

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## Oak Meadow

Bishops Wood Road, Mislingford, Nr Swanmore PO17 5AT  
Approx. 3.59 acres (1.45 Ha) in All

### DEVELOPMENT OPPORTUNITY



Occupying a rural setting in the countryside, 'Oak Meadow' provides an existing 1 Bed Bungalow (537ft<sup>2</sup>) with an Agricultural Building (1,743ft<sup>2</sup>) and Yard alongside approx. 3.27 acres of Pasture Land.

With Consents for further Development Opportunities, either:

1. Conversion of the Agricultural Building to provide a 2 Dwellings.

OR

2. Demolition of existing Bungalow and Agricultural Building for the construction of 3 detached dwellings. (2 x 3 Bed and 1 x 2 Bed).

**FOR SALE AS A WHOLE BY PRIVATE TREATY**

**PRICE GUIDE £850,000**

**NO ONWARD CHAIN**

**OFFERS INVITED**



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

T: 01489 896977 F: 01489 896985

E: [office@gileswheeler-bennett.co.uk](mailto:office@gileswheeler-bennett.co.uk) [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

**VIEWING INSTRUCTIONS: STRICTLY BY PRIOR APPOINTMENT AND TO BE ACCOMPANIED BY THE SELLING AGENT.** Please call 01489 896977 to book an appointment. 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 Plans 1 and 2** where the Property is identified circled and shaded red. The Property is approx. 1 mile north of Wickham and ½ mile off the A32.

**DIRECTIONS:** Please see **Location Plan** and use postcode PO17 5AT and What3Words – [what3words.com/elections.pursuing.riots](https://what3words.com/elections.pursuing.riots). The land at the Property adjoins the Swanmore Golf Centre.

**DESCRIPTION:** ‘Oak Meadow’ in all extends to approx. 3.59 acres (1.45 Ha) as shaded green on the **Site Plan**. The Property comprises the following existing features:

- 1 x Bed Bungalow (537ft<sup>2</sup>) – See Planning History Decision 22<sup>nd</sup> January 2016
- Agricultural Building (1,743ft<sup>2</sup>)
- Permeable Hardstanding Yard
- Mobile Home (Storage only – Not for residential Purposes)
- Pasture Land approx. 3.27 acres

**LAND REGISTRY:** The Property comprises the entirety of Land Registry Title HP606420. Plan and Register available on the Selling Agent’s website.

**PLANNING HISTORY:** See Planning History later in these Sales Particulars.

**SHELAA 2025:** The Property was submitted to Winchester City Council ‘Strategic Housing and Employment Land Availability’ in October 2025 to promote the entire Property for potential residential development in the future.

**ACCESS:** There is an existing vehicular access off Bishops Wood Road as identified on the **Site Plan**.

**RIGHTS OF WAY:** No Public Rights of Way affect the Property.

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

**DEVELOPMENT UPLIFT:** 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, commercial and leisure development that occurs on the Property a period of 30 years. This is negotiable and will not affect any of the Consents achieved to date. This will not apply to any agricultural or equestrian development.

**SERVICES:** Mains electricity and water are connected. Existing Treatment Plant. Telephone.

**COUNCIL TAX:** Band A – 2025/2026 Charges £1,554.52.

**LOCAL AUTHORITY:** Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [www.winchester.gov.uk](http://www.winchester.gov.uk)

**PLANNING HISTORY (See relevant Decision Notices also available on the Selling Agent's website):**

**There are 2 Consents that have not been developed:**

**1. Application Date 22<sup>nd</sup> July 2025**

[25/01252/FUL](#) – **Decision Date 13<sup>th</sup> March 2026** - Demolition of existing (Use Class C3) converted barn, caravan, agricultural building and the erection of 3 detached dwellinghouses with associated hard and soft landscaping, works and package treatment plant (resubmission of 24/02558/FUL). **There are 3 years to implement this consent.**

**Unit 1** – 3 Bedroom detached House

**Unit 2** – 3 Bedroom detached House

**Unit 3** – 2 Bedroom detached Bungalow

See CGI digital images Floor Plans and Elevations of these proposed dwellings later in these Particulars and on the Selling Agent's website.

