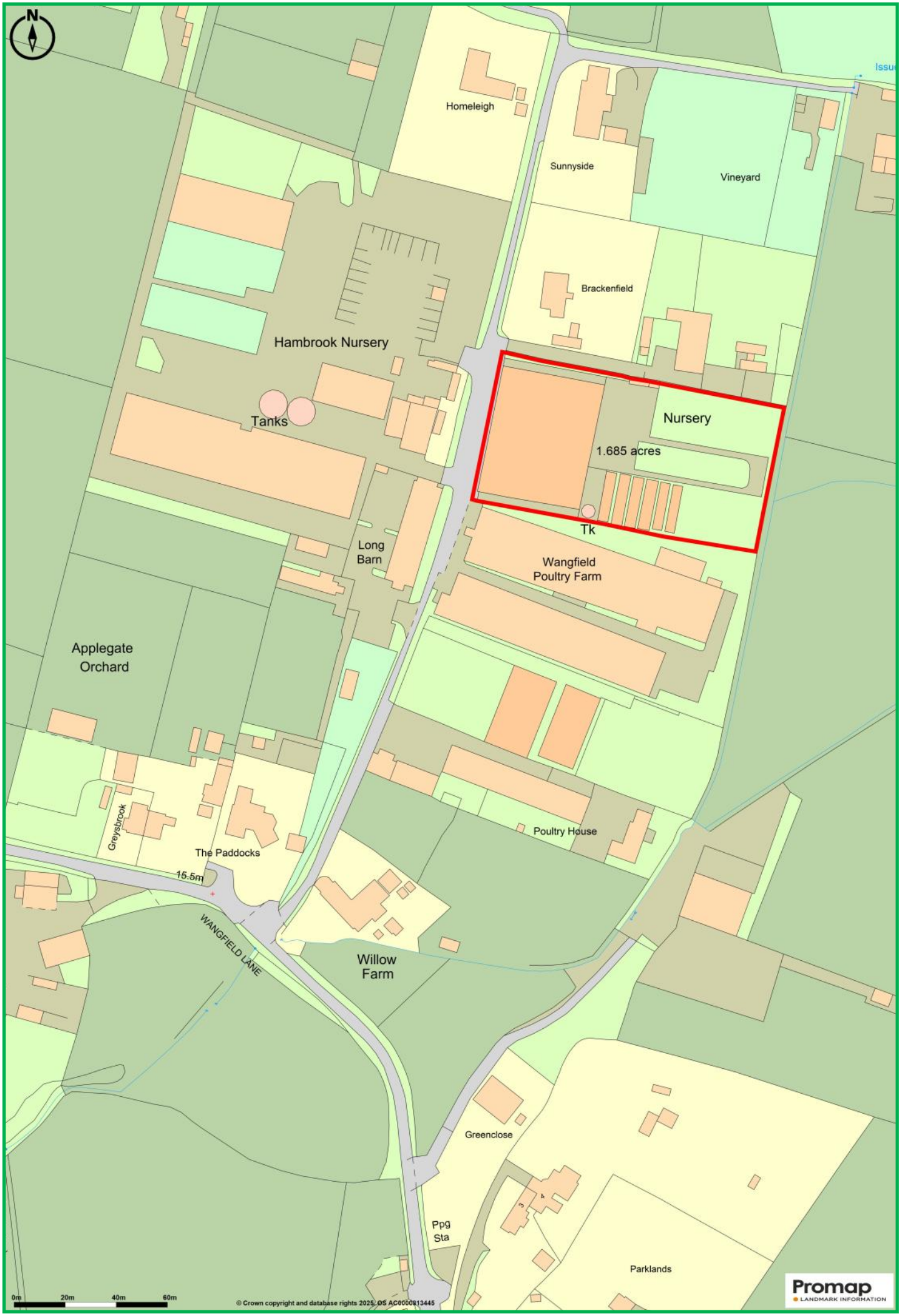
VIEWINGS:

Please register your interest with the Selling Agent before undertaking a viewing. Viewing is possible on foot only without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these Sale Particulars. The roadside gate will be locked at all times so no vehicular access. Please take care when viewing as the great outdoors contains unexpected hazards. You should exercise common sense and caution. You can park beside the glasshouse.

CONTACT:

Ian Judd or Henry Brice at Ian Judd and Partners LLP.

