

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

**Fontley Road, between Wickham and Titchfield.
PO15 6QS**

**Pasture Land with Planning Consent for Livery Yard
Approx 6.15 acres (2.49 Ha) in all**



A block of pasture land with road frontage along Fontley Road, fenced and with services available nearby.

**Planning consent for a commercial livery yard comprising;
8 stables, manège, feed/tack, storage, manure, toilets with parking and improved access.**

**AVAILABLE AS A WHOLE
FREEHOLD FOR SALE**

**Guide Price £260,000
OFFERS INVITED**



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DIRECTIONS: From Wickham— Take the A334/Winchester Road towards Shedfield. Turn left at the crossroads with traffic lights into Titchfield Lane and travel south towards Titchfield. After approx. 3 miles the main vehicular access to the land is on the right hand side, with frontage onto Fontley Road. From Titchfield— From the main A27/Southampton Road take Mill Lane towards Wickham, after approx. 1.7 miles the main vehicular access to the land is on the left hand side, with frontage onto Fontley Road.

THE LAND: The land is generally bound by established broadleaved hedgerows and post and rail fencing and extends to approx. 6.15 acres (2.49 Ha) as shaded green on the Site Plan. The land is currently grazing pasture. The land is indicated on the Agricultural Land Classification map to be Grade 3 and the Soil Survey for England and Wales suggests a fine loamy soil over clay. The land slopes south and is approx. 30m above sea level.

The land benefits from road frontage along with a vehicular access point with double timber gates, and an additional right of way off the private track to the West to provide access through the existing 15ft tubular gate as indicated on the Site Plan. The external boundary is stock proof with a combination of post and wire and post and rail fencing. The land also benefits from access on to Laveys' Lane for horses/pedestrians.

NEARBY BRIDLEWAYS: There are a number of public bridleways nearby including one directly off of Laveys Lane shown shaded pink on the Location Plan. For more details see the Hampshire County Council Rights of Way Online Maps: <http://localviewmaps.hants.gov.uk/LocalViewmaps/Sites/ROWOnline/>

There is a Public Bridleway on the disused railway passing through the Meon Valley as shown shaded pink on the Location Plan. This can be accessed off Mayles Lane at Knowle or in Wickham Village. The Forestry Commission allow riding in their woodland at West Walk, north of Wickham subject to annual permits via TROT with prices starting from approx. £50. See website: <http://www.forestry.gov.uk/westwalk> or Tel: 0300 067 4601

SERVICES: None connected. Mains water and electricity are available in the locality.

PLANNING: Planning consent granted on 30th October 2015 (reference 15/01498/FUL) for a 40m x 20m outdoor ménage, together with a 'U' shaped stable block providing 8 stables (mostly 3.6m x 3.6m), a feed store, a tack room, a WC and also a hay barn/tractor store. Alongside the main development there is also a parking area for 8 cars/vehicles. See enclosed copy of consent.

The planning permission permits improvements to the existing access of the main Fontley Road/Titchfield Lane by way of setting the gates back a distance of 10m from the edge of the carriageway to enable a vehicle pulling a trailer to stand clear of passing traffic. The planning permission includes provision for native hedgerow and tree planting along the Fontley Road frontage to the site.

DEVELOPMENT UPLIFT: The Vendors are mindful to retain an interest in any increase in future value if residential or commercial development occurs. It is proposed to retain 20% of any uplift in value for a 25 year period. However, the uplift will not affect any further equestrian or agricultural development, nor the construction of a single dwelling.

LOCAL PLANNING AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ
Tel: 01962 840222.

VIEWING CAN BE UNACCOMPANIED. ON FOOT ONLY AND DURING DAYLIGHT HOURS. PLEASE TAKE A SET OF THESE SALES PARTICULARS WITH YOU. PARK AT THE MAIN ENTRANCE OFF FONTLEY ROAD.

