

High Trees Netherhill Lane, Botley SO32 2BP



A spacious 3 Bedroom Chalet Bungalow (1,546ft²) occupying a sizeable and elevated plot (0.30 acre) with southerly views overlooking open countryside. Off a quiet lane. Between 3.00 and 11.07 acres of adjoining pasture land also available (in 3 Lots). Agricultural and Forestry Occupancy Condition affecting the bungalow.

Lot	Description	Acres	Price Guide
1	The Bungalow - With Occupancy Condition	0.30 acres	£500,000
2	Pasture Land - Adjoining the Bungalow	3.09 acres	£120,000
3	Pasture Land - Shared access. Road Frontage.	5.05 acres	£175,000
4	Pasture Land - Shared access. Road Frontage.	2.93 acres	£105,000
The Whole		11.37 acres	£900,000

AVAILABLE AS A WHOLE OR IN UP TO 4 LOTS

OFFERS INVITED

FREEHOLD FOR SALE – BY PRIVATE TREATY – VACANT NO CHAIN



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:

CHALET BUNGALOW (LOT 1): STRICTLY BY PRIOR APPOINTMENT and to be accompanied by the Selling Agent. Contact 01489 896977.

PASTURE LAND (LOTS 2 - 4): Please proceed on foot over Gate as shown on **Site Plan** and unaccompanied during daylight hours and taking a set of these Sales Particulars with you. Please park either in the lay by on the lane to the south of Lot 4 or beside the gate on the verge so that the lane is not blocked.

It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

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

LOCATION: See **Location Plan**. The Property lies in an open area of countryside off a quiet lane between the village of Durley (to the north) and Boorley Green (to the southwest), with the market town of Bishops Waltham & the village of Botley approx. 2 miles away to the northeast and south respectively. The vehicular entrance to the Bungalow is (What3Words) <https://what3words.com/madder.bunk.animates>. Postcode: SO32 3BP.

DIRECTIONS: See **Location Plan**. From Botley village centre, take the A334 eastwards towards Wickham. Immediately after Botley railway station and Railway Pub bear left onto the B3035 heading northeasterly towards Bishops Waltham. Take the left hand turn onto Wangfield Lane and after approx. 1/2 mile turn right on to Netherhill Lane heading north. Travel along Netherhill Lane for approx. a mile and High Trees can be found on your left, before the Post Box.

CHALET BUNGALOW OCCUPANCY CONDITION: The Chalet Bungalow was built shortly after Planning Consent was achieved on '3rd November 1960' for the erection of a bungalow for 'occupation by an Agricultural worker at Netherhill Farm'. Condition 1 of that consent states '***The occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture as described in Section 119(1) of the Town and Country Planning Act, 1947, or in Forestry, and the dependents of such persons***'. See copy of Consent on Selling Agent's website (poor quality).

A Purchaser is not required to necessarily have a history of employment or business in agriculture or forestry. There is the opportunity for a Purchaser to commence such activity to satisfy the condition, post completion.

Interested parties should investigate this matter and/or take guidance from a Planning Consultant or Solicitor.

PASTURE LAND (LOTS 2, 3 AND 4): The adjoining pasture extends to a total of 11.07 acres (4.48 Ha) and is surrounded by established hedgerows and currently served by a single gate as identified on the **Site Plan**. There is also an existing vehicular gate from the garden (Lot 1) into the pasture (Lot 2).

The existing gate off the lane is identified on **Site Plan** will serve both Lots 3 and 4. If Lot 2 is not sold with the Bungalow then access will also be required through the gate to benefit Lot 2.

Yellow wooden pegs are in position as identified on the **Site Plan**. Interested parties are able to propose alternative positions of Lotting boundaries to the Selling Agent if they wish.

The land is reasonably level at the northern end (Lot 2), then gently slopes down to the south (Lots 3 and 4).

The Geological Survey Map identifies that the subsoils are of 'Drift over Mesozoic and Tertiary clay and loam – Slowly permeable seasonally waterlogged fine loamy over clayey and coarse loamy over clayey soils' and the Land Classification Map indicates the land to be of Grade 1 and 2 quality. The land lies approximately between 20m and 30m above sea level.

