

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Land south of Fontley Road, Titchfield Paddocks with Planning Permission Approx. 5.55 acres (2.25 Ha)



Attractive equestrian holding; 5.55 acres of established equestrian land in a highly accessible yet rural setting, benefiting from full planning consent (granted December 2024) for a private equestrian yard. Approved scheme includes five stables, hay barn, horse-walker, 60m x 20m all-weather arena and formal equestrian paddocks. Attractively positioned with frontage onto the River Meon and existing access from Fontley Road. Offered as a rare opportunity to create a bespoke private equestrian holding, close to Fareham and the south coast.

Price Guide £365,000

OFFERS INVITED

AS A WHOLE - FREEHOLD FOR SALE



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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 prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the www.gileswheeler-bennett.co.uk for further details, photographs, drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. PO15 6QS. **What 3 Words:** [capillary.televisive.glides](https://www.what3words.com/capillary.televisive.glides)
Access Off Fontley Road, via entrance to Little Fontley.

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

DESCRIPTION: The property comprises approximately 5.55 acres (2.25 ha) of pastureland, divided into paddocks located to the south of Little Fontley, set within an attractive rural area. Mostly level to the northwest with the rest gently sloping towards the River Meon with river frontage. The land is enclosed by mature trees and hedgerows with open equestrian land to the west. Access is via an existing gated entrance from Fontley Road, leading to a stoned track and the footprint of previously approved stables, reflecting the site's continuous private equestrian use since 2007. A public footpath runs along an existing fenceline to the southeast.

A recently granted planning consent (Winchester City Council Ref: [24/00776/FUL](#), approved on 4th December 2024) authorises the creation of a high-quality private equestrian yard comprising a new L-shaped timber stable block providing five boxes (5 x standard and 1 x foaling box) with associated tack and feed rooms, a separate hay barn, a mechanical horse-walker, and a 60m x 20m all-weather arena, together with formal change of use of surrounding land to equestrian turn-out paddocks. The development is to be accessed via the existing entrance on Fontley Road and is supported by a comprehensive landscaping and ecological enhancement scheme, ensuring the facilities sit discreetly within their rural setting. The permission is restricted to private equestrian use only, offering an appealing opportunity for a purchaser wishing to establish a bespoke small-scale equestrian holding in a desirable location. See Selling Agents Website for Decision Notice, Site Plans and Elevations.

LAND REGISTRY: The property entirety of Land Registry Titles HP696922 and HP678501. Copies are available to view on the Selling Agent's website.

THE LAND: The site enjoys a gently varied topography, with the northwest portion being relatively level — accommodating the existing access and proposed yard area — while the southeastern paddocks fall softly towards the river. The land lies approx. 26m above sea level. The Agricultural Land Classification Map indicates Grade 1 and the subsoils on the Geological Survey Map indicate that the land sits on a seam between slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (northern part) and loamy and clayey floodplain soils with naturally high groundwater (southern part next to River Meon).

PLANNING: The Property is situated within an area covered by “countryside policy” under the current adopted Winchester Local Plan. It is also within the Whiteley/Fareham Settlement Gap and therefore the possibility of alternative use beyond agriculture, equestrian and amenity use is limited. The River Meon is designated a Site of Importance for Nature Conservation (SINC). The Property is also situated within the South Hampshire Lowlands National Character Area.

Permission has been granted for a Proposed Stable Yard (gross internal floorspace 163m proposed) for private use, together with Change of Use from Agricultural Land to Equestrian Turn-out Paddocks. Details can be viewed at Winchester City Council Planning, ref: [24/00776/FUL](#). See Selling Agents Website for Decision Notice, Site Plans and Elevations.

RIGHTS AND RESTRICTIONS:

- The entrance to the Property is subject to rights in favour of the residential dwelling, Little Fontley, including a right of way at all times (with or without vehicles) to and from Fontley Road and rights of entry, on reasonable notice, to inspect, repair or maintain their services or undertake building repairs, with any disturbance made good.
- The Property is affected by electricity wayleave agreements and overhead wires do cross the southern part of the Property. These agreements typically permit the utility undertaker to access and maintain apparatus but do not materially affect day-to-day use of the land.
- There are covenants on part of the land, requiring no nuisance to the adjoining landowner, no obstruction of the shared accessway, and noting an historic private-residence covenant now overtaken by long-established equestrian use and planning consent.
- There are also obligations to maintain some of the boundaries with surrounding properties.
- For full details of rights and restrictions affecting the Property please review the Land Registry documentation available on the Selling Agents website.