OFFERS INVITED

FREEHOLD FOR SALE

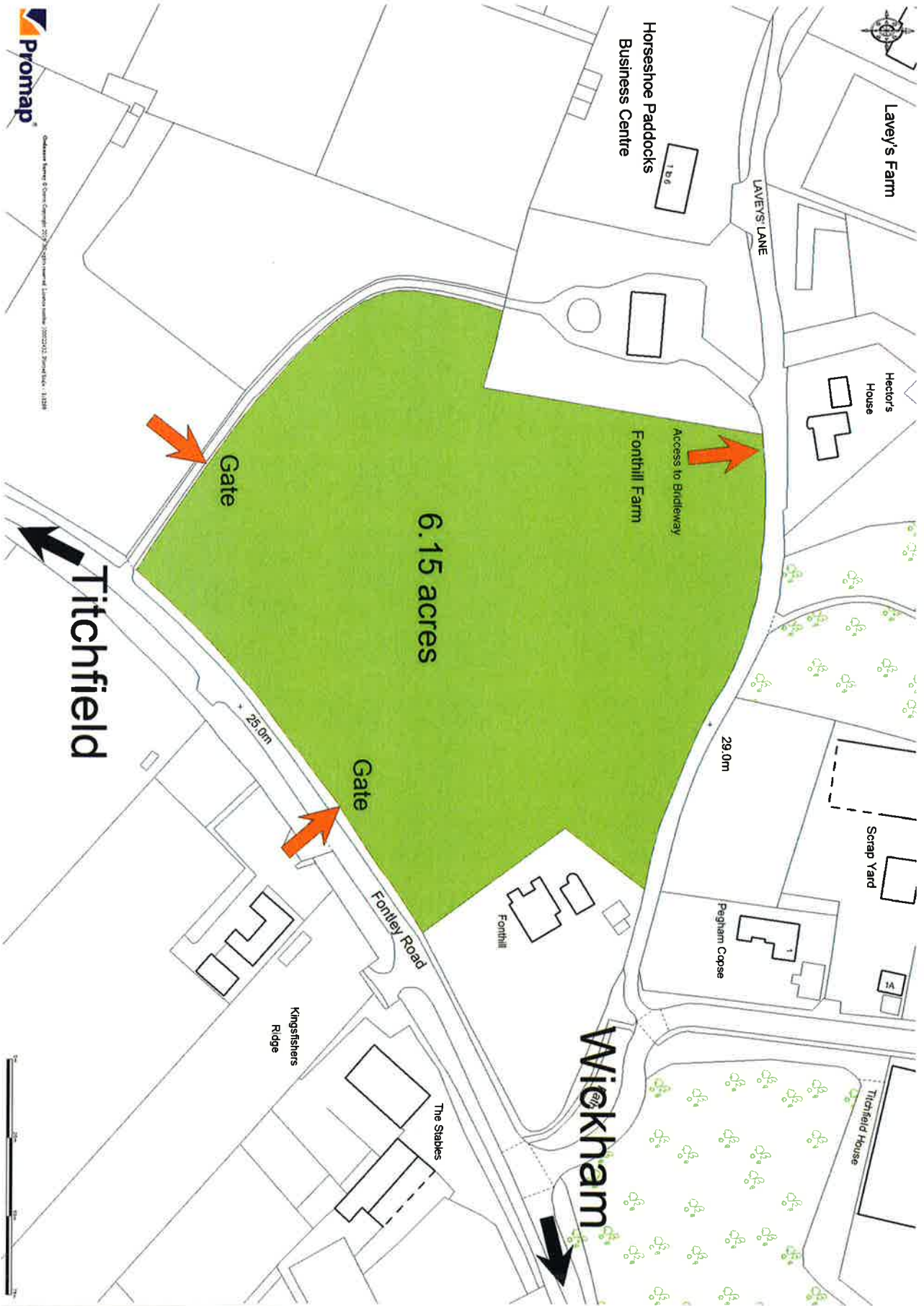


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4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
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MAY 2017

