

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

FOREST MEAD STABLES WINCHESTER ROAD, WALTHAM CHASE, SO32 2LL Approx. 15.43 Acres (6.24 Ha)



Attractive commercial equestrian holding on the edge of Bishop's Waltham, extending to approximately 15.43 acres (6.24 Ha) in all. Comprising a detached three-bedroom occupancy-restricted bungalow of approximately 118.7 sq m/1,278 sq ft, up to 18 stables/loose boxes, all-weather arena, associated equestrian facilities and 13.17 acres (5.33 Ha) of established pasture. Equestrian buildings extend to approximately 612.5 sq m/6,593 sq ft. Mains services connected to Lot 1, with separate accesses onto Winchester Road and Paradise Lane.

Close to the South Downs National Park boundary

Lot	Description	Price Guide
1	Forest Mead Stables — detached three-bedroom occupancy-restricted bungalow, equestrian yard/facilities, access tracks and approximately 8.55 acres of pastureland. Total approximately 10.78 acres.	£1,075,000
2	Approximately 4.65 acres comprising mostly 4.62 acres of pastureland, with access onto Paradise Lane. Lot 2 is not available for sale separately prior to the sale of Lot 1.	£175,000
Whole	Entire holding extending to approximately 15.43 acres.	£1,250,000

OFFERS INVITED

FREEHOLD FOR SALE AS A WHOLE OR IN TWO LOTS – BY PRIVATE TREATY



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VIEWING INSTRUCTIONS: *Strictly by appointment only.* It is essential to view the drone video footage available on our website www.gileswheeler-bennett.co.uk prior to visiting the Property.

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

LOCATION: See **Location Plan**. Forest Mead Stables, Winchester Road, Waltham Chase, SO32 2LL. **What3Words:** [formally.resembles.combining](#)

The property is situated in an attractive rural position on the edge of Bishop's Waltham and Waltham Chase. The land enjoys an appealing countryside outlook, with the South Downs National Park boundary lying just across Paradise Lane. The surrounding area is well regarded for equestrian use, with access to local lanes, local hacking routes and the wider road network.

DIRECTIONS: From Bishop's Waltham centre, take the B2177 Winchester Road towards Wickham. Continue along Winchester Road, passing Paradise Lane on the left. The main entrance to Forest Mead Stables will be found a short distance further along on the left-hand side. Please refer to the **Location Plan** and **What3Words** reference.

DESCRIPTION: Forest Mead Stables comprises an attractive commercial equestrian holding currently operated as a Livery Yard extending in all to approximately 15.43 acres (6.24 Ha). The property includes a detached three-bedroom occupancy-restricted bungalow, a well-equipped equestrian yard with up to 18 stables/loose boxes, all-weather arena, horse walker, lunge pen, horse solarium, all-weather turnout pens and established pastureland divided into a number of paddocks. The holding is well suited to private or professional equestrian use, subject to planning and any necessary consents, and benefits from mains electricity, water, gas and mains drainage. Access onto Winchester Road, and with a further access onto Paradise Lane. The property is available as a whole or in two lots, as shown on the Lotting Plan.

LOTING: The property is offered for sale as a whole or in two Lots. Lot 2 will not be sold before Lot 1. The Lot boundaries are shown on the Lotting Plan.

Lot	Description	Price Guide
1	Detached three-bedroom occupancy-restricted bungalow, equestrian yard/facilities, access tracks and approximately 8.55 acres of pastureland, extending in total to approximately 10.78 acres. Access from Winchester Road.	£1,075,000
2	Approximately 4.65 acres comprising 4.62 acres of pastureland and 0.03 acres of accessway. Access from Paradise Lane. Suitable for grazing, equestrian or amenity use, subject to planning and any necessary consents. Lot 2 will not be sold before Lot 1.	£175,000
Whole	Entire holding extending to approximately 15.43 acres.	£1,250,000

If sold in Lots, appropriate rights and reservations will be granted or reserved where necessary in respect of access, services, fencing, water supply and maintenance.