**2. Application Date 23<sup>rd</sup> August 2024 – CONVERSION OF THE EXISTING AGRICULTURAL BUILDING – CLASS Q CONSENT**

[24/01837/PNACOU](#) - **Decision Date 4<sup>th</sup> October 2024** - Prior Notification for the change of use and conversion of agricultural building to form 2 dwellings. Gross External Area comprising both dwellings approx. 1,743ft<sup>2</sup>. See Plans and Elevations within these Particulars and on the Selling Agent's website. **The conversion must be completed by 3<sup>rd</sup> October 2027.**

**There are 2 Consents that have been carried out:**

**3. Application Date 30<sup>th</sup> November 2015 – THE EXISTING BUNGALOW – CLASS Q CONSENT**

[15/02745/PNCOU](#) – **Decision Date 22<sup>nd</sup> January 2016** - Proposed change of use from Agricultural building to a dwelling house (C3)

**4. Application Date 15<sup>th</sup> October 2013 – THE EXISTING BUILDING**

[13/01993/FUL](#) **Decision Date 9<sup>th</sup> November 2013** - Proposed erection of open-fronted agricultural barn, retention of permeable hardstanding area, new post and rail fencing and repositioning of access gate (PART RETROSPECTIVE)

**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:**

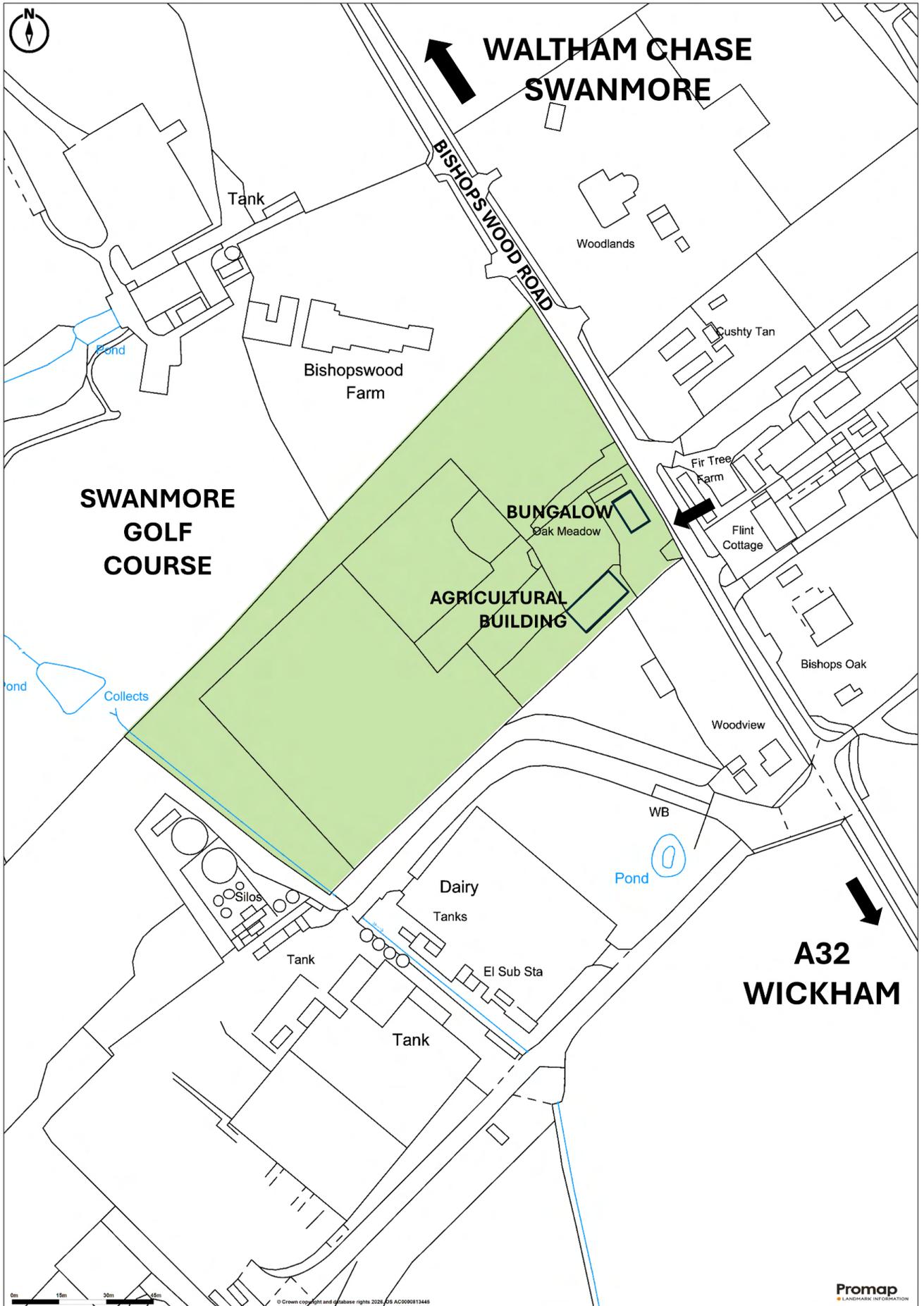
Dominic Plumpton

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

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



# SITE PLAN



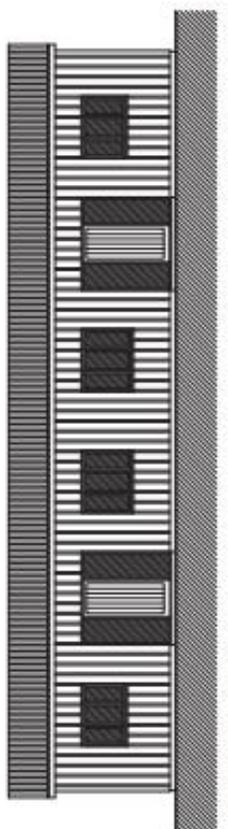
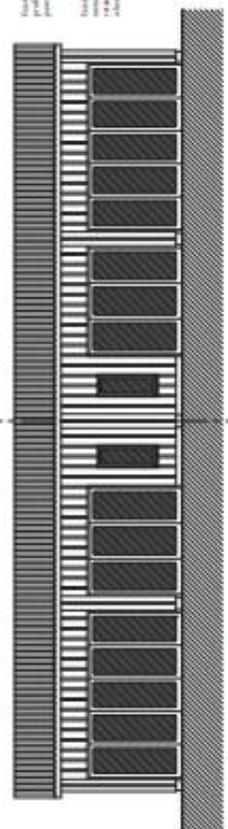
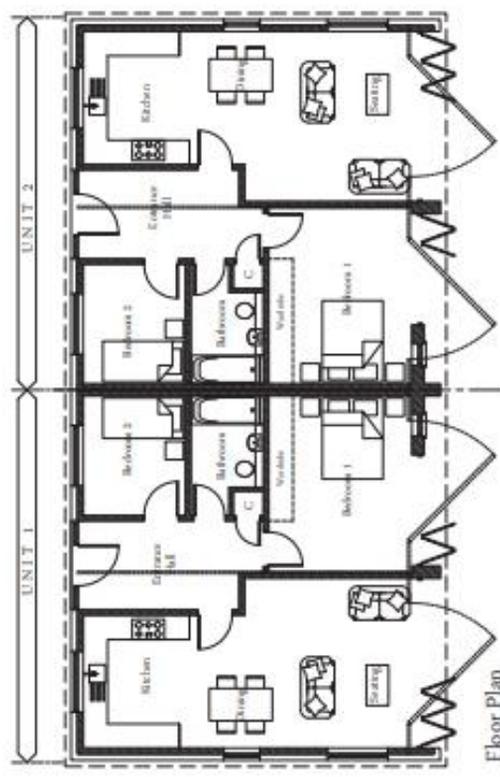
**SUBJECT TO SURVEY**

