

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Meon Meadows

Land off Wickham Road (A32), Droxford

Approx. 10.57 Acres (4.27 Ha) in All



On the banks of the Meon River and benefitting from approximately 559 yards of frontage along this notable chalk stream. Well drained pasture land extending to approx. 10.57 acres (4.28 ha) in all. Located in the heart of the Meon Valley and within the South Downs National Park divided into two paddocks (Lots 1 & 2) with central shared access. Each Lot has two loose boxes and a field shelter. Suited to agricultural, equestrian, conservation, recreation or tourism uses, with excellent nearby hacking including the Meon Valley Trail and West Walk.

Lot	Description	Price Guide
1	6.37 acres (2.58 ha) of Pasture land. Two loose boxes. Field shelter. Shared Access.	£240,000
2	4.20 acres (1.70 ha) including 1.97 acres of Pasture land and 2.23 acres of rough grazing. Two loose boxes. Field shelter. Shared Access.	£140,000
Whole	Approx. 10.57 acres (4.27 ha) in all.	£380,000

Price Guide: £380,000

OFFERS INVITED

AS A WHOLE OR IN TWO LOTS - FREEHOLD FOR SALE



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

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

VIEWING INSTRUCTIONS: *Strictly by prior appointment by contacting the Selling Agent 01489 896977.* The Vendor will unlock the gate to allow entry and safe car parking for your appointment.

Viewing Opportunities:

- Viewing parties must first watch the drone video before booking a viewing appointment.
- Saturday, Tuesday & Thursday viewings only.
- Subject to 24 hours notice.
- Between 8am – 7pm on the three set days.
- Other parties may be viewing at similar times.

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**. The property is situated off Wickham Road (A32) on the south-east side, approximately 375 metres south-west of St Clair's Crossroads, and to the north-west of Soberton Heath. **What3Words:** [Explain.angry.boat](https://www.what3words.com/Explain/angry.boat)

DIRECTIONS: From the A32 (Wickham Road), the property is accessed directly via a set of roadside double gates. The entrance leads into a defined parking area. Please refer to the **Location Plan** and **What3Words** reference above.

DESCRIPTION: The land occupies an attractive rural position within the South Downs National Park, enjoying a particularly appealing outlook across the Meon Valley and direct frontage to the Meon River along its south-eastern boundary. Extending to approximately 10.57 acres (4.28 hectares), the property comprises a well-arranged parcel of pasture and amenity land, divided into two paddocks and suited to agricultural equestrian, grazing, conservation and recreational uses. The land has been grazed all year round with cattle, sheep and horses by the Vendor. The land benefits from a central access and parking area. Each proposed Lot benefits from a timber outbuilding comprising two loose boxes and a timber field shelter, providing practical accommodation for livestock. The surrounding area is well regarded for equestrian use, with excellent nearby hacking including the Meon Valley Trail and West Walk a short distance away.

THE LAND: The land extends to approximately 10.57 acres, comprising predominantly permanent pasture, together with areas of scrub which provide ecological diversity and natural habitat. The pasture is generally level to gently sloping and is well suited to grazing and equestrian use. The property benefits from direct frontage to the Meon River, which forms the south-eastern boundary. The Agricultural Land Classification indicates the land is predominantly Grade 4, comprising mainly loamy and clayey floodplain soils with naturally high groundwater, together with smaller areas of shallow lime-rich soils over chalk or limestone adjacent to the A32.

LOTING: The property is available as a Whole or in two Lots as identified on the Site Plan:

Lot	Description	Price Guide
1	6.37 acres (2.58 ha) of Pasture land. Two loose boxes. Field shelter. Shared Access.	£240,000
2	4.20 acres (1.70 ha) including 1.97 acres of Pasture land and 2.23 acres of rough grazing. Two loose boxes. Field shelter. Shared Access.	£140,000
Whole	Approx. 10.57 acres (4.27 ha) in all.	£380,000

ACCESS & RIGHTS OF WAY: Access is taken directly from the A32 via double gates into a fenced parking area extending to approximately 0.06 acres. If sold in two Lots: The shared parking area will be divided between the Lots (approximately 50:50). Each Lot will then benefit from half the freehold area and then a right of access over the other half for access and turning purposes. There are no public rights of way crossing any part of the Property.

ACCESS & RIGHTS OF WAY (*continued*): The shared access and parking area is 'hardstanding' and improved surface beneath the existing grass cover. Sight-lines on leaving the site by car on to the A32, can be improved by a Purchaser in the future. The existing roadside gate could be set back further off the road by a Purchaser to allow cars to arrive and park to then unlock the gate.

PLANNING: The property lies within the South Downs National Park, outside of defined settlement boundaries and within "countryside". The land is currently suitable for equestrian and agricultural use with the potential for recreational, tourism or conservation uses, subject to the necessary consents being obtained where necessary. Searches indicate that there have been no recent planning applications relating to the property.