LAND REGISTRY: The Property is currently registered and comprises two Titles HP890228 and HP873894. See Selling Agent's website for copies of the Plans and Registers.

TPOs: None affect the Property.

DEVELOPMENT UPLIFT: The Vendor may consider a Development Clause by which they could retain a share of any windfall of value caused by residential development that occurs on the land (Lots 2-4) in the distant future.

DESIGNATIONS: There are no environmental designations that affect the Property. The Property falls outside of the South Downs National Park (SDNP).

WAYLEAVES AND EASEMENTS: An overhead 33kv Electric Line crosses part of Lot 4 pasture. An 8" gas pipeline passes through the southern tip of Lot 4.

SERVICES: Private Septic Tank. Heating – Oil Boiler. Mains Water. Mains Electricity.

WELL: There is a well located in the pasture that historically served nearby residents. Its approximate position shown on the **Site Plan**. It is not currently in use.

BUNGALOW COUNCIL TAX: Council Tax Band D – 2025/26 Council Tax Charges £2,222.21

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



**For Further Information
Contact:**

Dominic Plumpton

Tel: 01489 896977

Mob: 07780 000201

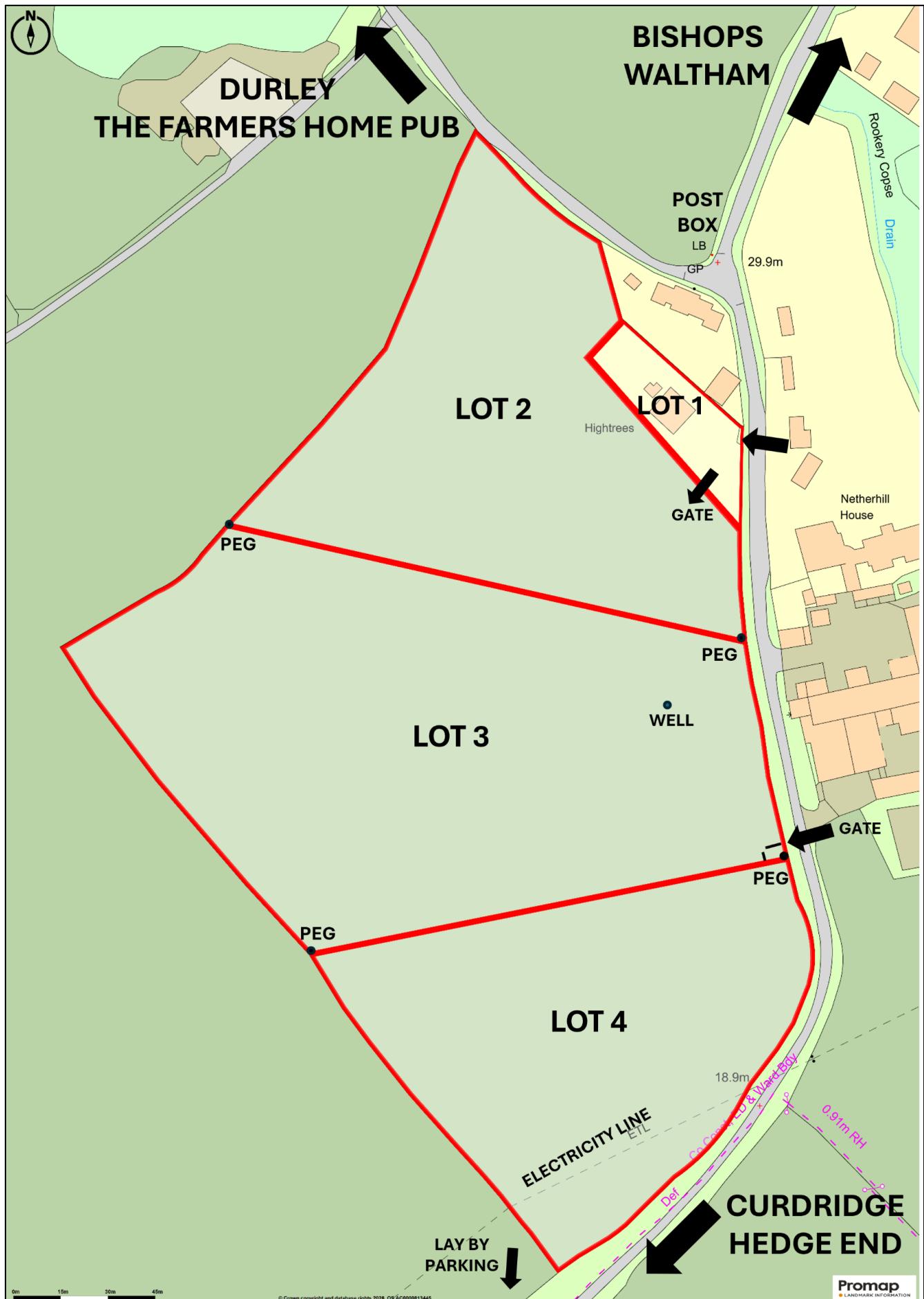
Email: dominic@gw-b.co.uk

OFFER INSTRUCTIONS:

Please see Additional Document on our website for instructions as to how to make an offer by Private Treaty.



SITE PLAN



SUBJECT TO SURVEY









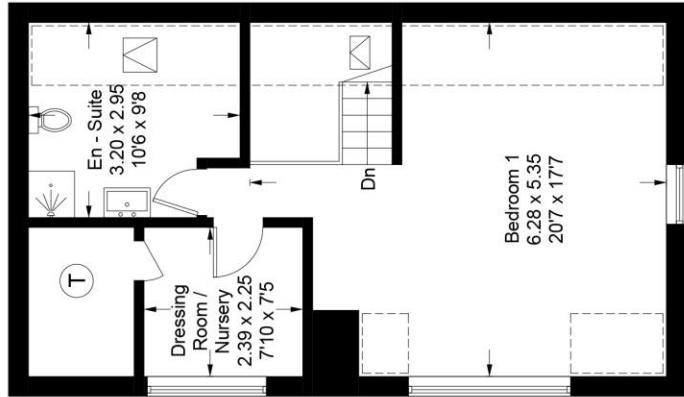
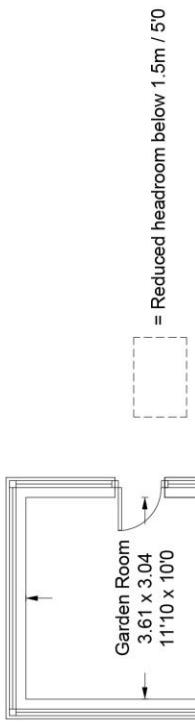




