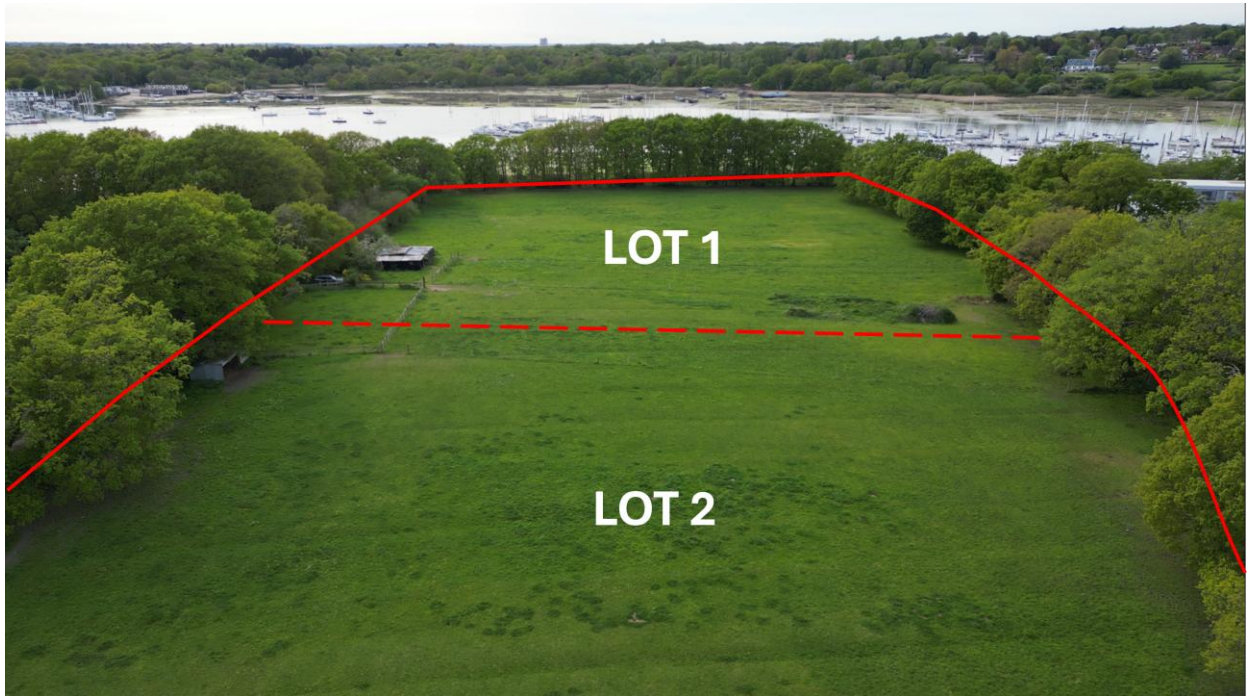


Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

7.72 acres (3.12 Ha)
Crableck Lane
Sarisbury Green, Southampton



Close to the bank of the River Hamble. A block of pasture land occupying a quiet location down a single track lane. Adjoining neighbouring woodland. Historically used for Strawberry Growing. Level, fenced and well drained. Field Shelters. Available either as a Whole or in 2 Lots.

Lot	Description	Price Guide
1	Approx. 4.47 acres with pole and tin clad shelter	£200,000
2	Approx. 3.25 acres with pole and tin clad shelter	£125,000
Whole		£325,000

OFFERS INVITED

FREEHOLD FOR SALE – BY PRIVATE TREATY



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

T: 01489 896977 F: 01489 896985

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

VIEWING INSTRUCTIONS: Unaccompanied and any time on foot during daylight hours but parking at Position A in front of the black gate indicated on the **Site Plan**. The Property can also be accessed on foot via Crableck Lane, or via the Public Footpath along the northern side of the track and along the bank of the River Hamble. **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**. The Property is shaded red on Location Plans 1 and 2. **Postcode** SO31 7AL and **What3Words:** <https://what3words.com/oval.appointed.answer>. There are two gates that serve the land as identified by arrows at Positions A and B on the **Site Plan**.