# CLASS Q CONSENT CONVERSION TO 2 DWELLINGS PLANS & ELEVATIONS

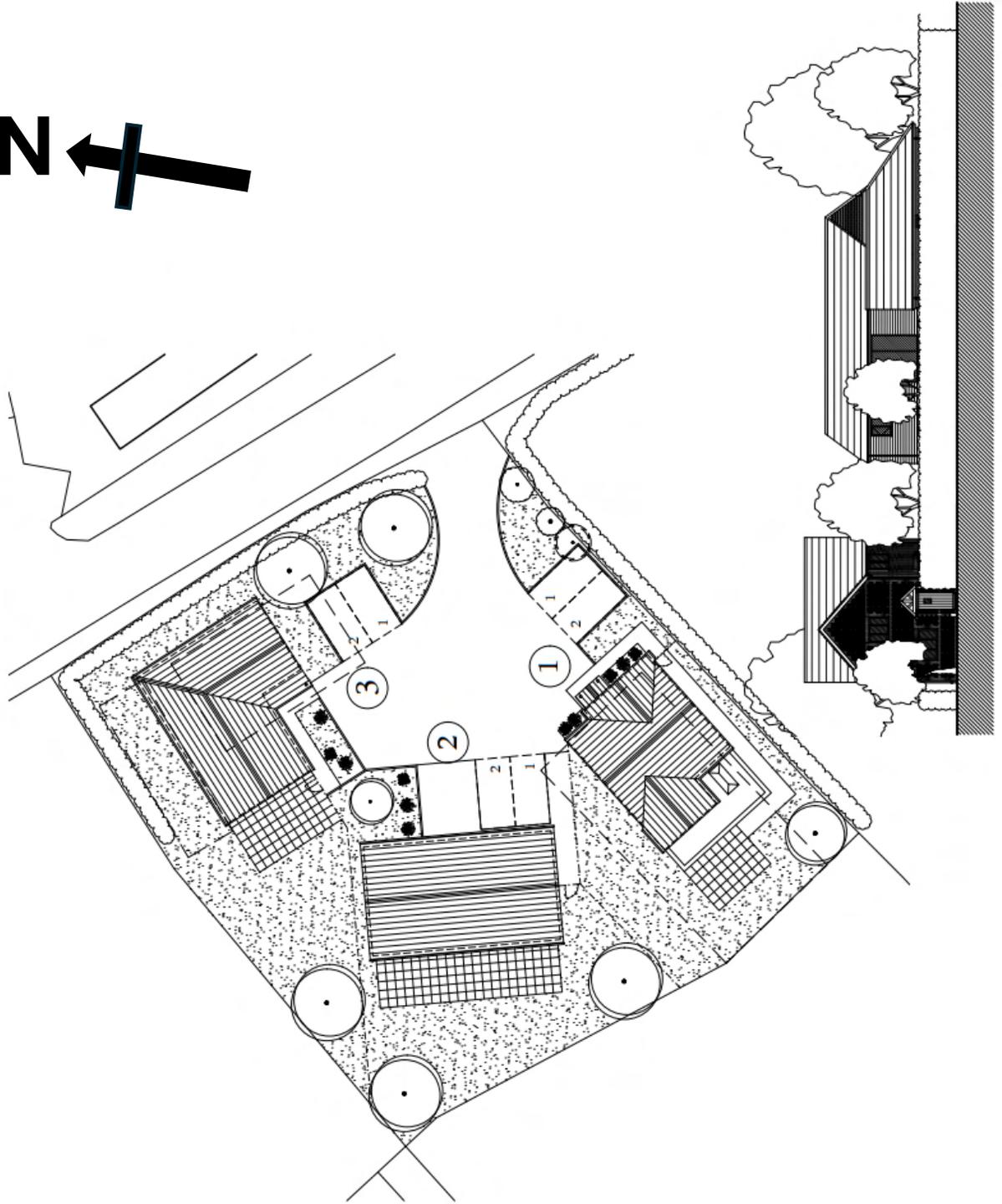
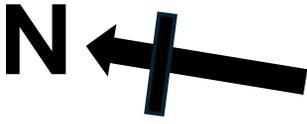
<p>NOTES</p> <ol style="list-style-type: none"> <li>1. All work shall be in accordance with the Class Q consent.</li> <li>2. All work shall be in accordance with the Building Code of New Zealand.</li> <li>3. All work shall be in accordance with the Resource Management Act 1991.</li> </ol>			<p>Scale: 1:100 or A3</p>	<p>Date:</p>	<p>Author:</p>	<p>Client &amp; Project Address:</p>	<p><b>LARKHAM DESIGN LTD</b> ARCHITECTURAL, ENGINEERING 1411 New Lynn Road, Auckland 1061, New Zealand Phone: 09 276 1234   Email: info@larkhamdesign.co.nz</p>	<p>Client &amp; Project Address: Oak Meadow Belops Wood Road, Mudgwick, Taranaki, PO17 2AT</p>	<p>Proposed Change of Use: Proposed change of use to residential</p>	<p>Drawing Title: Existing Plan &amp; Elevations</p>	<p>Scale: 1:100 or A3</p>	<p>Drawing Ref: 0888/Pr/01</p>	<p>Date:</p>
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**Legend**

- Existing Walls
- Proposed wall to block up existing openings, as indicated
- Re-use existing wall above window as indicated
- Proposed door