BUNGALOW: The detached three-bedroom bungalow provides approximately 118.7 sq. m / 1,278 sq ft of single-storey accommodation, as shown on the Floor Plan. The accommodation includes a fitted kitchen/breakfast room, dining area, sitting room, three bedrooms, bathroom and separate WC. The bungalow sits within its own curtilage of approximately 0.48 acres, with hardstanding and parking to the front, together with an enclosed rear garden, patio area and lawn. The property enjoys a pleasant outlook over the surrounding land and forms an integral part of the equestrian holding. A timber shed/log store of approximately 7 sq. m is situated within the curtilage.

OCCUPANCY CONDITION: Planning permission ref. 99/00440/FUL, dated 8 June 1999, varied the occupancy condition affecting the dwelling. The condition states:

“The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, forestry or in the livery or keeping of horses, or a widow or widower of such person, and to any resident dependants.”

Purchasers should satisfy themselves as to the wording and effect of the condition before making an offer. Copy of Decision Notice available on Selling Agent’s website.

EQUESTRIAN FACILITIES: The property benefits from a well-equipped equestrian yard currently operated as a Livery Yard serviced by approx. 13.17 acres of pastureland. The equestrian facilities include:

- Up to 18 stables/loose boxes;
- 20m x 40m all-weather arena;
- horse walker;
- lunge pen;
- solarium;
- 5 all-weather turnout pens;

BUILDINGS: The equestrian buildings extend in total to approximately 612.5 sq. m / 6,593 sq. ft, as shown on the Floor Plan. The buildings comprise a range of timber-clad and timber stable buildings, including total no. stable blocks, loose boxes/bays, storage, workshop, kitchen, WC, office/store, wash bay and horse solarium. The principal buildings are numbered with reference to the Site Plan and further described below.

Building No.	Description	Dimensions
1	Timber-clad barn with profile sheet roof and concrete floor, arranged with stabling/loose boxes, kitchen, WC, office/store, wash bay and horse solarium. Includes 6 stables at approx. 12ft by 12ft, with further loose boxes/bays and ancillary equestrian accommodation	Approx. 13.6m x 24.8m
2	Timber stable block with profile sheet roof and concrete floor, providing 4 stables, including three stables of approx. 12ft by 12ft and one larger stable of approx. 18ft x 12ft m. Lean-to.	Approx. 4.4m x 13.6m excluding lean-to
3	Timber storage/workshop building with profile sheet roof, roller shutter door, workshop, store and associated storage/feed accommodation.	Approx. 16.7m x 15.5m max, plus projections
4	Timber stable block with profile sheet roof and concrete floor, providing 5 stables, each approx. 12 ft x 12 ft.	Approx. 4.3m x 20.3m

THE LAND: The pastureland extends in total to approximately 13.17 acres, forming part of the overall 15.43 acre holding. Lot 1 includes approximately 8.55 acres of pastureland adjoining the yard and equestrian facilities. Lot 2 comprises approximately 4.62 acres of pastureland, together with approximately 0.03 acres of accessway from Paradise Lane. The land is divided into a number of paddocks and is generally level to gently undulating. The paddocks are well suited to equestrian grazing and turnout, with water provision available, subject to sub-metering arrangements if sold in lots. Soilscape information indicates slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils, commonly associated with permanent pasture and grassland management. The land is Grade 4 on the Land Classification Database.

ACCESS: Lot 1 is accessed directly from Winchester Road. Lot 2 benefits from separate access from Paradise Lane. See Arrows on Site Plan.

RIGHTS OF WAY: No public rights of way cross the property. The property is sold subject to and with the benefit of all existing rights, easements, wayleaves and covenants, whether or not referred to in these particulars.

PLANNING: The property lies outside the defined settlement boundary and within a settlement gap, where planning policy is generally restrictive as regards new development. Local planning policy seeks to retain the generally open and undeveloped nature of settlement gaps. The bungalow is subject to an occupancy condition linked to agriculture, forestry, livery or the keeping of horses. A summary of the planning history is available on the Selling Agent's website.

SERVICES: Mains electricity, water and mains drainage are connected to Lot 1. If the property is sold in lots, Lot 2 will benefit from the right to connect into the water supply to Lot 1 via a sub-meter, with appropriate payment and maintenance provisions to be included in the transfer documentation. The bungalow benefits from a mains gas supply.