DIRECTIONS: From Barnes Lane, at the Sarisbury Green Public Recreation Ground (approx. 100 yards off the A27 main road), turn into Holly Hill Lane signed 'Universal Marina' and after approx. 575 yards turn right into Crableck Lane signed 'Universal Marina' and 'Riverside Social'. Then after approx. 150 yards at the first right hand bend, turn off left to go along the gravel track (effectively straight ahead). This gravel track is a Byway and also called Crableck Lane. Continue along the narrow gravel track for approx. 350 yards and the Property appears straight in front of you at the black gate with Sale Board attached (Gate A). You can park in front of this black Gate A and to the right hand side.

DESCRIPTION: The Property extends in all to approx. 7.72 acres (3.12 Ha) as outlined red on the **Site Plan**.

A single block of land within the same family ownership for nearly 100 years and used in the past by 3 generations of strawberry growers. The land is positioned in a quiet area and down a narrow lane (Crableck Lane).

The perimeter post and wire fences appear stockproof.

Lotting: There are 3 wooden pegs sprayed yellow on site across the land identifying the potential split between Lot 1 and Lot 2 as identified on the **Site Plan**. Interested parties can make alternative suggestions for a split if they wish to make an offer.

LAND REGISTRY: The Property comprises the entirety of Titles HP719965 and HP742262 and Land Registry Plans and Registers for each are available on the Selling Agent's website – [Click Here](#).

The Geological Survey Plan of Great Britain indicates that the subsoils are slowly permeable seasonally wet slightly acid but base-rich loamy and clayey. The Agricultural Land Classification Map indicates the land to be Grade 4. The land lies approx. 5m above sea level.

FIELD SHELTERS: Both Lots 1 and 2 currently have a home made field shelter constructed of wooden pole and tin cladding and roof, as identified on the **Site Plan** and shown by photographs.

ACCESS: **LOT 1** – benefits from a right of access over the gravel track shown blue and between Positions A and B on the **Site Plan** which has been used for many years (40+ years). The western half of this blue route is also covered by a written Easement. There is a vehicular gate at Position B serving Lot 1.

LOT 2 – There is a gate serving the land at Position A on the **Site Plan** which is at the end of the Byway known as Crableck Lane.

PLANNING: There is no history of any Planning Consents on the Property. The land has been used for grazing purposes for many years and prior to that the growing of strawberries.

DESIGNATIONS: No environmental designations affect the Property.

PUBLIC FOOTPATH: There is a Public Footpath that is parallel to and immediately to the south of the southern boundary fence of the Property. No part of the Footpath route crosses the Property, as identified by the dashed line on the **Site Plan**. See Selling Agent's website for extract of Definitive Map which identifies the Footpath by purple line.

BYWAY: Crableck Lane down to Position A on the **Site Plan** is a Byway Open to All Traffic (BOAT) – a type of public right of way. A BOAT is legally open to: walkers, cyclists, horse riders, horse-drawn vehicles, motor vehicles (cars). See Selling Agent's website for extract of Definitive Map which identifies the Byway by brown line.

