

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## Sunnyside

Dummer, Basingstoke RG25 2DH

Approx. 6.54 acres in all

### DEVELOPMENT AND INVESTMENT OPPORTUNITY



**An interesting property comprising residential, commercial and agricultural elements located beside the M3 and the A30 road network. Spacious Bungalow (1,857ft<sup>2</sup>) with attached but self contained Annex (435ft<sup>2</sup>) with a large garden. Commercial Yard (approx. 0.75 acres) and buildings (approx. 5,481ft<sup>2</sup>). Pasture Land (approx. 4.81 acres).**

**With long term hope of development.**

#### AVAILABLE AS A WHOLE OR IN UP TO 3 LOTS

Lot	Description	Acres	Price Guide
1	Bungalow, Annex and Land	1.50	£750,000
2	Commercial Buildings and Yard with Pasture Land.	1.77	£175,000
3	Building and Pasture Land	3.27	£250,000
Whole		6.54	£1,175,000

**FREEHOLD FOR SALE - OFFERS INVITED – BY PRIVATE TREATY**

**DWELLING VACANT AND NO ONWARD CHAIN**



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**VIEWING INSTRUCTIONS: STRICTLY NO VIEWINGS WITHOUT PRIOR ARRANGEMENT AND ALL VIEWING MUST BE ACCOMPANIED.**

**VIEWING DATES WILL ALSO BE MADE AVAILABLE – FOR DATES PLEASE CONTACT THE SELLING AGENT.**

It is essential to view the drone video footage available at the website [Click Here](#) prior to contacting the Selling Agent.

**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 within approx. 1.5 miles of Junction 7 of the M3, and is located 11 miles north of Winchester and within 6 miles to the south of Basingstoke.

**DIRECTIONS:** Please see **Location Plan** and use postcode RG25 2DH and What3Words – <https://what3words.com/pegged.baguette.dress>.

For Viewing Appointments please attend at Lot 1 – The Bungalow and Annex beside A shown on the **Site Plan**.

**DESCRIPTION:** ‘Sunnyside’ is an interesting property extending in all to approx. 6.54 acres and a variety of features:

- Spacious Bungalow extending to an estimated approx. 1,857ft<sup>2</sup>.
- Attached self-contained accommodation, known as the ‘Annex’ extending to an estimated approx. 435ft<sup>2</sup>.
- Commercial Yards and Buildings covering approx. 0.75 acres in total and with buildings amounting to approx. 5,481ft<sup>2</sup> in total.
- Pasture Land extending in all to approx. 4.81 acres.

The Bungalow and Annex are currently unoccupied.

**ROAD FRONTAGE:** The Property benefits from road frontage onto both the A30 Winchester to Basingstoke Road, and along ‘Up Street’ leading to the village of Dummer.

Along the A30 frontage the boundary of the Property is raised above the level of the road and identified by concrete fence posts.

**ACCESS:** The Property benefits from 2 vehicular access points:

1. Off the A30 over a single carriage lane shared with residential neighbours as identified by the black arrows on the **Site Plan** which serves Lot 1.
2. Off the road named ‘Up Street’ adjoining the northern boundary, which serves both Lot 2 and 3.

**CERTIFICATE OF LAWFULNESS** – There is a Certificate dated 21<sup>st</sup> March 2018 was achieved from the Local Authority for the Annex ‘...for the continued use of a self contained dwellinghouse, private garden and driveway parking area’. The Annex has its own Council Tax Bill.

[17/04076/LDEU](#) – Link to Certificate of Lawfulness for Annex

**COMMERCIAL YARDS AND BUILDINGS:** There are various yards extending in all to approx. 0.75 acres with a range of various buildings that have been let to a variety of tenants for many years. There are approx. 4 main tenants with some sub-tenants. Some areas are open storage. The table below provides a summary of the approximate floor areas of the buildings – Please refer to the **Building Plan**.