TIMBER BUILDINGS: Each Lot includes a timber building comprising two loose boxes, each box approx. 12ft by 12ft and a field shelter. The structures have been on site for 20 years.

SERVICES: No mains water or electricity connected.

RIVER MEON: The property benefits from approx. 559 yards of frontage onto the River Meon. Along this stretch, the River is separated into various channels. The channel adjoining the south-eastern boundary of the property varies in width but is approx. 5m. There is no current fishing activity on the River. There is a deep pool on the River at the northern end of the frontage, at position A on the Site Plan.

RIVER WATER SUPPLY: There is a trough and standpipe on site as identified on the Site Plan.

The Vendor set up a system in place at position B shown on the Site Plan, which involves a header tank to pump water from the River. This system requires a '[Rife Flow Pump](#)', which would require no electricity or fuel. It would feed a header tank and then that feeds the trough and standpipe. There is not a pump currently in place, but a Purchaser could easily get this system working again.

DESIGNATIONS: Within the South Downs National Park; Within Local Wildlife Site (SD9 – Sandpit Water Meadows); Part is within a Mineral Safeguarding Area (sharp sand and gravel); The south-eastern part of the property, adjacent to the River Meon, lies within Flood Zone 3. The Meon River is a chalk stream of recognised ecological importance, forming part of the wider Meon catchment. This section however is not subject to any formal designation.

LAND REGISTRY: The property forms the entirety of Land Registry Title No. HP634158. Copies of Title Available on Selling Agents Website. There is a short section of the southern boundary that is unfenced, which is pegged as identified on the Site Plan.

BUSINESS RATES: Not currently demanded or assessed.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk

PLANNING AUTHORITY: South Downs National Park (SDNP), South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. www.southdowns.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:

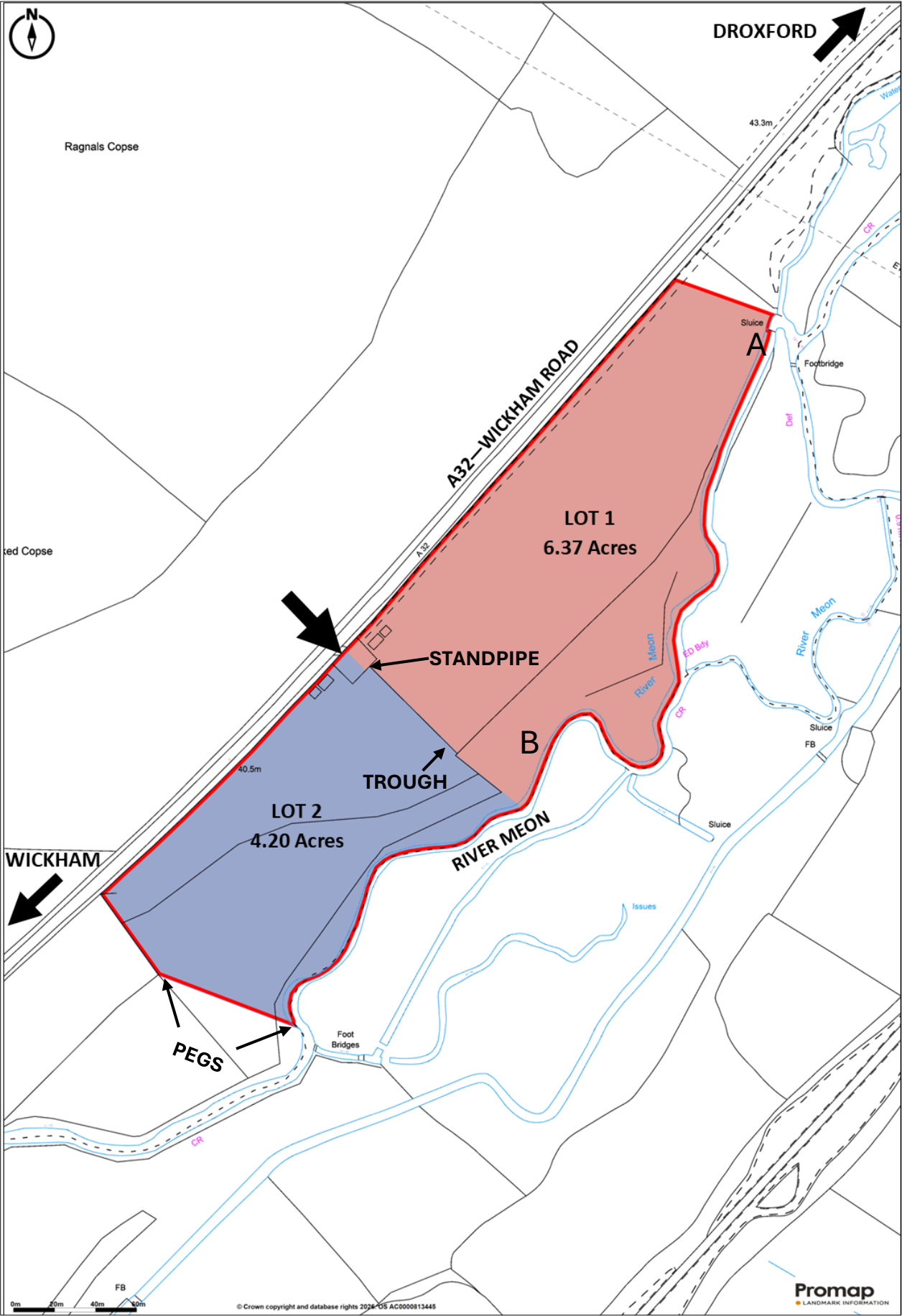
Nathan Broome

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SITE PLAN

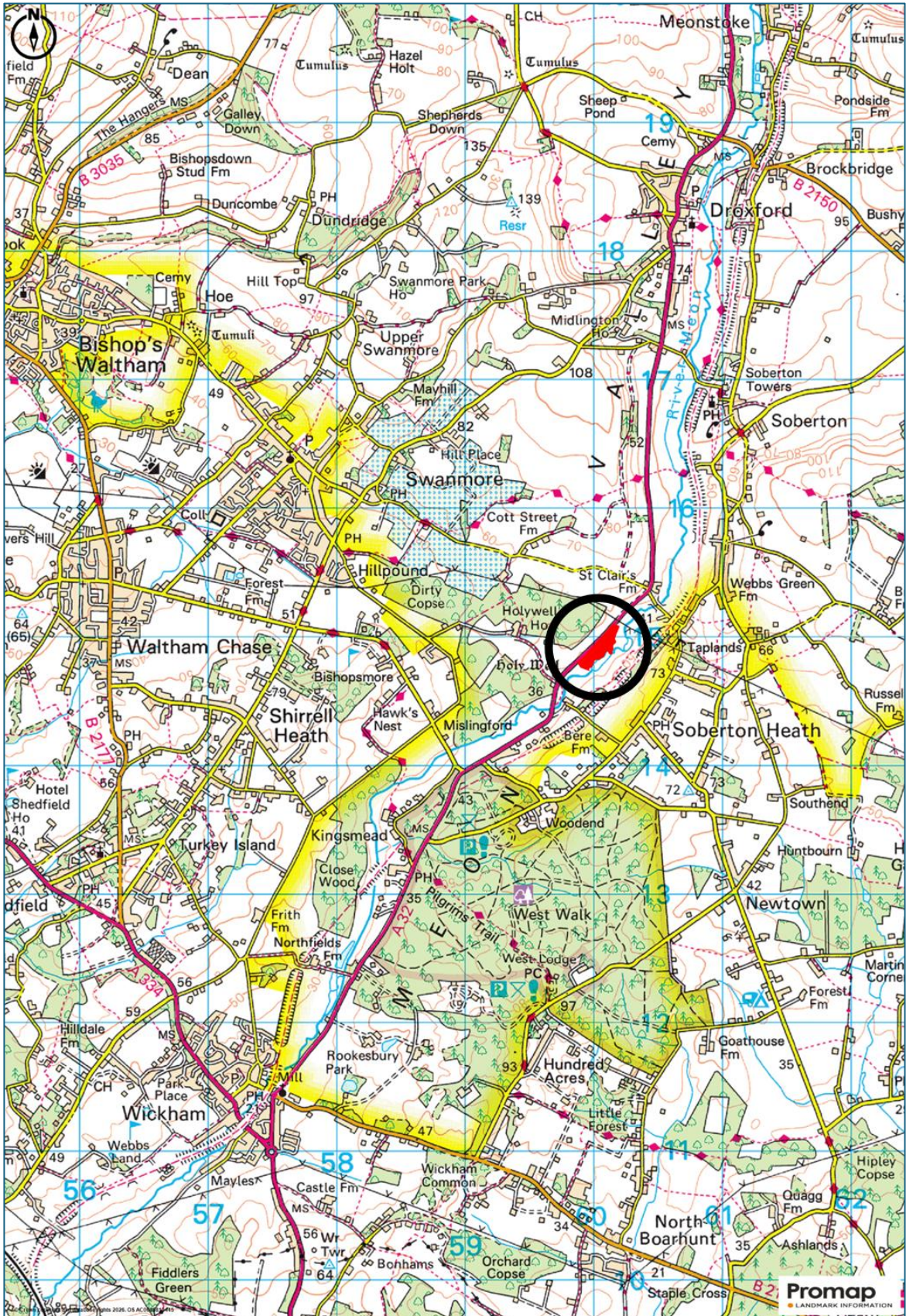


SUBJECT TO SURVEY

[illegible]

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.