ACCESS: Access is via an existing gated entrance from Fontley Road, leading to a stoned track and the footprint of previously approved stables. Parking is available on-site.

PUBLIC RIGHT OF WAY: A public footpath (Wickham 24b) passes across the southern part of the Property. See orange dashed line on **Site Plan**.

DESIGNATIONS: The Property is situated within outside the South Downs National Park. No other significant environmental or planning designations have been identified as affecting the Property.

FIELD SHELTER: There is currently a good quality field shelter positioned on-site which will be included with the Property. This offers accommodation for two horses.

SERVICES: Water connected. Electricity available.

BUSINESS RATES: Not currently demanded or assessed.

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 Documents on our website for instructions as to how to make an offer by Private Treaty.

For Further Information Contact:

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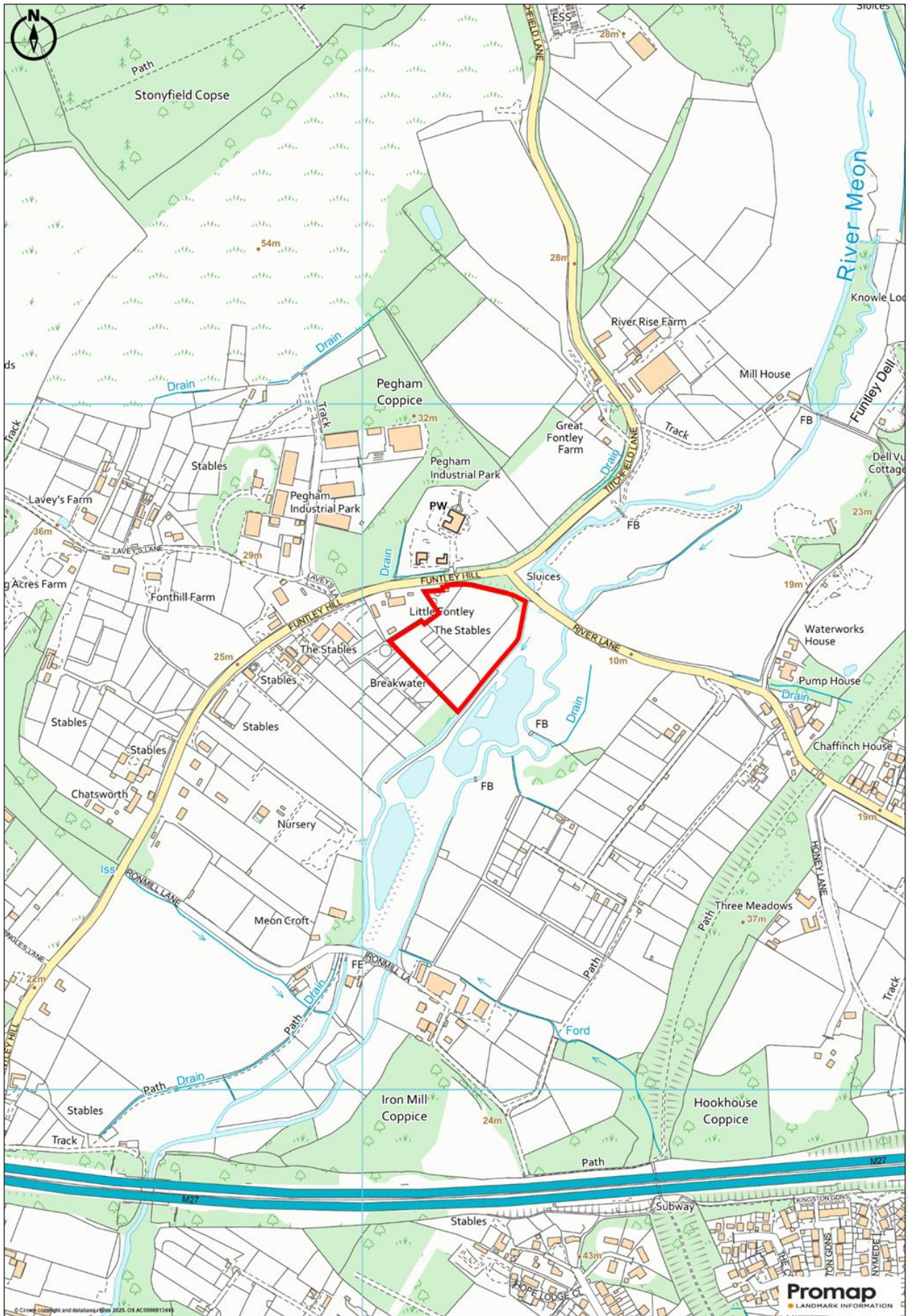


