

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Bishop's Waltham 2 miles • Fair Oak 2½ miles • Hedge End/Junction 7 M27 3½ miles

LAND ADJOINING DURLEY STREET, DURLEY



**TWO SEPARATE PARCELS OF PASTURE LAND
AMOUNTING TO A TOTAL OF 4.43ha (10.95 acres est.)
LYING STRATEGICALLY ADJACENT TO DURLEY STREET
OFFERING LONG TERM INVESTMENT POTENTIAL**

**OFFERED FOR SALE BY PRIVATE TREATY
AVAILABLE AS A WHOLE OR IN THREE SEPARATE LOTS**

OFFERS INVITED

GUIDE PRICES

LOT 1: An estimated 1.20 Hectares (2.97 Acres) £160,000

LOT 2: An estimated 2.03 Hectares (5.01 Acres) £100,000

LOT 3: An estimated 1.20 Hectares (2.97 Acres) £170,000



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Land adjoining Durley Street, Durley, Southampton

SITUATION

The subject property is situated on the northern side of Durley Street approximately 1½ miles south west of its junction with the Bishop's Waltham to Fishers Pond road (B2177) and a similar distance north east of the Botley to Fair Oak road (B3354).

LAND

The Land adjoining Durley Street extends in total to an estimated 10.95 acres and is primarily laid to pasture with a small area of copse in the north western corner of Lot 2.

Although predominantly level, the land does develop a slight north westerly aspect as it approaches the north western extremity of Lot 2.

Currently used to graze cattle, the land is shown on the Ministry of Agriculture Land Classification Plan as predominantly Grade 3 which is more particularly described as 'land with moderate limitations'. The Soil Survey for South East England indicates the soil at the property to be of the Bursledon series (572j) which is more particularly described as "deep fine loamy soils with slowly permeable subsoils".

The property adjoins Durley Street along its eastern boundary.

LOT 1

Lot 1 extends to an estimated 1.20 ha (2.97 acres) of pasture land and enjoys approximately 125m of road frontage against Durley Street.

Included within Lot 1 is the access track and gateway which offers vehicular access from Durley Street and over which (as highlighted yellow and hatched black on the accompanying plan) a right of way will be granted for the benefit of Lot 2 if the property is sold as two separate Lots.

A public footpath traverses Lot 1 in an east/west direction which enters the land in the easternmost corner via a stile. See accompanying plan.

Mains water is available to Lot 1 to an existing field trough.

Lot 1 is sold without an uplift clause.

Subject to the level and type of demand received for Lot 1 the Vendor may consider further subdivisions to Lot 1.

LOT 2

Lot 2 extends to an estimated 2.03 hectares (5.01 acres) of pasture land which incorporates a small area of copse in the north western corner. The land is free draining and ideal for winter grazing.

If Lots 1 and 2 are sold separately, the purchaser of Lot 2 will be granted a right of way over the area highlighted yellow and hatched black on the accompanying plan.

A public footpath traverses Lot 2 in an east/west direction as indicated on the accompanying plan.

Mains water is available to Lot 2 subject to the installation of additional infrastructure in the event that Lots 1 and 2 are sold separately.

Lot 2 is sold without an uplift clause.

LOT 3

Lot 3 extends to an estimated 1.20 hectares (2.97 acres) of pasture land and enjoys approximately 105m of road frontage against Durley Street.

Mains water is available to Lot 3

Lot 3 is sold without an uplift clause.

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GENERAL REMARKS AND STIPULATIONS

1. **Viewing:** At any reasonable time on foot with a copy of these sale particulars and with prior approval from the selling agents, Giles Wheeler-Bennett, Chartered Surveyors and Land Agents, West Court, Lower Basingwell Street, Bishop's Waltham, Southampton, SO32 1AJ. Tel: 01489 896977. Fax: 01489 896985. E-mail: office@gileswheeler-bennett.co.uk
2. **Tenure and Possession:** The tenure of Land adjoining Durley Street is freehold and vacant possession will be given upon completion.
3. **Lotting:** The land is offered for sale as a whole or in three separate lots. The vendors reserve the right to amalgamate, sub-divide or withdraw all or any of the land.
4. **Sporting Rights:** The sporting rights over the land are included within the sale at no extra charge.
5. **Single Payment Scheme:** The Single Payment Scheme (SPS) Entitlements relating to the land are available by separate negotiation. The Vendors having submitted the 2011 SPS application will retain the SPS payment for 2011 without deduction.
6. **Rights, Easements and Wayleaves:** The land is sold subject to and with the benefit of all rights of way either public or private, all wayleaves and other easements whether specifically referred to in these particulars of sale or not. The vendors stipulate that the purchaser(s) will be responsible for notifying the appropriate authority with regard to the apportionment of any wayleave payments which may become due to the purchaser(s) e.g. electricity supply apparatus.
7. **Boundaries:** The land being available for inspection, potential purchaser(s) shall satisfy themselves with regard to the ownership of any boundaries.
8. **Sale Particulars and Plan:** All possible care has been taken in the preparation of the sale particulars and plan, the numbers and areas quoted having been taken, in so far as possible from Ordnance Survey/Rural Payments Agency maps. The descriptions and areas are believed to be correct, however their accuracy is in no way guaranteed and any errors or misstatements shall not annul the sale or be grounds for any abatement or compensation on either side. The aerial photograph on the front cover of these particulars was taken in 2005.
9. **Services:** Mains water is connected to the land. If Lots 1 and 2 are sold separately, additional infrastructure will be required to provide a separate sub-metered supply to Lot 2.