<b>Lot 2</b> - Building	1	983 ft <sup>2</sup>
- Building	2	860 ft <sup>2</sup>
- Building	3	916 ft <sup>2</sup>
- Building	4	434 ft <sup>2</sup>
- Building	5	1,333 ft <sup>2</sup>
- Building	6	955 ft <sup>2</sup>
<b>Lot 3</b> - Building	7	1,066 ft <sup>2</sup>
<b>Total</b>		<b>5,481 ft<sup>2</sup></b>

We have obtained information relating to the current occupation of the various yards and buildings. This information is not yet complete and the Selling Agents are seeking to obtain confirmation of the full details in due course during the marketing campaign. The present understanding is set out below:

- There are approximately 6 parties occupying various parts of the yards or buildings.
- Some buildings and yards are sublet.
- The yards and building have been let out for no less than 36 years.
- There are currently no written agreements for any party.
- The rent is paid monthly.
- The total rent currently being received is in the region of £20,000 per annum.
- Some of the rents will not have been reviewed for many years.
- Some of the occupiers have improved the buildings and yards over the years.

**LAND REGISTRY:** The Property comprises the entirety of 2 Titles HP644654 and HP661062 and the Plans and Registers of each are available on the Selling Agent’s website. There is also an additional area that forms part of the Property but is not currently registered, along the southern boundary to the south of the bungalow approximately identified by position A on the **Site Plan**.

**PLANNING:** The Property falls within the administrative area of Basingstoke and Deane District Council and within their Local Plan.

Please see extract from Local Plan Update 2021-2040 (Regulation 18 Draft). [Click Here](#)

- The Property is marked by the black arrow on this plan extract
- The Property is to the south of the Marydown South Housing Allocation (7,500 dwellings).
- The Property is to the south of the Oakdown Farm employment site (B2 and/or B8).
- Please see link to whole Local Plan Update 2021 – 2040 [Click Here](#)

**DESIGNATIONS:** There are no environmental designations that affect the Property.

**PUBLIC RIGHTS OF WAY:** None affect the Property.

**SERVICES:**

**Lot 1 - Bungalow and Annex –** Mains Water. Mains Electricity. Oil Fired Boiler. Septic Tank (shared between Annex and Bungalow).

**Lots 2 and 3 –** Commercial Yard Mains Water and Electricity (3 Phase Pole Mounted Transformer is located in the yard). No drainage.

**WAYLEAVES:** An overhead 11kv electricity line crosses the Property and a Pole Mounted Transformer (3 Phase) is located in the yard.

**COUNCIL TAX:**     **Annex:** Property Band = A for year 2025/2026 = £1,422.45.  
                          **Bungalow:** Property Band = F for year 2025/2026 = £3,081.97.

**BUSINESS RATES:** To be confirmed.

**DEVELOPMENT UPLIFT – LOT 3 ONLY –** Subject to the level of any offer the Vendor is mindful to retain a 25% share of any uplift in value caused by future Planning Consents for any residential or commercial development that occurs on Lot 3 for a period of 25 years. This is negotiable.

**LOCAL AUTHORITY:** Basingstoke & Deane Borough Council, Civic Offices, London Road, Basingstoke RG21 4AH. Tel: 01256 844844 Website: <https://www.basingstoke.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:**