SITE PLAN



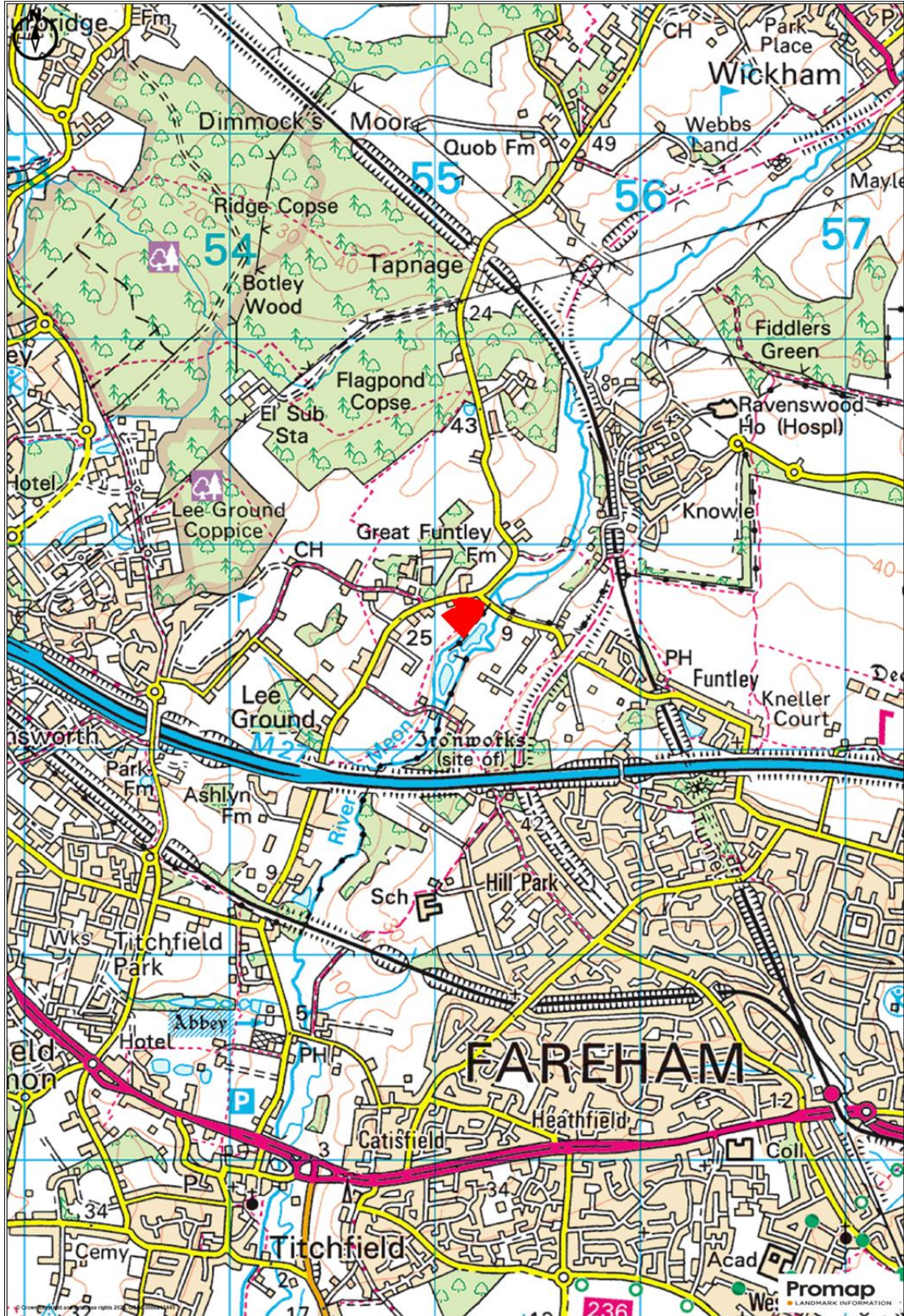
SUBJECT TO SURVEY

LOCATION PLAN



SUBJECT TO SURVEY

LOCATION PLAN 1



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

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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.