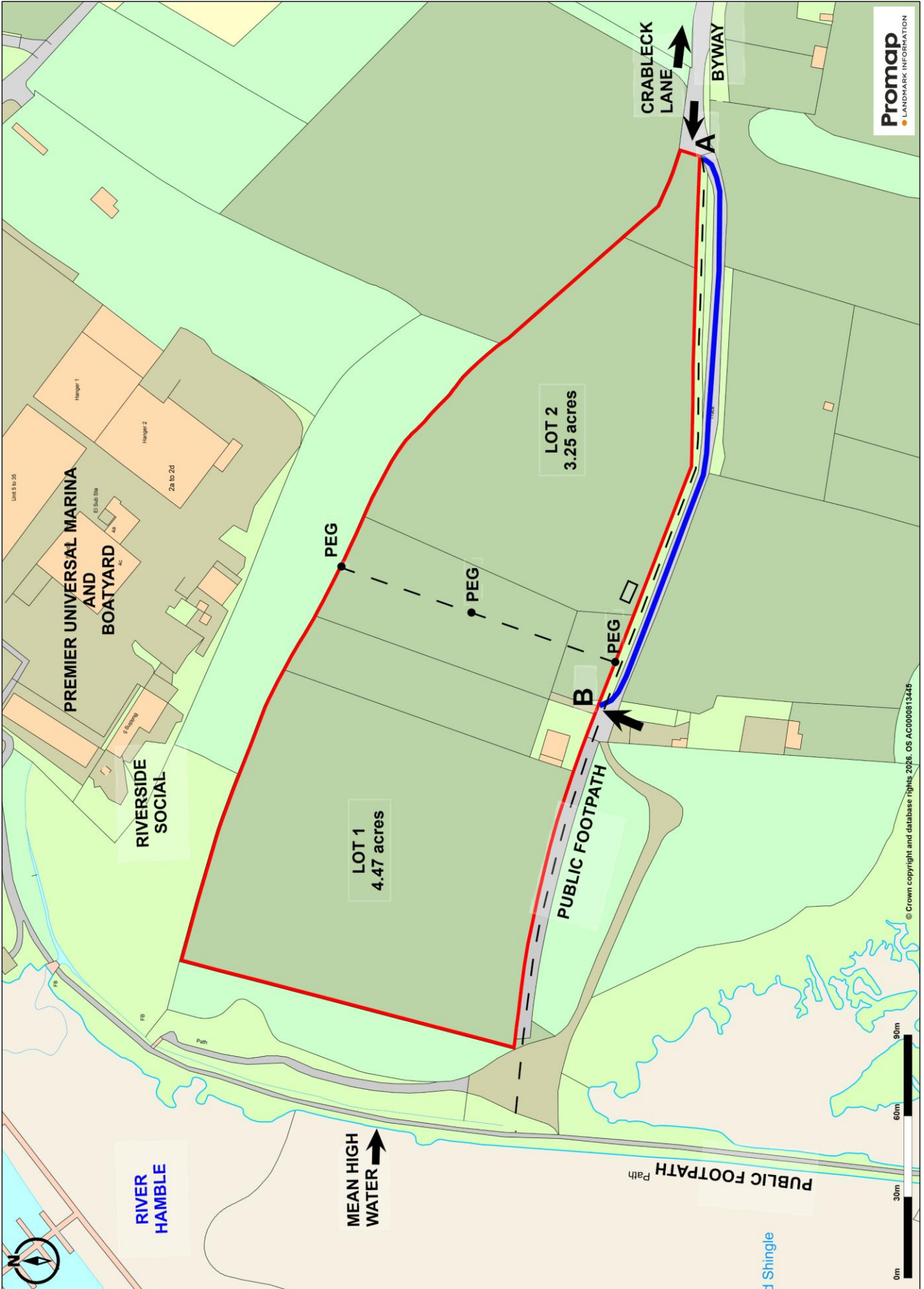
TPO: There is a Tree Preservation Order dated 19th June 2013 which affects the row of 19 Oak Trees and one Larch Tree immediately to the south of the Property (mainly Lot 2). One or two of these trees are within the southern boundary fence. Please see Selling Agent's website for copy of TPO document with Plan.

SERVICES: None are currently connected to the Property. There is a water main pipe laid in Crableck Lane to the east of the Property. There is a yellow Hydrant sign in the lane approx. 130 yards away from Gate A. Interested parties should make their own enquiries about the availability of connecting to mains water to Southern Water. <https://www.southernwater.co.uk/> . Tel: 0330 303 0368.