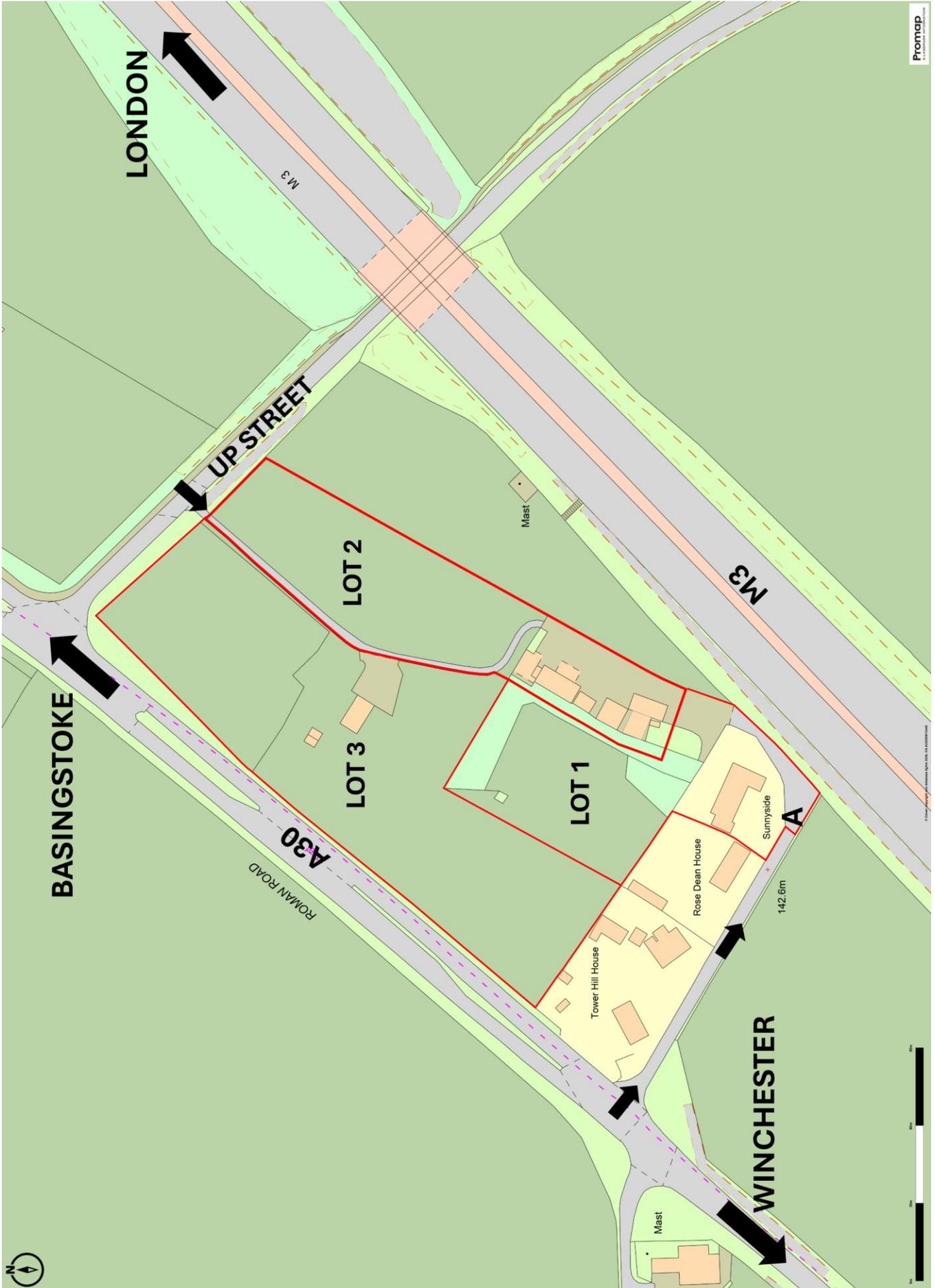
Dominic Plumpton

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

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



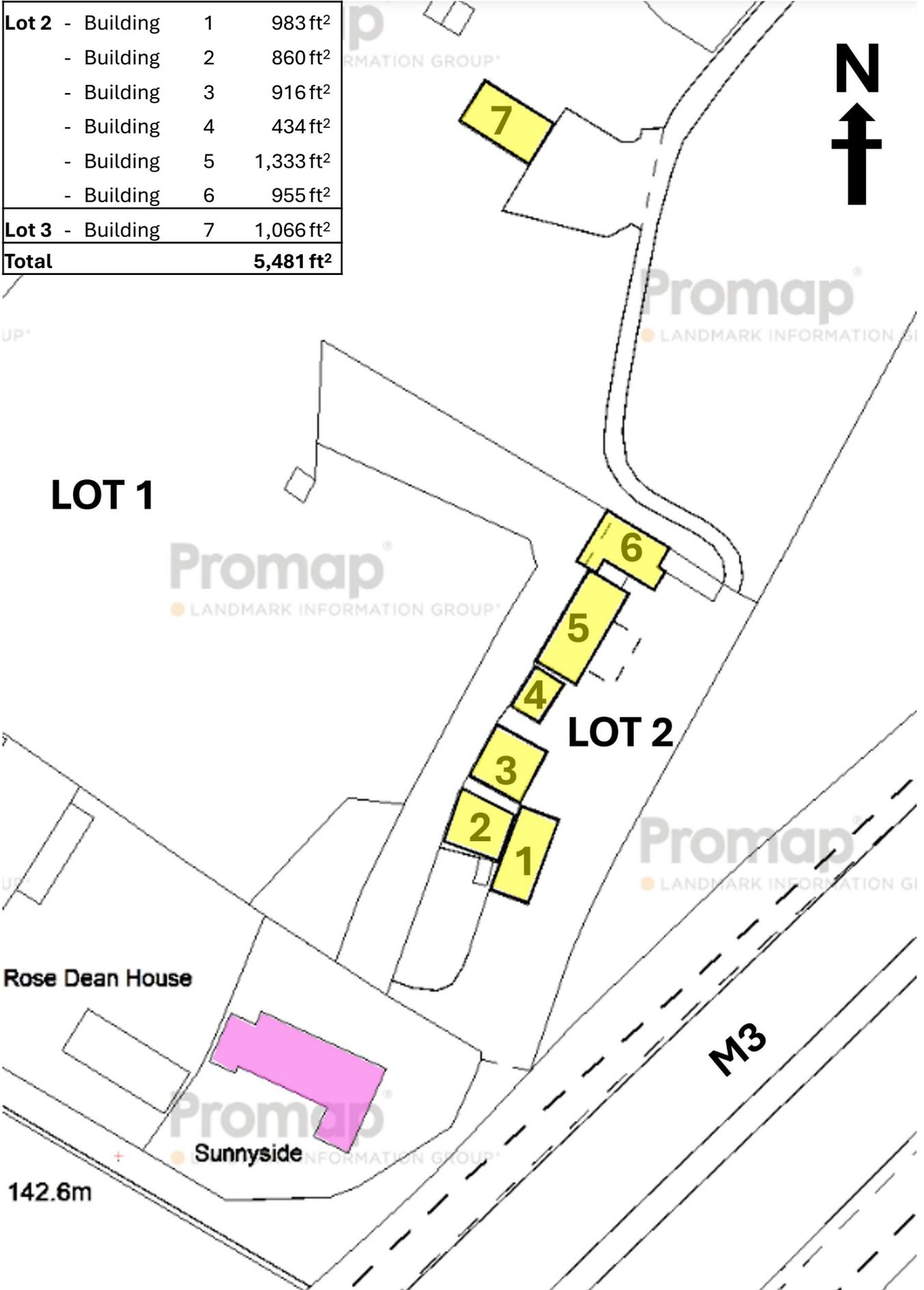
# SITE PLAN



FOR IDENTIFICATOIN PURPOSES

# BUILDING PLAN - LOT 2

Lot 2 - Building	1	983 ft <sup>2</sup>
- Building	2	860 ft <sup>2</sup>
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<b>Total</b>		<b>5,481 ft<sup>2</sup></b>