10. **Authorities:**

Southern Electric, PO Box 6009, Basingstoke, Hampshire RG21 8ZD
Tel: 0845 7444555

Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ
Tel: 01962 840222

Hampshire County Council, The Castle, Winchester, Hampshire, SO23 9UJ
Tel: 01962 841841

RPA, Customer Service Centre, PO Box 1058, Newcastle upon Tyne, NE99 4YQ
Tel: 0845 603 7777

Southern Water PO Box 41, Worthing, West Sussex, BN13 3NZ
Tel: 0845 2720845

Environment Agency, Wessex Business Park, Wessex Way, Colden Common,
Winchester, Hampshire, SO21 1WP
Tel: 08708 506506

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute nor constitute part of, any offer or contract.

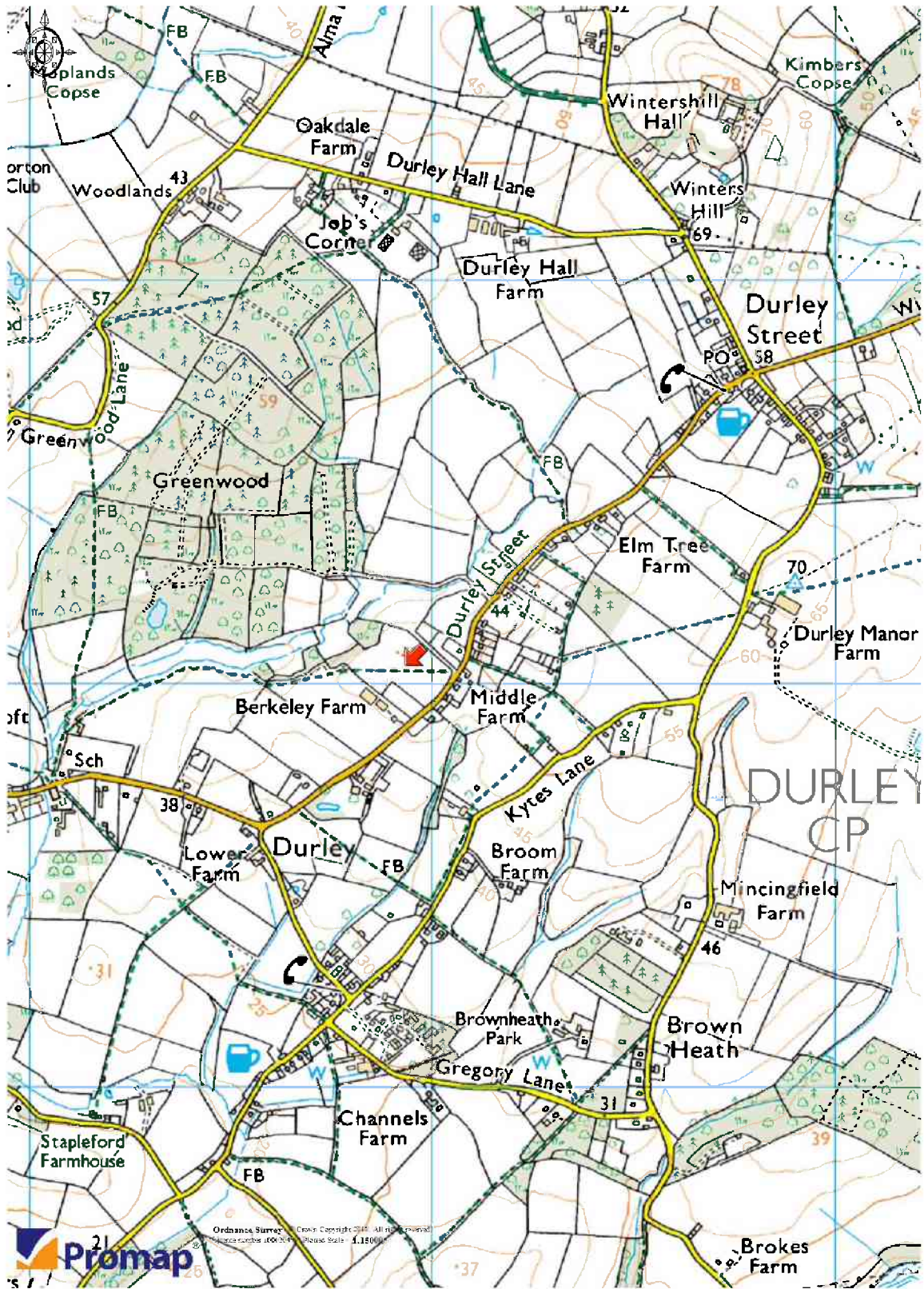
All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Giles Wheeler-Bennett has any authority to make or give any representation or warranty whatsoever in relation to this property. Where any reference is made to planning potential uses, such information is given to the agent in good faith. Purchaser(s) should make their own enquiries into such matters prior to purchase.

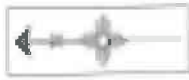
For further details please contact:

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LAND ADJOINING DURLEY STREET, DURLEY



LOT 3
BLVD 0716
1.20ha
2.97 acres est.

LOT 2
BLVD 0706
0.83ha
5.01 acres est.
Public Footpath

LOT 1
BLVD 0708 (PL 0318)
1.92ha
2.97 acres est.

City of Durley
Durley Town Council
Durley, Wiltshire, BA8 7JG
01249 812345
www.durley.gov.uk