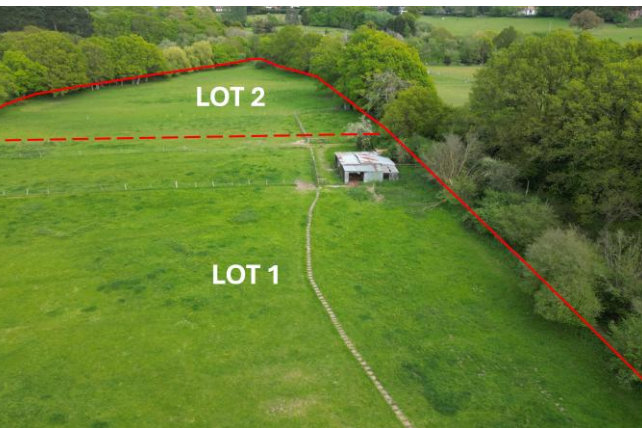
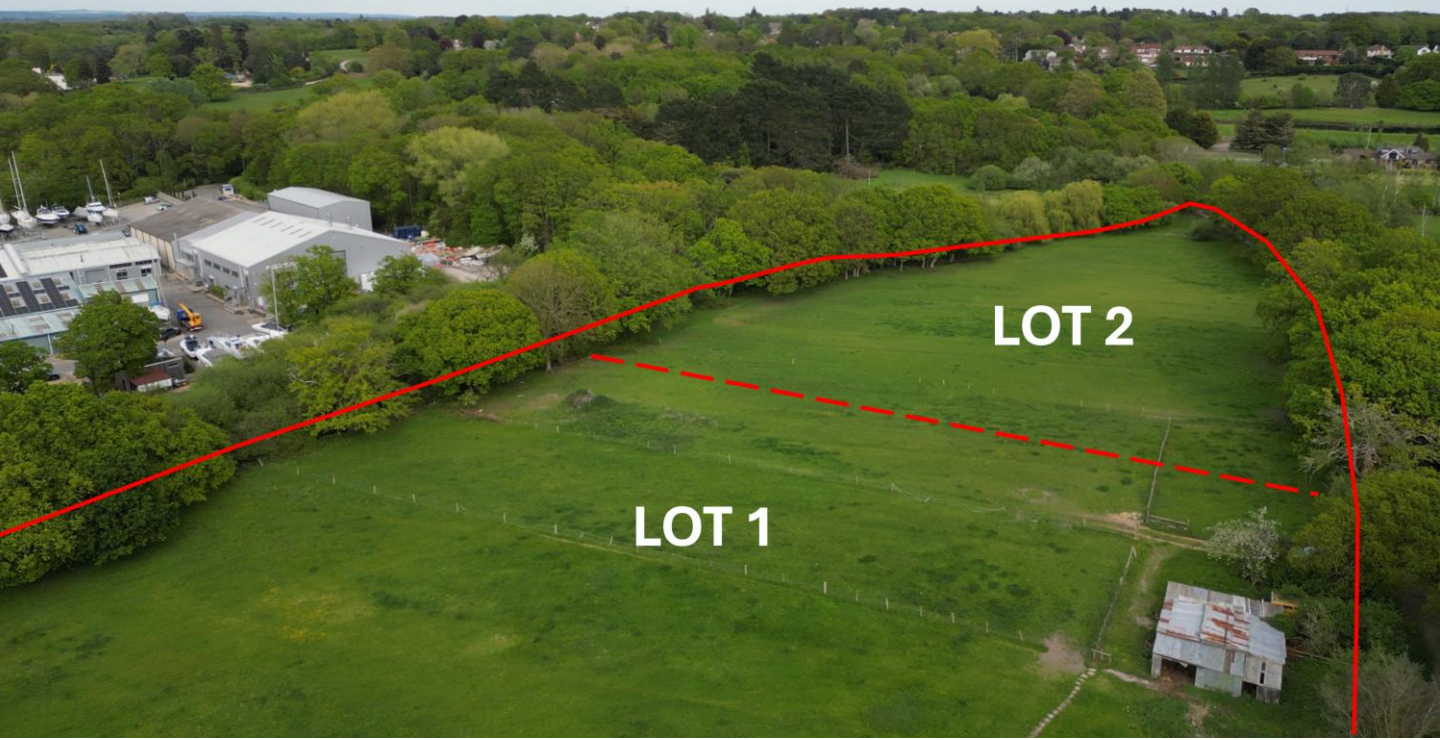
DEVELOPMENT OVERAGE: The Vendors are mindful to reserve a share (25%) of any uplift in value of the Property caused by Planning Consent for residential or commercial development over a 50 year period following a sale, but this will not be triggered by the construction of a single dwelling.