# PLANNING PERMISSION – CONSTRUCTION OF 3 DWELLINGS PROPOSED BLOCK PLAN



# PLANNING PERMISSION – CONSTRUCTION OF 3 DWELLINGS – LANDSCAPE PLAN



# PLANNING PERMISSION – 3 DWELLINGS - CGI



# PLANNING PERMISSION – UNIT 1 - CGI



# PLANNING PERMISSION – UNIT 2 - CGI



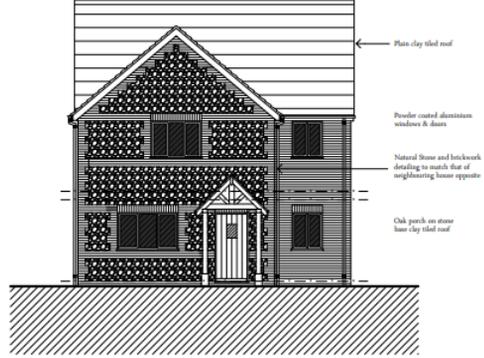
# PLANNING PERMISSION – UNIT 3 - CGI



# PLANNING PERMISSION – CONSTRUCTION OF 3 DWELLINGS PLAN & ELEVATION – UNIT 1



South Elevation



East Elevation

- ▶ Plain clay tiled roof
- ▶ Powder coated aluminium windows & doors
- ▶ Natural Stone and hickory/birch detailing to match that of neighbouring house opposite
- ▶ Oak porch on stone base clay tiled roof