FOR IDENTIFICATION PURPOSES ONLY

# BUILDING PLAN - AERIAL



FOR IDENTIFICATION PURPOSE ONLY



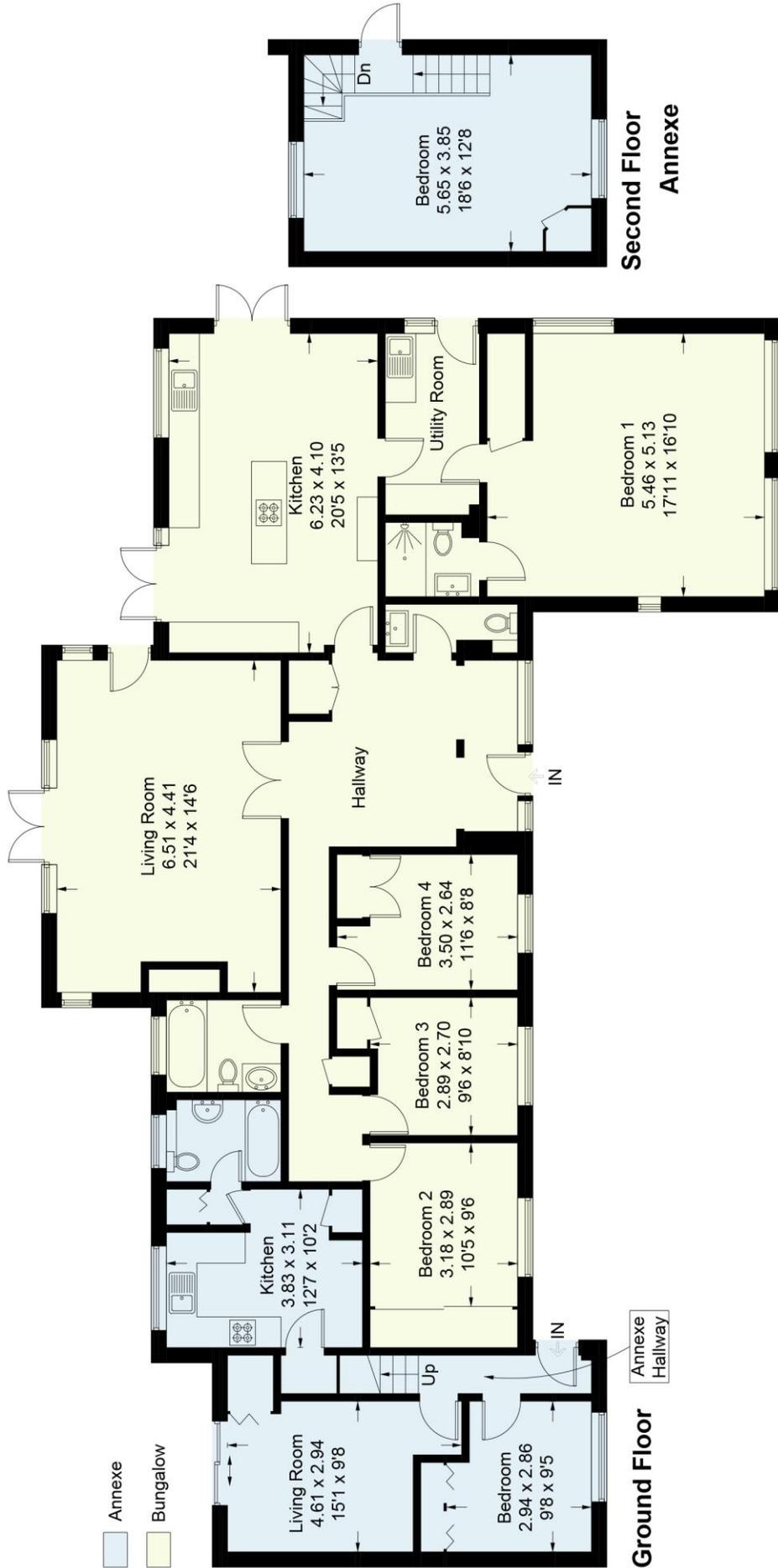




# Sunnyside



Approximate Gross Internal Area = 213 sq m / 2293 sq ft



SUBJECT TO SURVEY

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1266762)