Tel: 01489 896422 or Email: Henry@ianjuddandpartners.co.uk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Homeleigh
Sunnyside
Vineyard
Brackenfield
Hambrook Nursery
Tanks
Nursery
1.685 acres
Tk
Long Barn
Wangfield Poultry Farm
Applegate Orchard
Greysbrook
The Paddocks
15.5m
WANGFIELD LANE
Poultry House
Willow Farm
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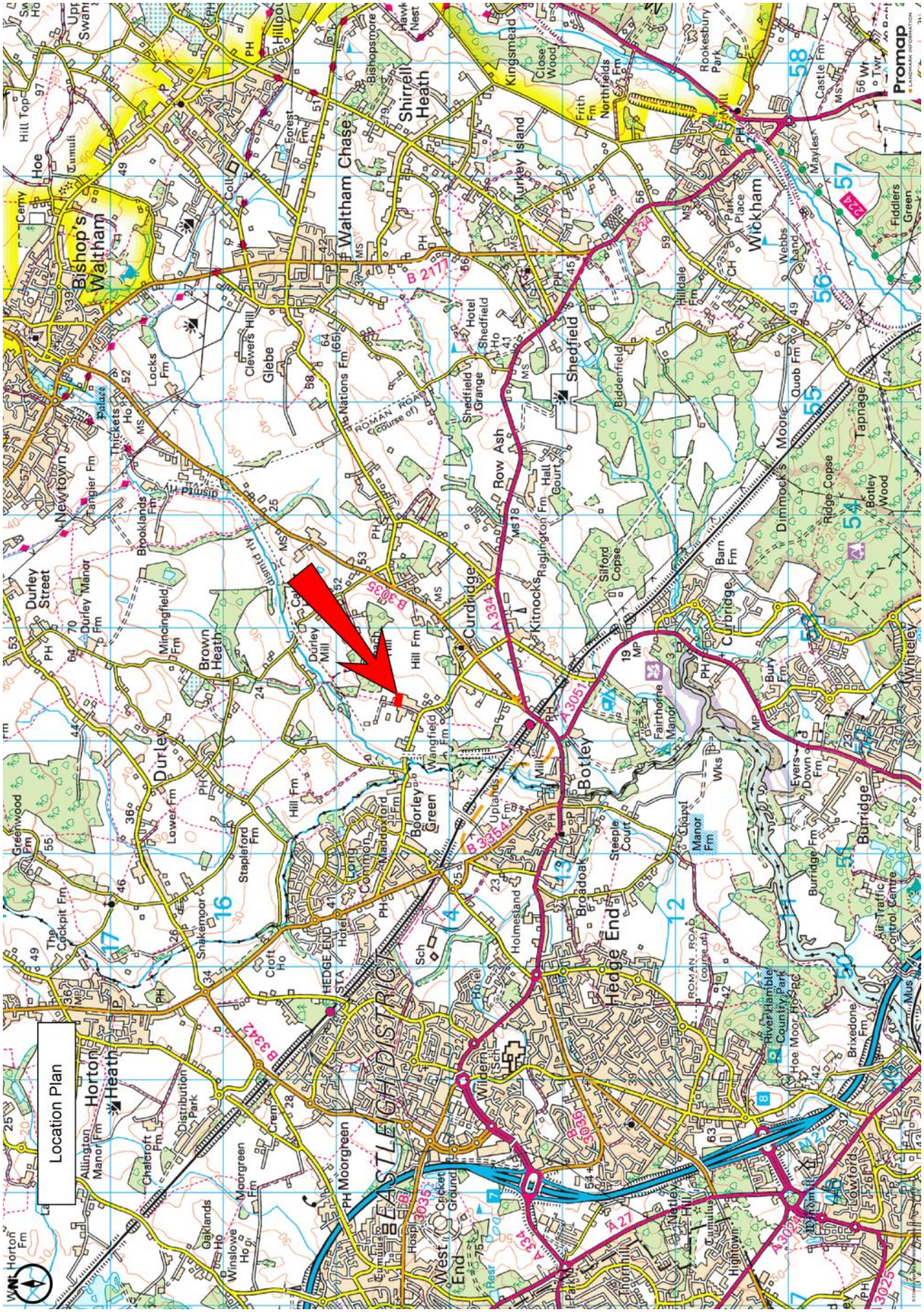
LANDMARK INFORMATION



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May 2025