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

SITE PLAN



SUBJECT TO SURVEY



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

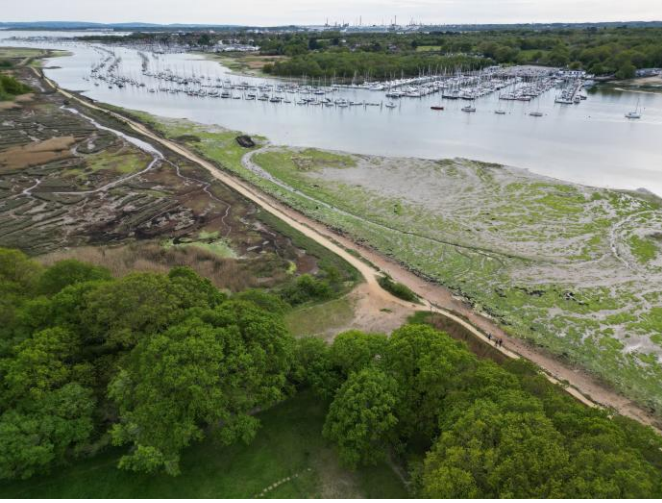
Email: dominic@gw-b.co.uk



Regulated by

RICS









FOOTPATH



FOOTPATH



GATE A



GATE B



**LOT 2
FIELD SHELTER**



**BYWAY
CRABLECK LANE**

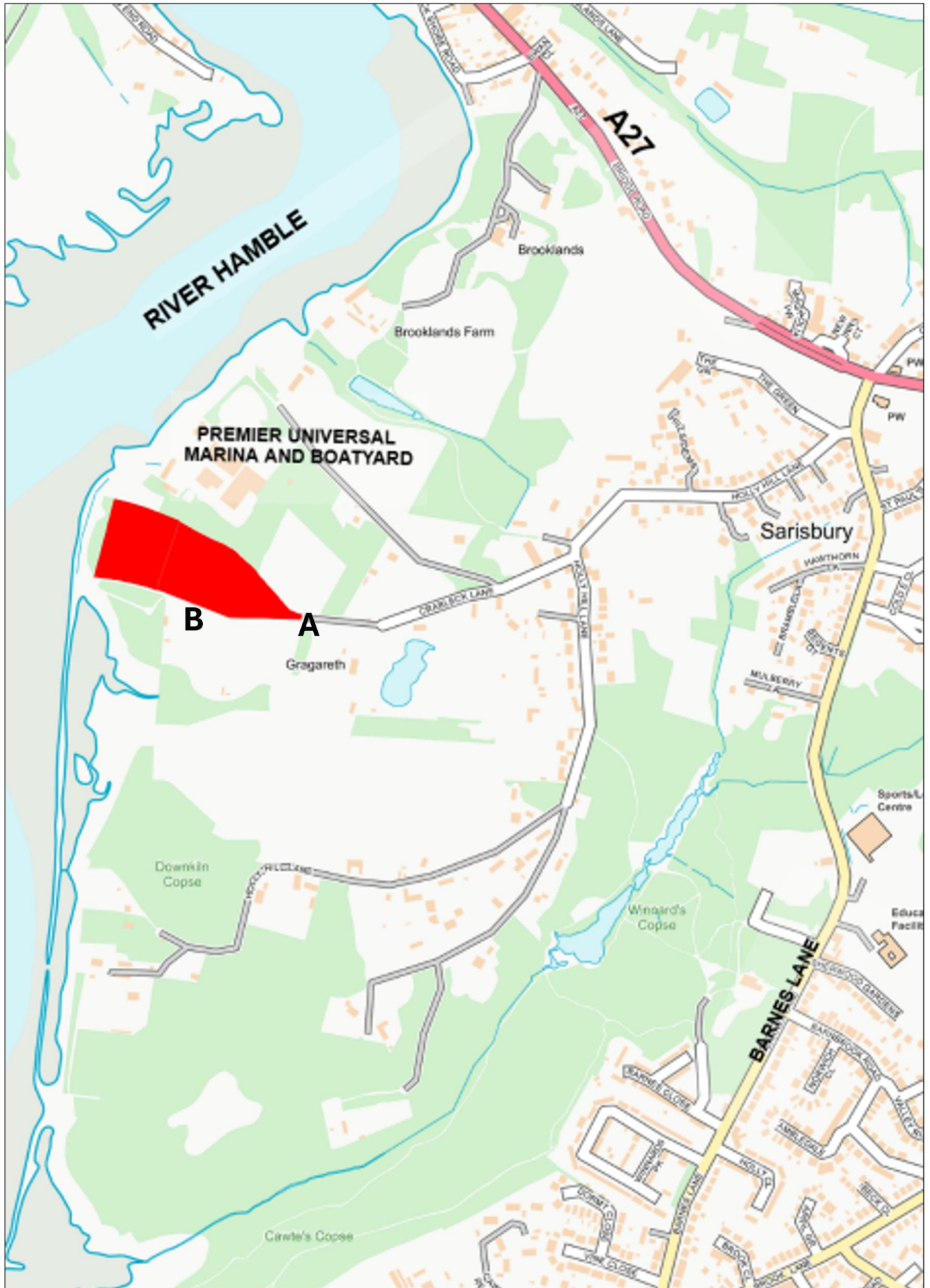


LOT 2



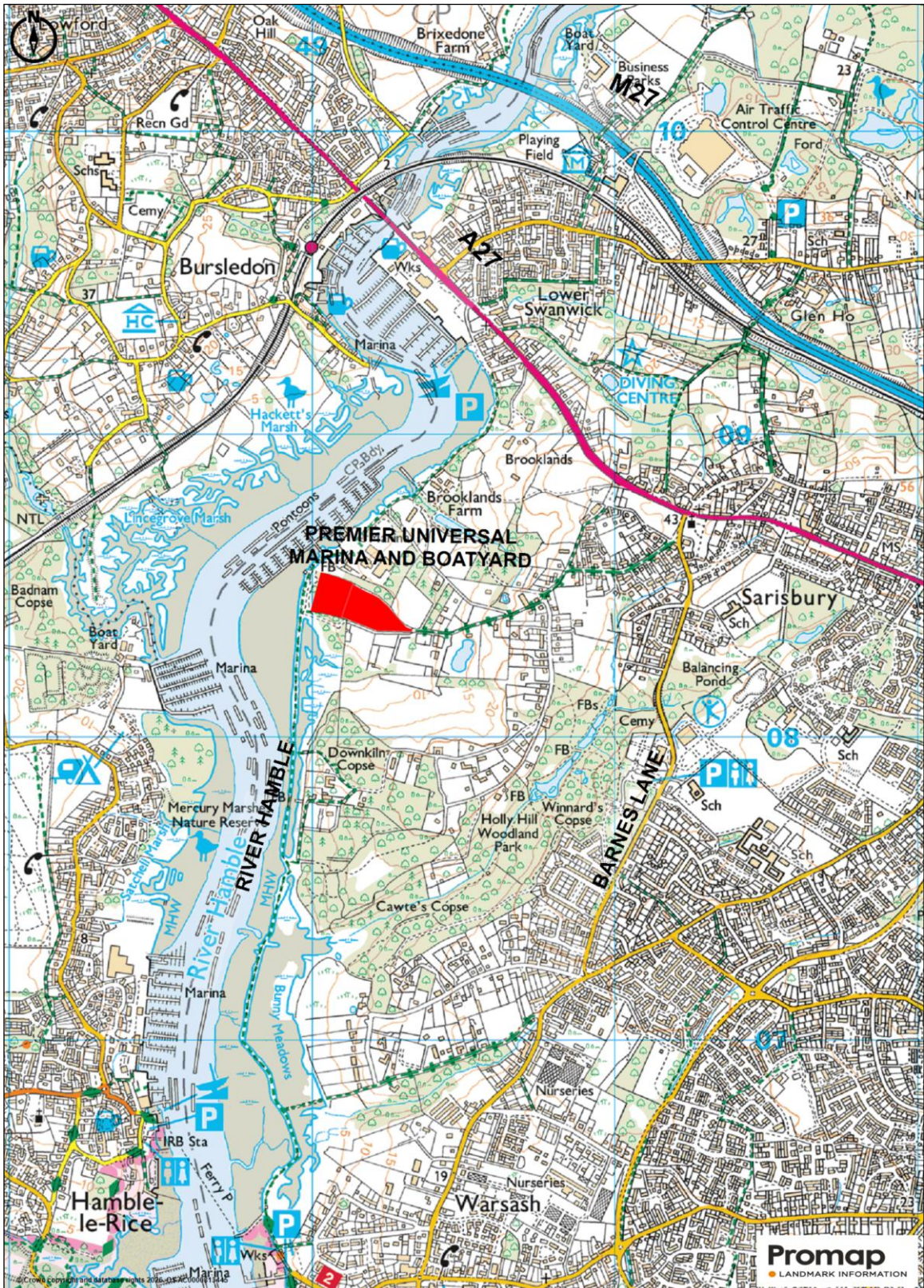
LOT 1

LOCATION PLAN 2



SUBJECT TO SURVEY

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.