DESIGNATIONS: The property lies close to the boundary of the South Downs National Park, which is situated just across Paradise Lane. The Moors, Bishop's Waltham SSSI is also situated to the north of Paradise Lane. Part of the Property, principally the bungalow and curtilage, lies within Flood Zones 2 and 3 due to the watercourse along the southern boundary. Prospective purchasers should satisfy themselves as to all relevant designations and flood risk matters.

LAND REGISTRY / TITLE MATTERS: The property comprises the entirety of Land Registry Title No. HP549511. The title is subject to rights, covenants and matters contained or referred to in the register, including historic deeds in favour of water undertakers and restrictive covenants affecting parts of the land. The Title Plan and Register are available on the selling agent's website. Purchasers should satisfy themselves as to the title entries, restrictive covenants, services and any rights affecting the property.

FENCING - LOTS: An existing fence lies along the proposed boundary between Lots 1 and 2. If sold separately, the purchaser of Lot 2 will be required to maintain that boundary fence in a stockproof condition, unless otherwise agreed.

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 25 year period following a sale. Equestrian and agricultural development will be excluded.

BUSINESS RATES: The current rateable value, effective from 1 April 2026 is £8,100.

COUNCIL TAX: The bungalow is Council Tax Band C. The Council Tax bill for 2026/2027 is £2,192.63.

LOCAL AUTHORITY/PLANNING 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:

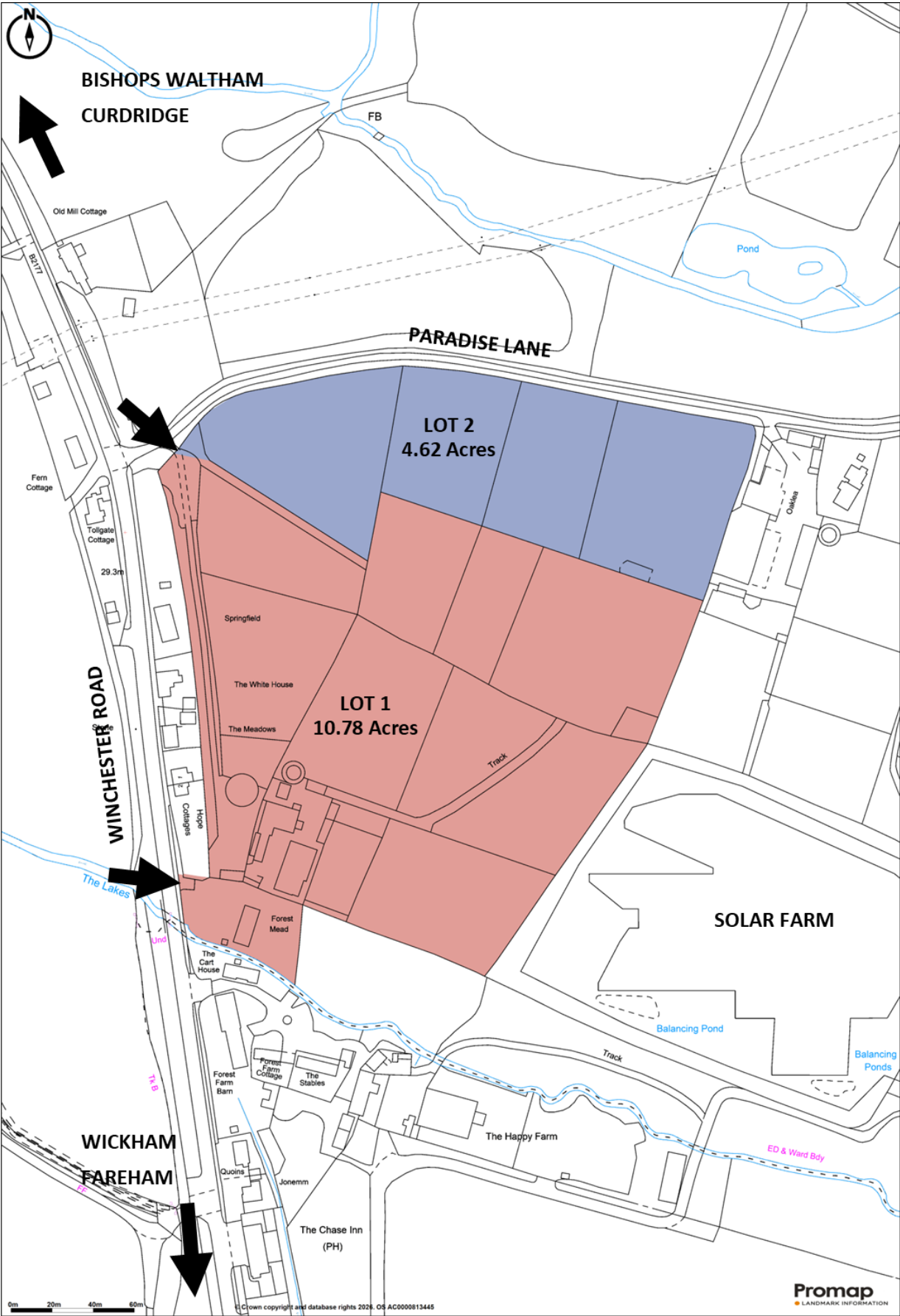
Nathan Broome

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LOTING PLAN



SUBJECT TO SURVEY

SITE PLAN



SUBJECT TO SURVEY

BUNGALOW FLOOR PLAN



Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft

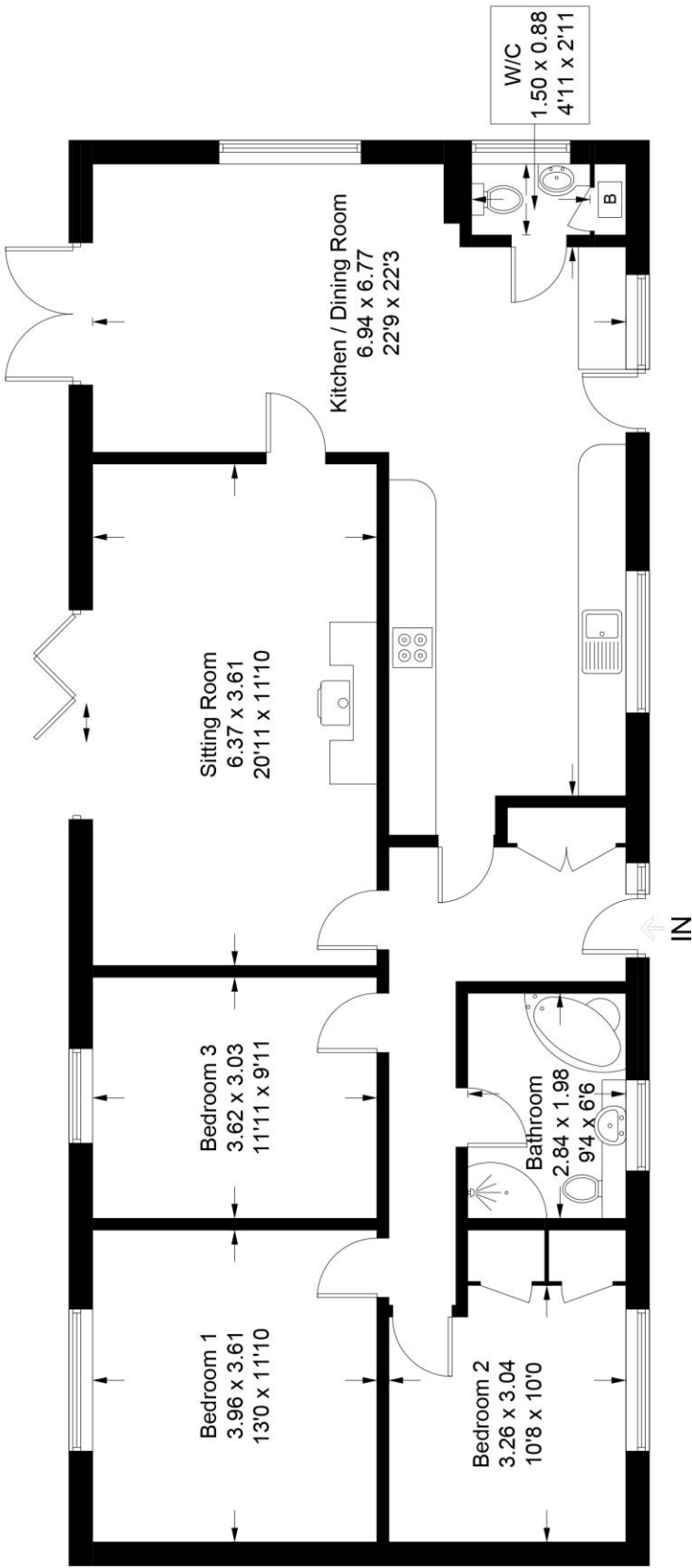


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310579)

STABLES FLOOR PLAN



Approximate Gross Internal Area = 612.5 sq m / 6593 sq ft

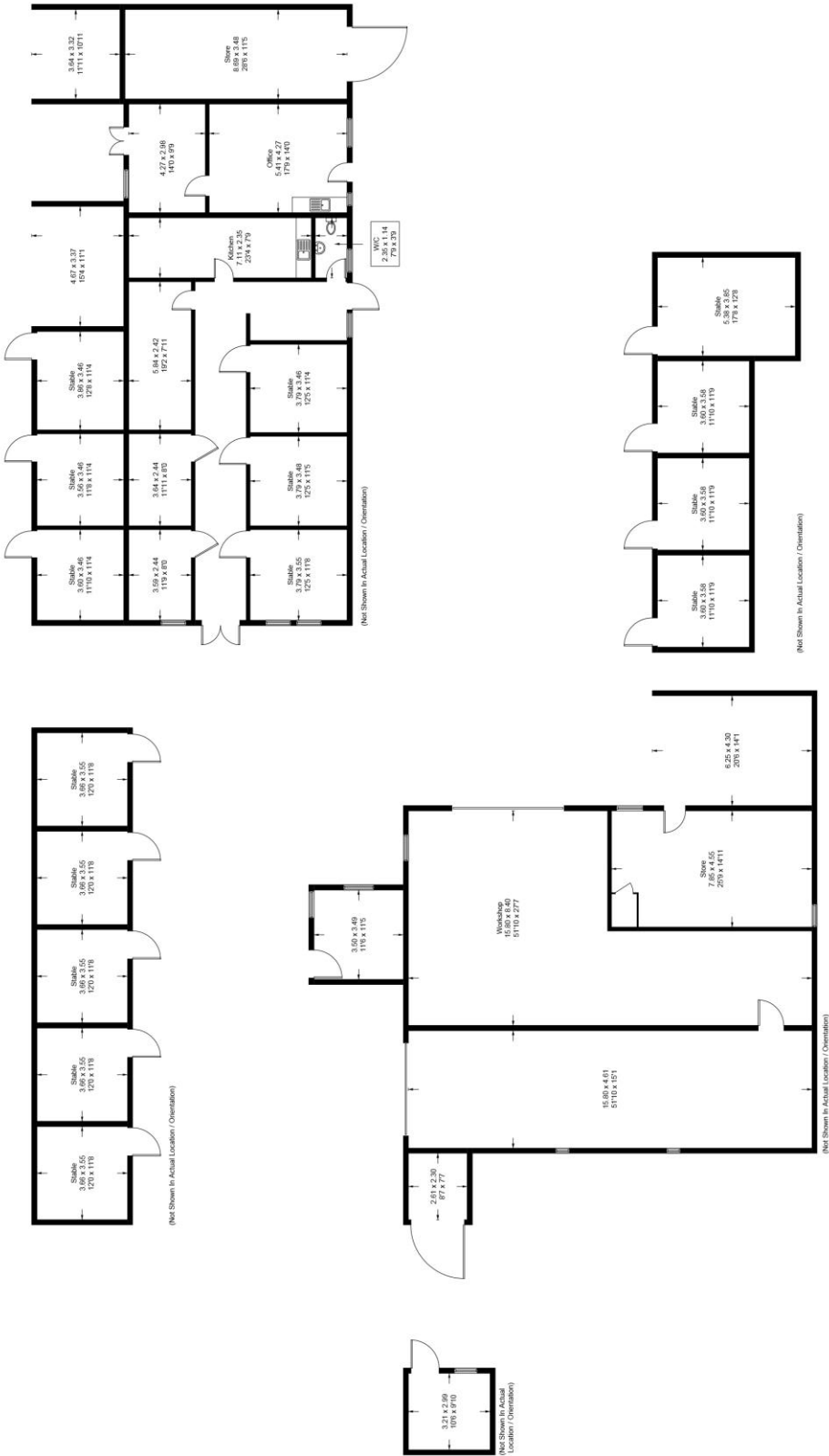


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310579)