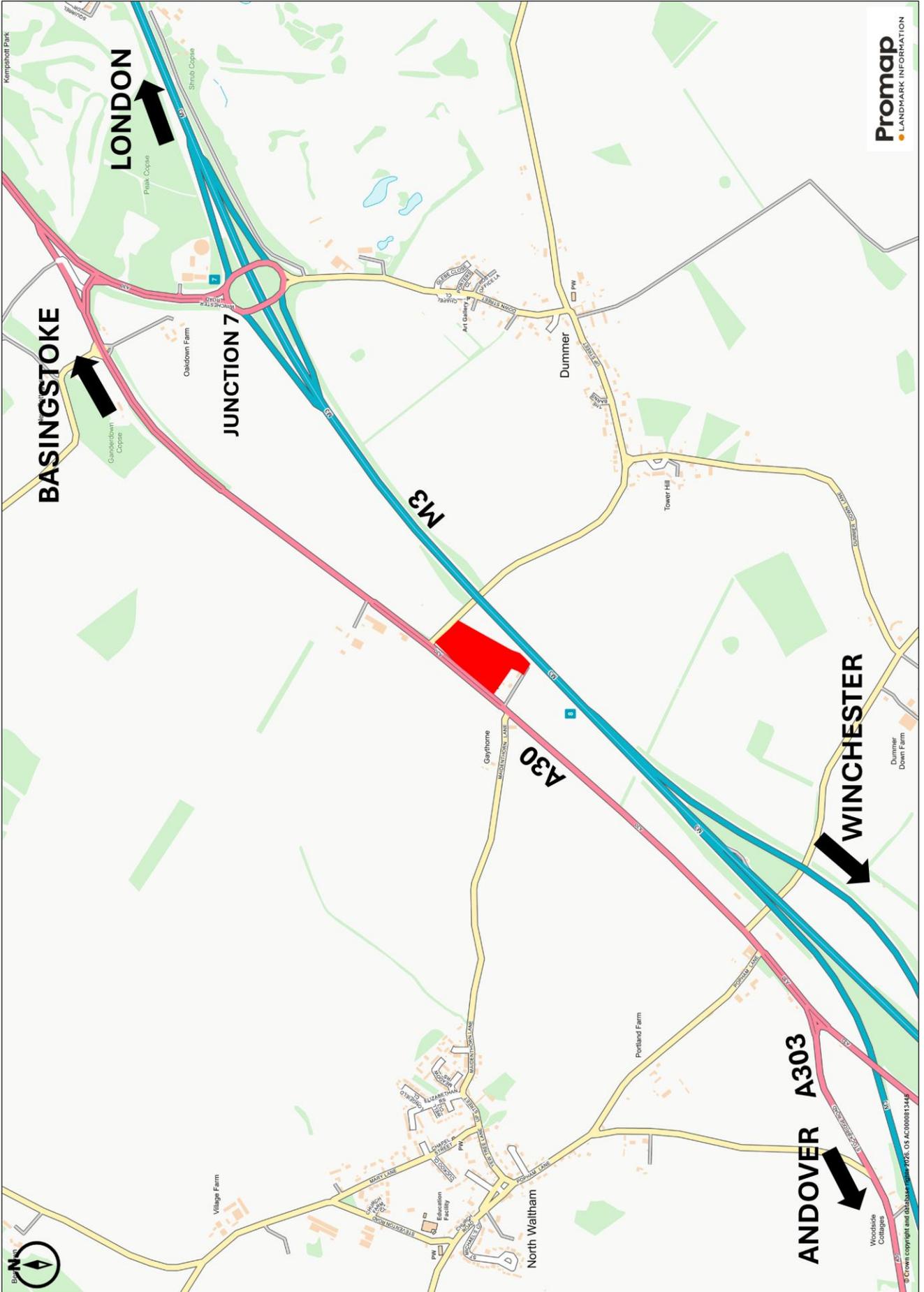


# ANNEX





# LOCATION PLAN 3



# 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.