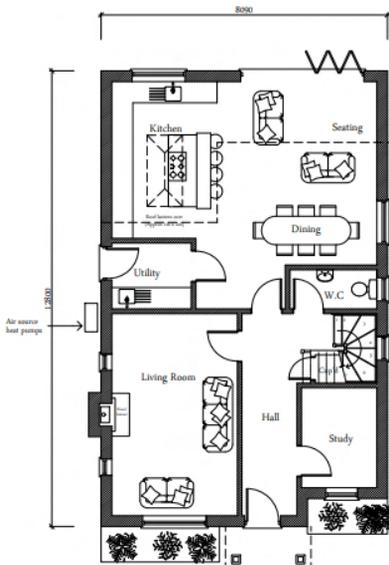


North Elevation

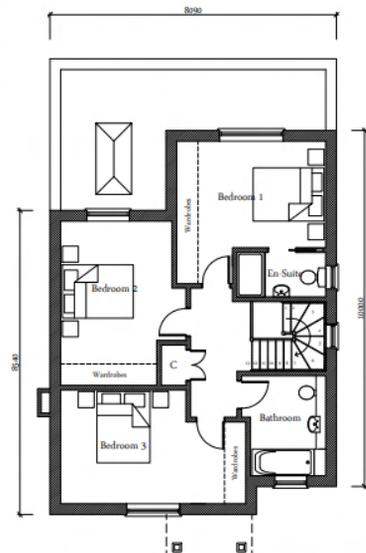


West Elevation

- ▶ Rubber flat roof with stone capping to parapet



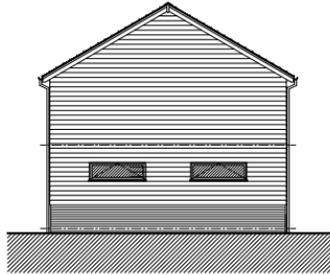
Ground Floor Plan



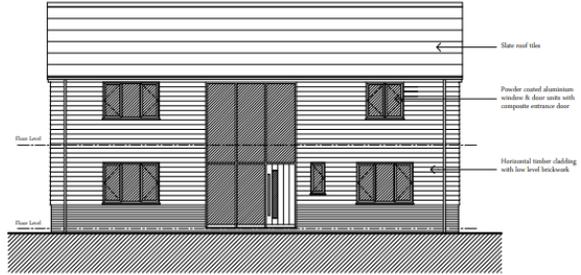
First Floor Plan

NOT TO SCALE

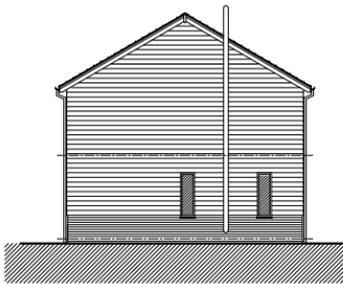
# PLANNING PERMISSION – CONSTRUCTION OF 3 DWELLINGS PLAN & ELEVATION – UNIT 2



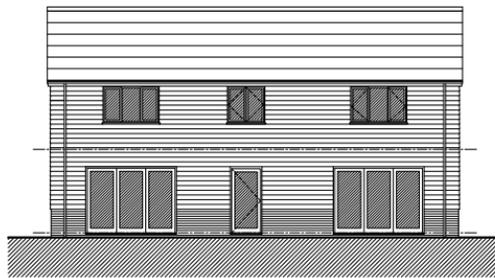
South Elevation



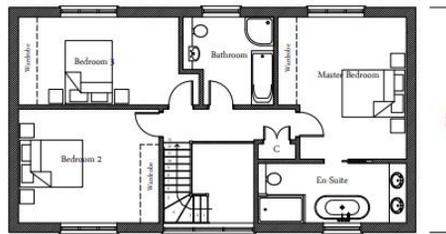
Front East Elevation



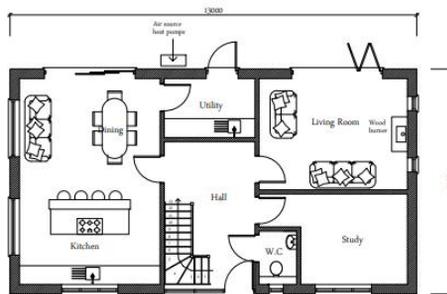
North Elevation



Rear West Elevation



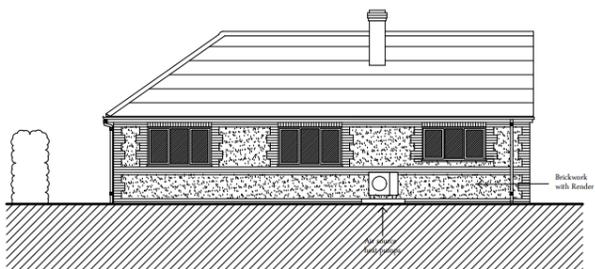
First Floor Plan



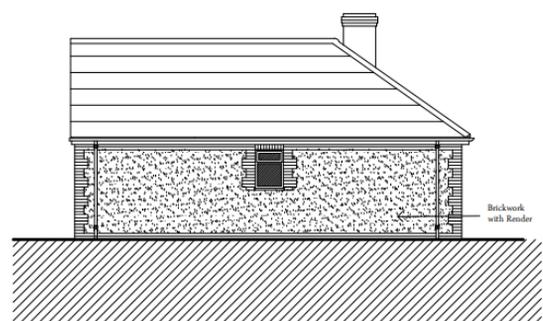
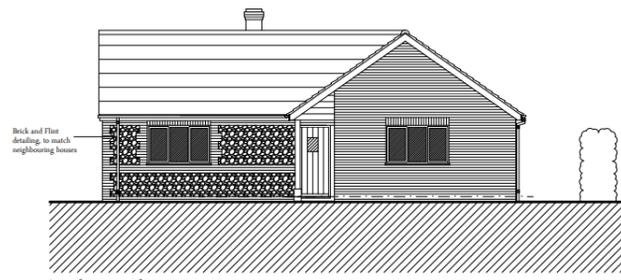
Ground Floor Plan