SITE PLAN

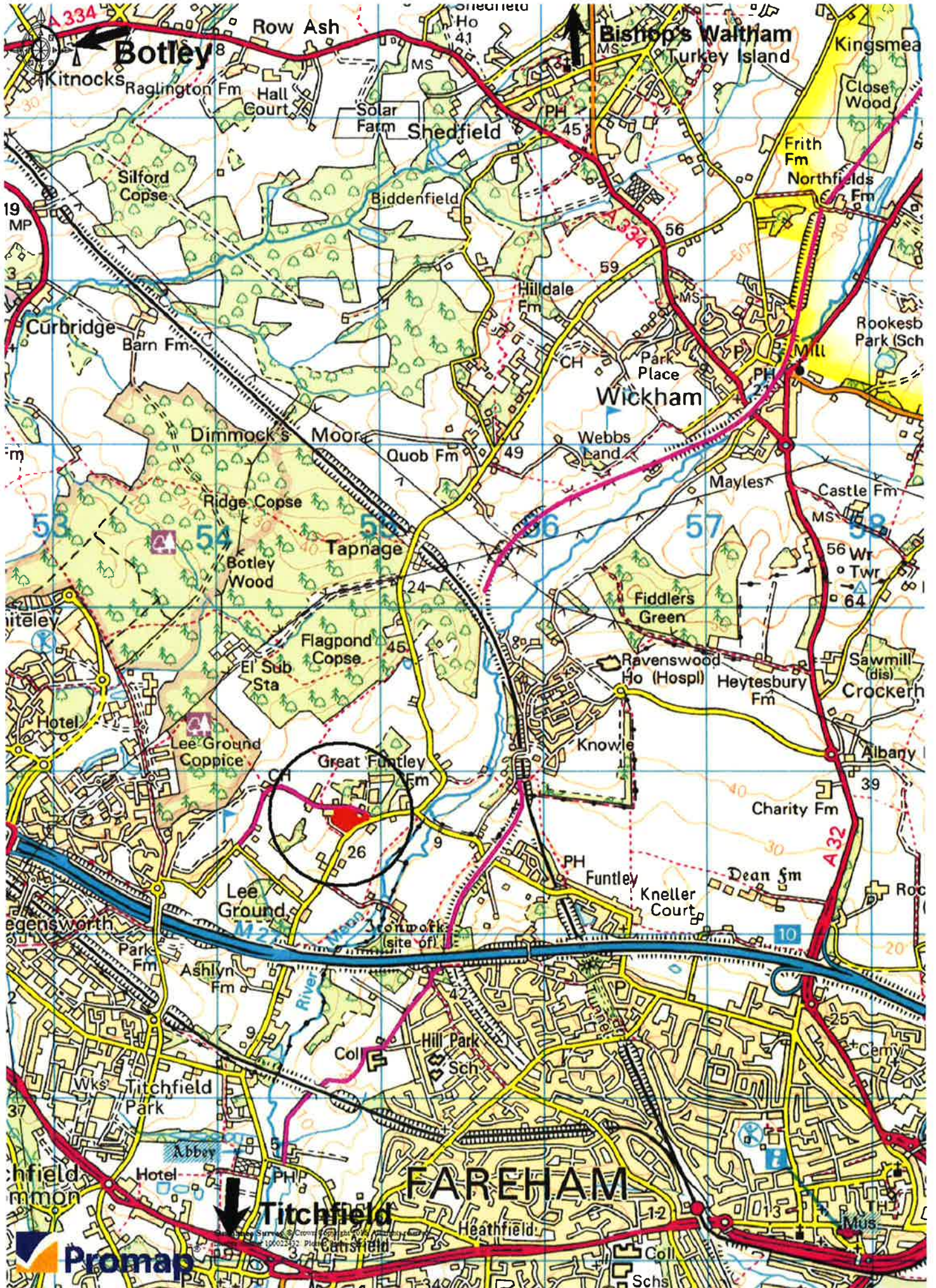


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LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE