

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## LAND ADJACENT TO THE ARK

**Carter's Clay Road, Lockerley, Romsey, SO51 0GL**

**Paddock**

**Approx. 1.22 acres (0.49 Ha)**



Approximately 1.22 acres (0.49 ha) of level grass paddock, in an attractive rural setting at Carter's Clay Road, around 3 miles north-west of Romsey. Direct Access off Carter's Clay Road. Outside settlement boundaries and within countryside for planning purposes. Location between residential properties could lend itself to small-scale, "infill" development in the future subject to planning.

**Price Guide £200,000**

**OFFERS INVITED**

**AS A WHOLE - FREEHOLD FOR SALE**



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

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**VIEWING INSTRUCTIONS:** *Strictly by appointment only.* It is essential to view the drone video footage available at the [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to visiting the Property.

**VIDEO DRONE FOOTAGE:** See the [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) for further details, photographs, drone video footage is available showing the whole Property.

**HEALTH AND SAFETY:** *The structures on the Property are in a poor state of repair and entry to these is strictly prohibited.* Visiting parties are on the property at their own risk

**LOCATION:** See **Location Plan**. **SO51 0GL**. **What 3 Words:** [proofread.snug.breaches](http://proofread.snug.breaches)  
Access Off Carter's Clay Road, via 5-bar gate.

**DIRECTIONS:** Please see **Location Plan** and use postcode and What3Words above.

**DESCRIPTION:** The Land adj. The Ark comprises approximately 1.22 acres (0.49 hectares) of level grass paddock within an attractive rural setting. The land is broadly flat and has historically been used for vegetable and flower growing but more recently left to grass. Surrounding development comprises residential dwellings to the south, further residential properties across the lane to the west, and a pheasant hatchery and dwelling to the north. This context creates a strategic setting for planning purposes despite its countryside designation.

The paddock is enclosed by mature hedgerows and trees, providing good natural screening and clearly defined boundaries. There are three existing storage structures on the land, comprising a timber-framed, corrugated metal-clad building in poor condition, a timber-framed and clad shed with an asbestos/fibre cement roof, and a metal-framed building with concrete cladding and a single garage door, also roofed with asbestos/fibre cement. These structures are semi-permanent but of limited intrinsic value.

**LAND REGISTRY:** The property entirety of Land Registry Titles HP806727. Copies are available to view on the Selling Agent's website.

**THE LAND:** The land lies approx. 53m above sea level. The Agricultural Land Classification Map indicates Grade 3 and the subsoils on the Geological Survey Map indicate that the land sits on freely draining slightly acid loamy soils.

**PLANNING:** The land lies outside settlement boundaries and within an area designated as countryside under the adopted Test Valley Local Plan, where new residential development is generally resisted. However, given the surrounding pattern of development, the site may be considered to have longer-term strategic potential, subject to planning policy and any future consents.

**PUBLIC RIGHT OF WAY:** No public rights of way affect the Property.

**DESIGNATIONS:** The Property is located within Salisbury Plain and West Wiltshire Downs National Character Area. No other significant designations have been identified as affecting the Property.

**SERVICES:** Water connected. Electricity available but not connected.

**DEVELOPMENT UPLIFT:** The Vendors are mindful to retain a 25% share of any uplift in value caused by Planning Consent for any residential or commercial development on the Property, during a period of 25 years from the completion date of the sale.

**LOCAL AUTHORITY:** Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ  
Tel: 01264 368000 [www.testvalley.gov.uk](http://www.testvalley.gov.uk)



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

**For Further Information Contact:**

Nathan Broome

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**Email:** [nathan@gw-b.co.uk](mailto:nathan@gw-b.co.uk)

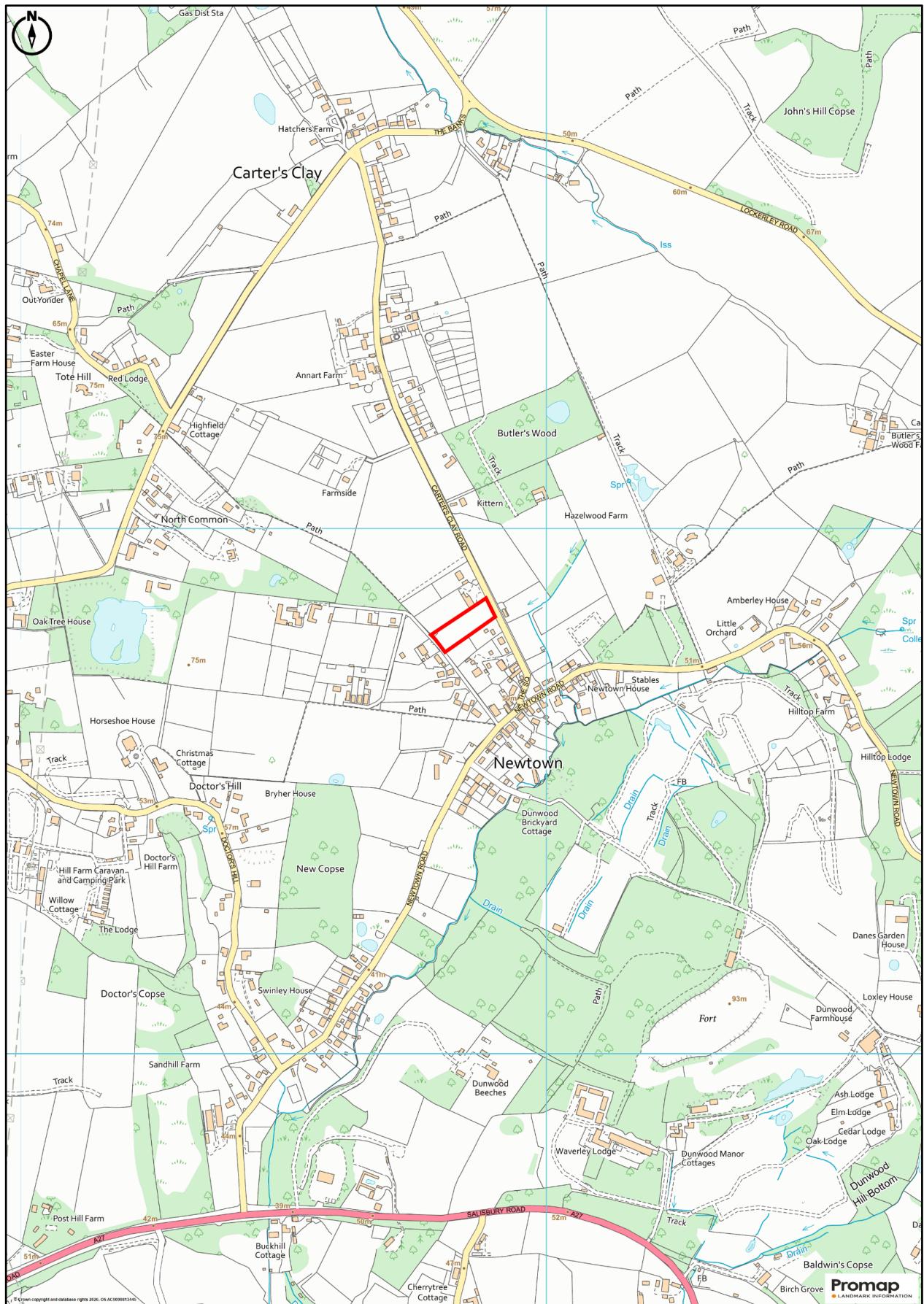


# SITE PLAN



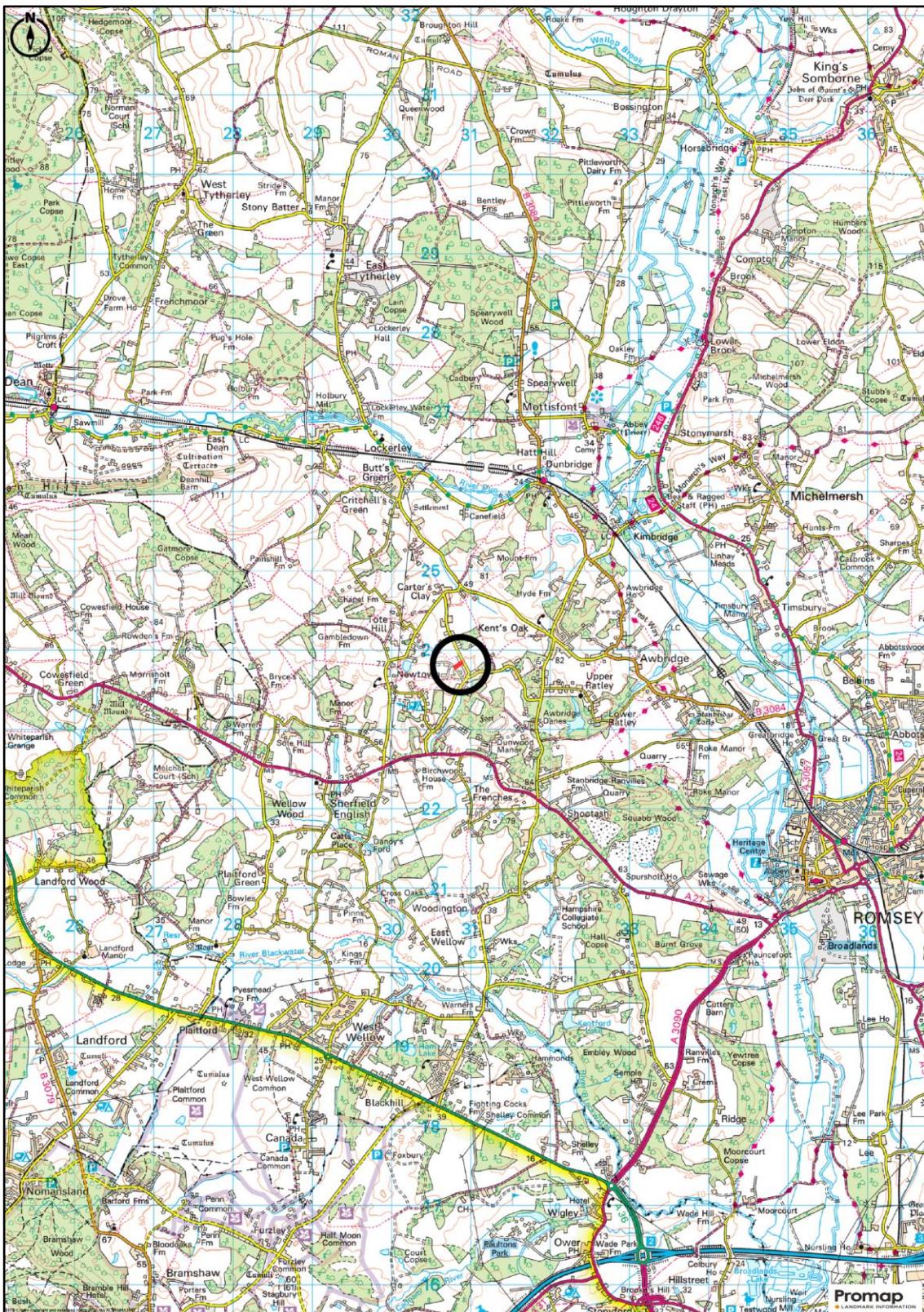
**SUBJECT TO SURVEY**

# LOCATION PLAN



**SUBJECT TO SURVEY**

# 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.