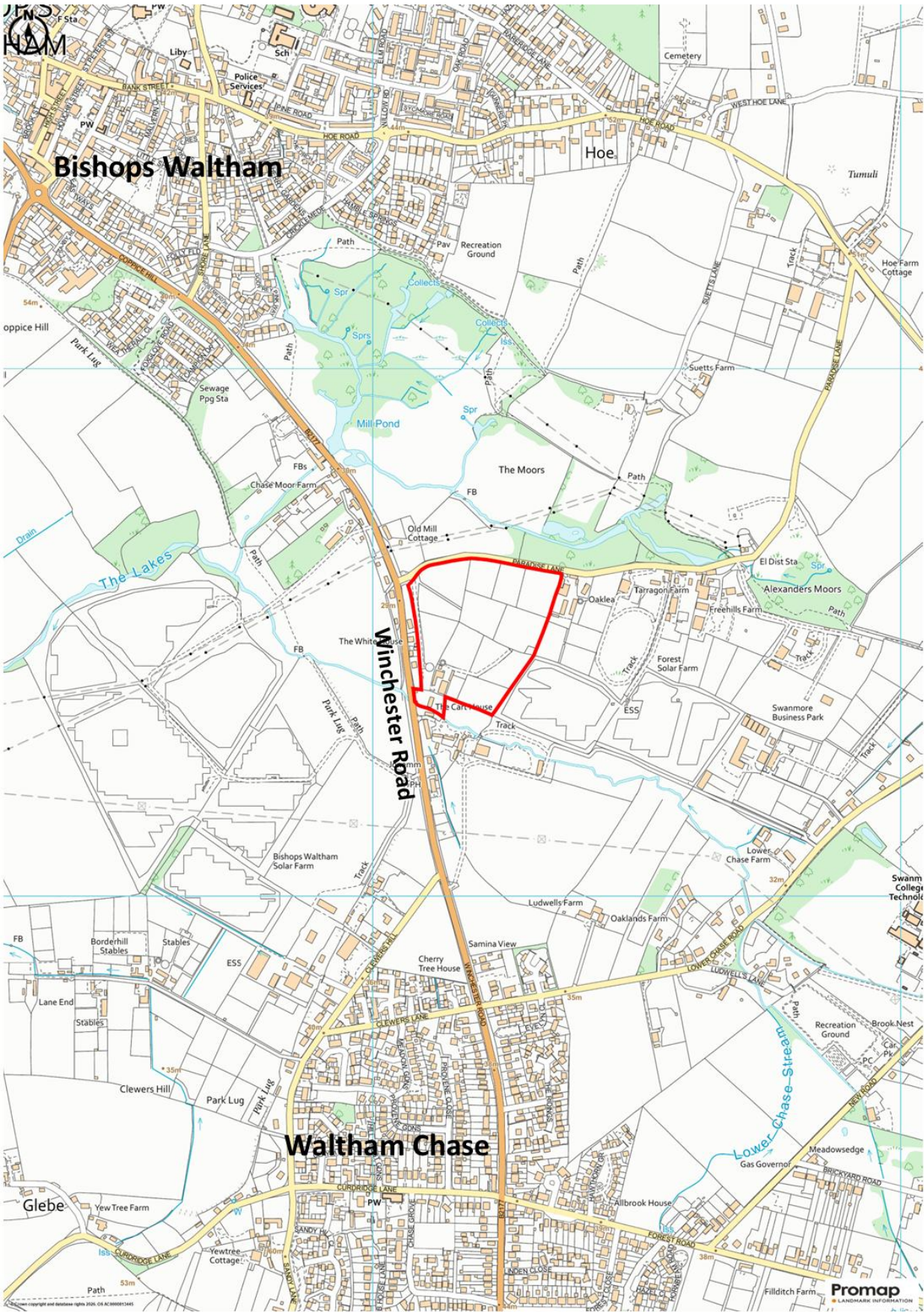






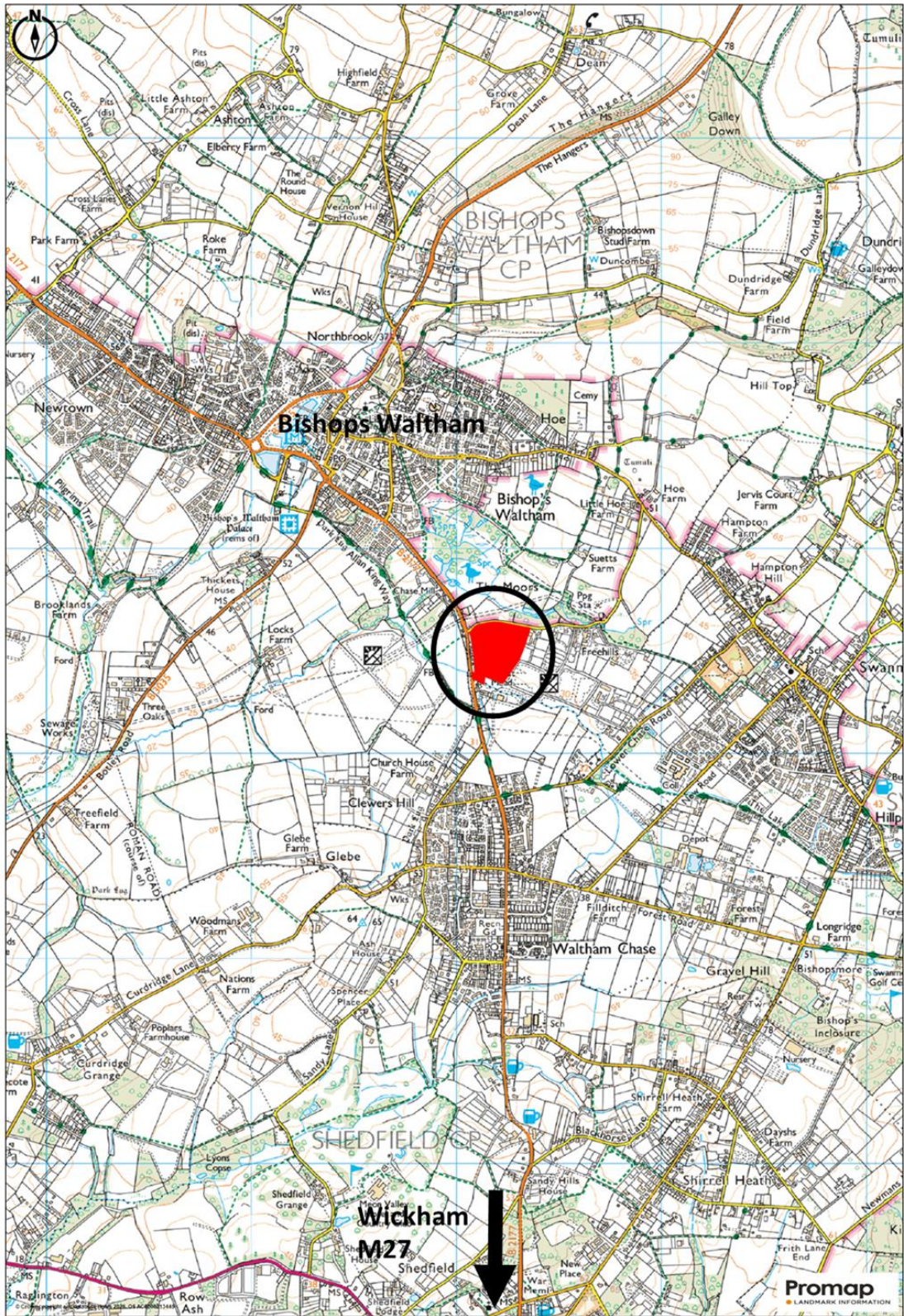


LOCATION PLAN



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.