NOT TO SCALE

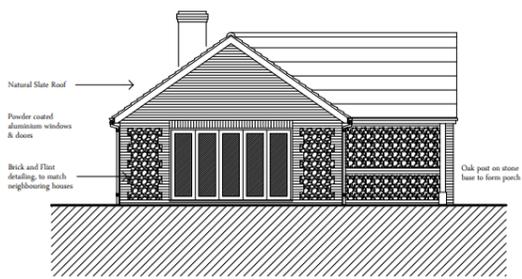
# PLANNING PERMISSION – CONSTRUCTION OF 3 DWELLINGS PLAN & ELEVATION – UNIT 3



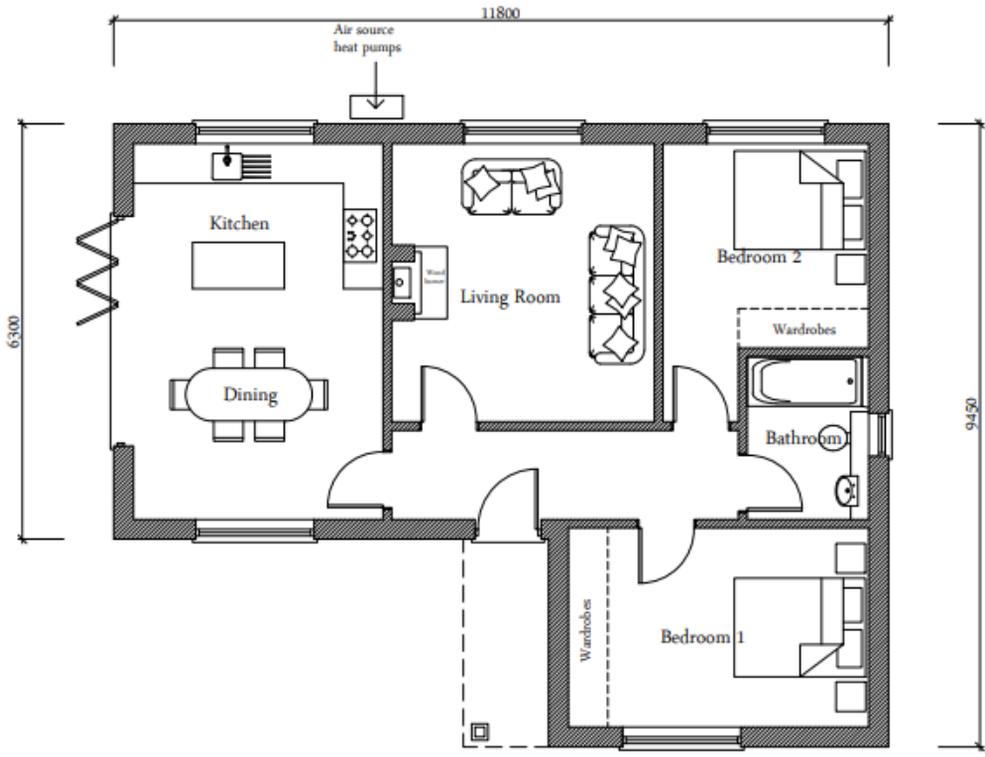
North West Elevation



North East Elevation