FLOOR PLAN



Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft

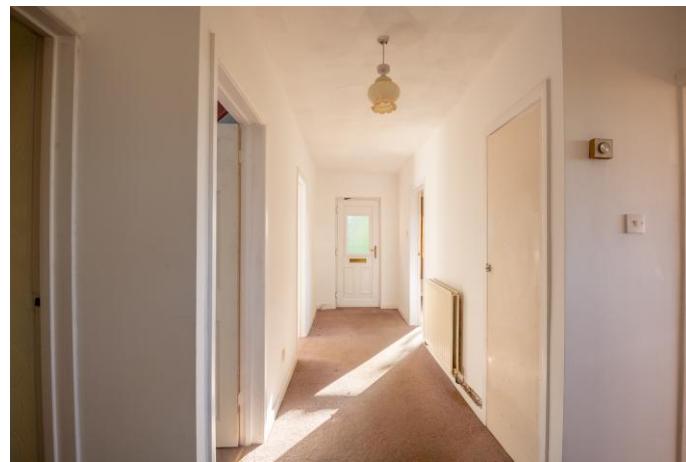


First Floor

Ground Floor

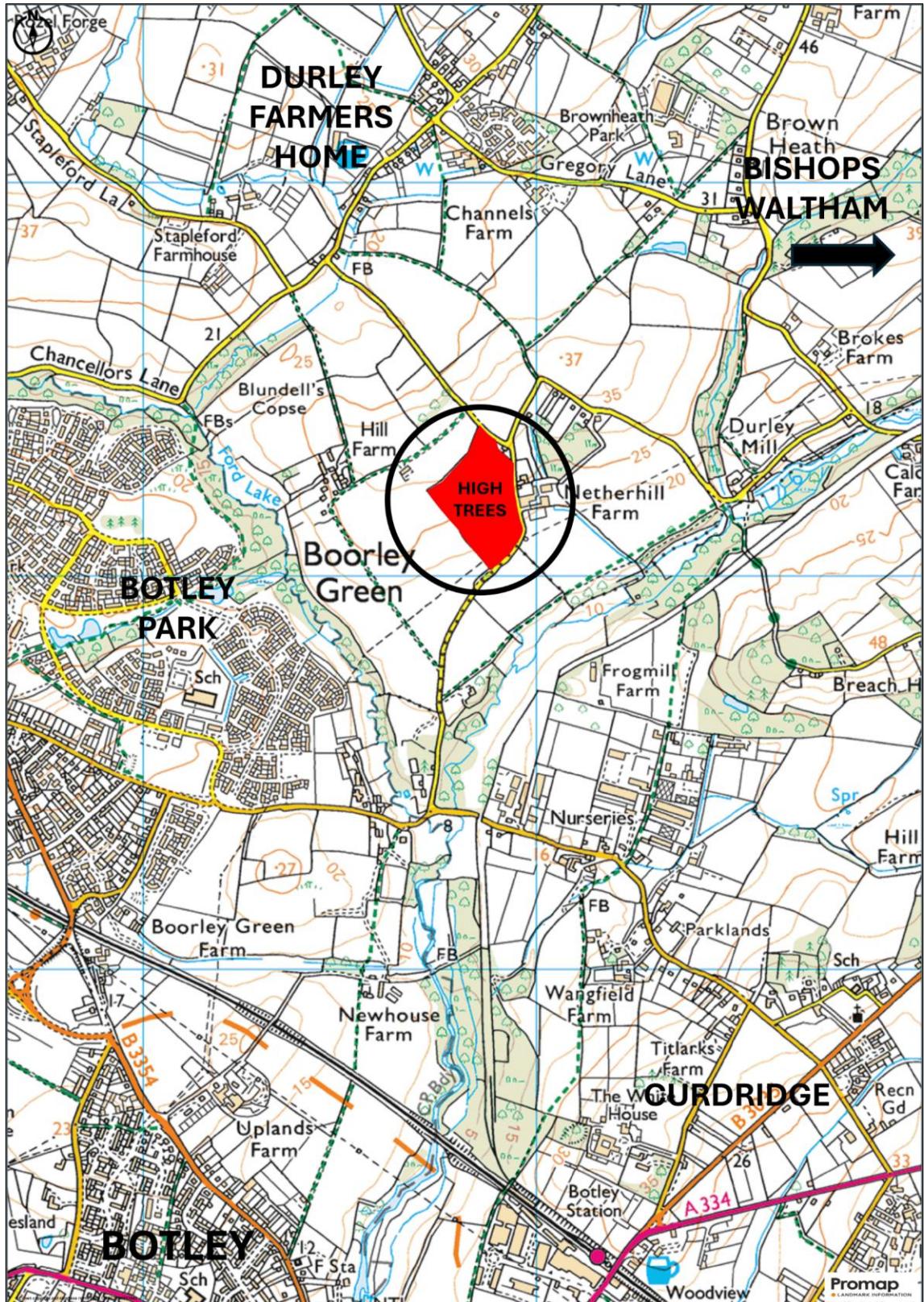
Illustration for identification purposes only, measurements are approximate,
not to scale. (ID1257110)

SUBJECT TO SURVEY





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.