South West Elevation



Ground Floor Plan

NOT TO SCALE

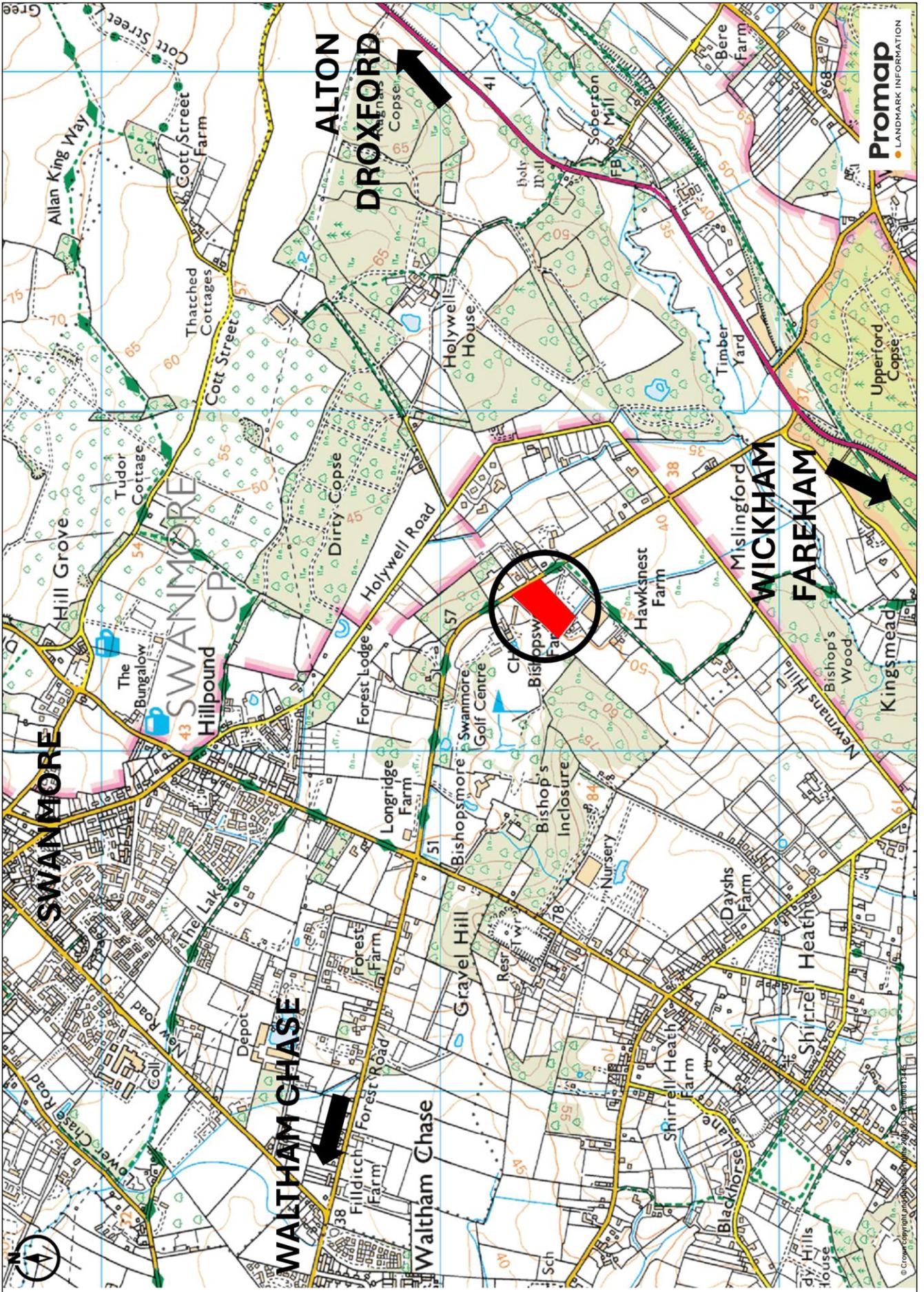




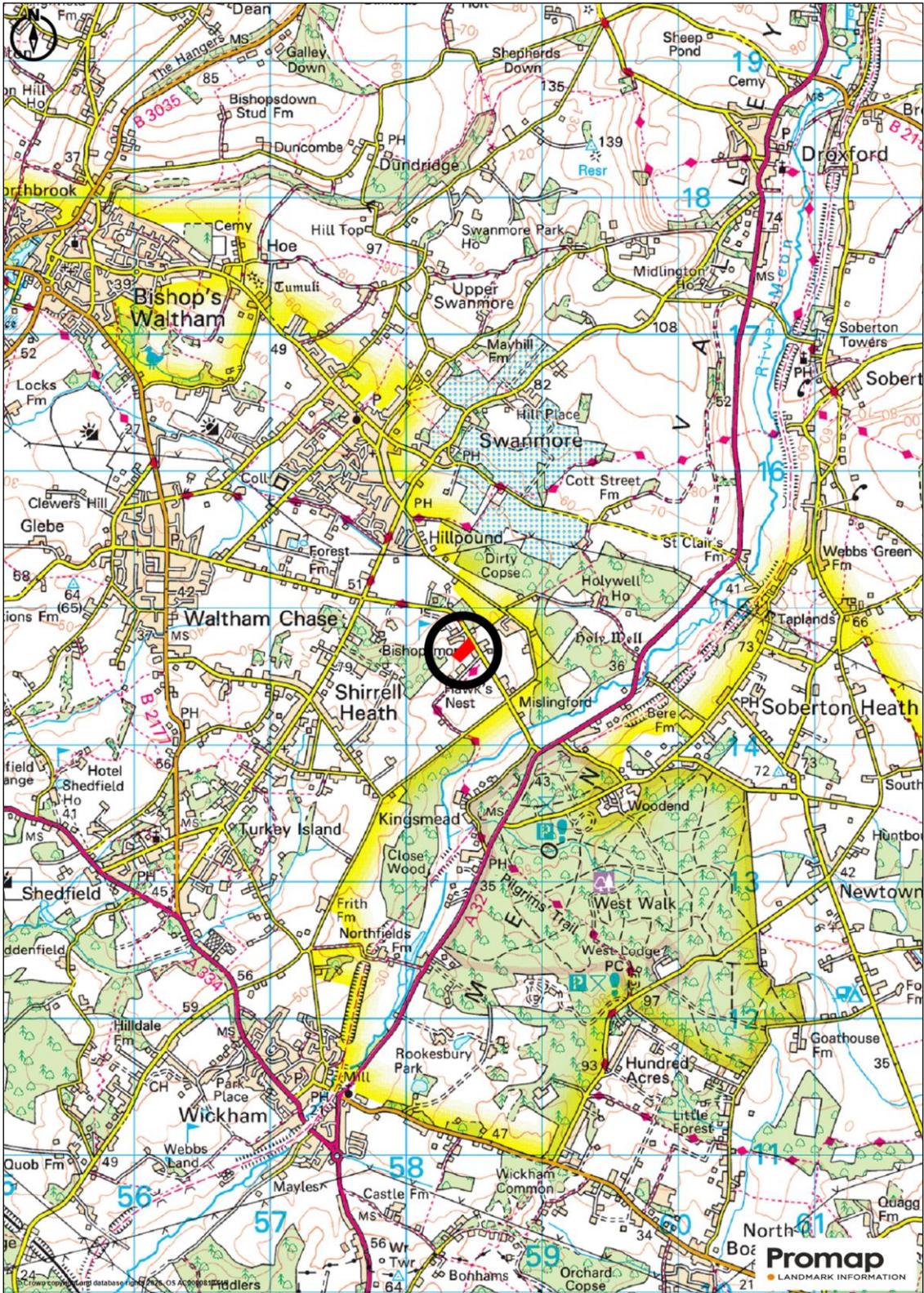




# LOCATION PLAN 2



# 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.