

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

**DURLEY
WINCHESTER ROAD, SOUTHAMPTON SO32 2AJ**

‘MEADOW VIEW’

DEVELOPMENT OPPORTUNITY



Hidden in a rural setting and just within South Downs National Park. A bungalow set within a plot extending 0.4 acre. In need of complete replacement or refurbishment, subject to planning where required. Mains services connected.

PRICE GUIDE - IN EXCESS OF £325,000

Offers invited by Private Treaty. Freehold for Sale. No Chain. Vacant Possession on Completion.

**14 ACRES OF AGRICULTURAL PASTURE LAND
CURRENTLY MARKETED FOR SALE CLOSE BY**



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

T: 01489 896977 F: 01489 896985

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

LOCATION: See **Location Plan**. The Property is located between Bishop's Waltham and Lower Upham off the Winchester Road B2177. The Property has its own vehicular access through a galvanised gate hung on wooden posts.

DESCRIPTION: The Property extends to 0.52 acre (0.21 ha) in all as shaded green on the **Site Plan** which includes the access track. The area excluding the access track extends to 0.4 acre which effectively is the bungalow and its adjoining garden.

The existing bungalow is of timber frame and clad internally with wooden boarding and externally clad with corrugated iron 'tin'.

See **Floor Plan**. The accommodation currently provides a detached 2 bedroom bungalow extending to 925ft² (85.9m²) Gross Internal Area.

The bungalow has been constantly habited until recent months. The bungalow in its present state and condition requires complete refurbishment and modernisation, or replacement.

There is a timber framed and corrugated iron 'tin' clad building immediately adjoining the bungalow.

PLANNING: The bungalow as constructed Pre-1948 and before Planning Legislation was in place.

There is the potential to extend and/or reposition the dwelling but this will require Planning Consent. Interested parties should make their own enquiries with the Local Authority and South Downs National Park Authority.

SERVICES: Mains electricity and mains water connected. Telephone connected. Private drainage.

ACCESS: The access track off the B2177 Winchester Road is part of the freehold property as shaded green on the **Site Plan**. There will be a right of way reserved over approx. 20 yards of the southern end of the track to allow for agricultural or equestrian purposes only, to serve the neighbouring pasture land.

SOUTH DOWNS NATIONAL PARK: The Property lies within South Downs National Park who can be contacted at North Street, Midhurst, West Sussex GU29 9DH Tel: 01730 814810 www.southdowns.gov.uk

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

COUNCIL TAX: Band B 2017/2018 £1,262.91.

VIEWING: Please view externally on site during daylight hours taking a set of these sales particulars with you. Please park your vehicle in front of the locked gate and then walk up the track to view the bungalow and garden. You will be able to see inside the bungalow. If after your own unaccompanied viewing you would like to look inside the bungalow then please do contact me at this office to arrange a suitable appointment. If then you require an internal viewing then please contact the office of Giles Wheeler-Bennett. Telephone: 01489 896977.



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.

JULY 2017



Meadowview

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft

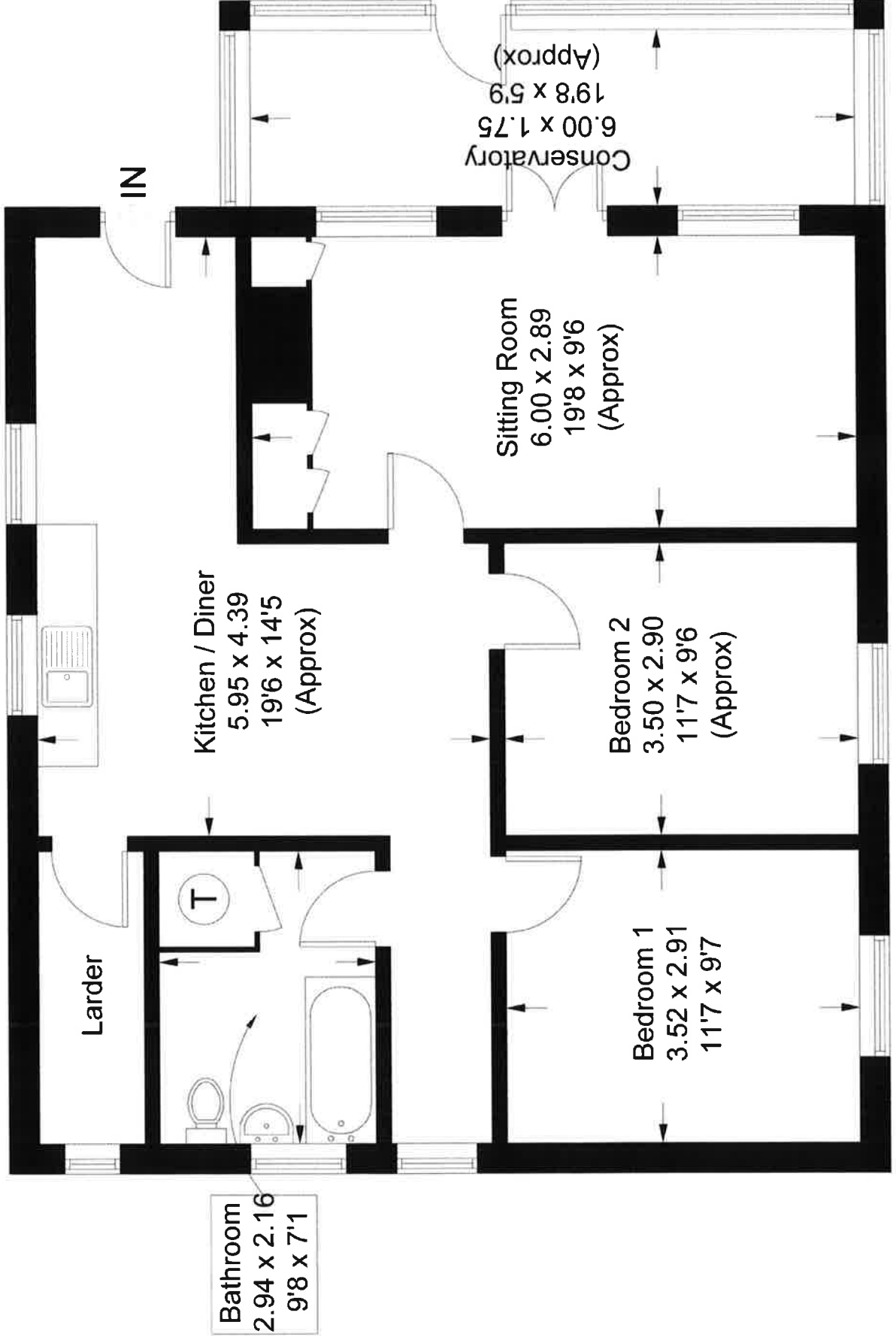
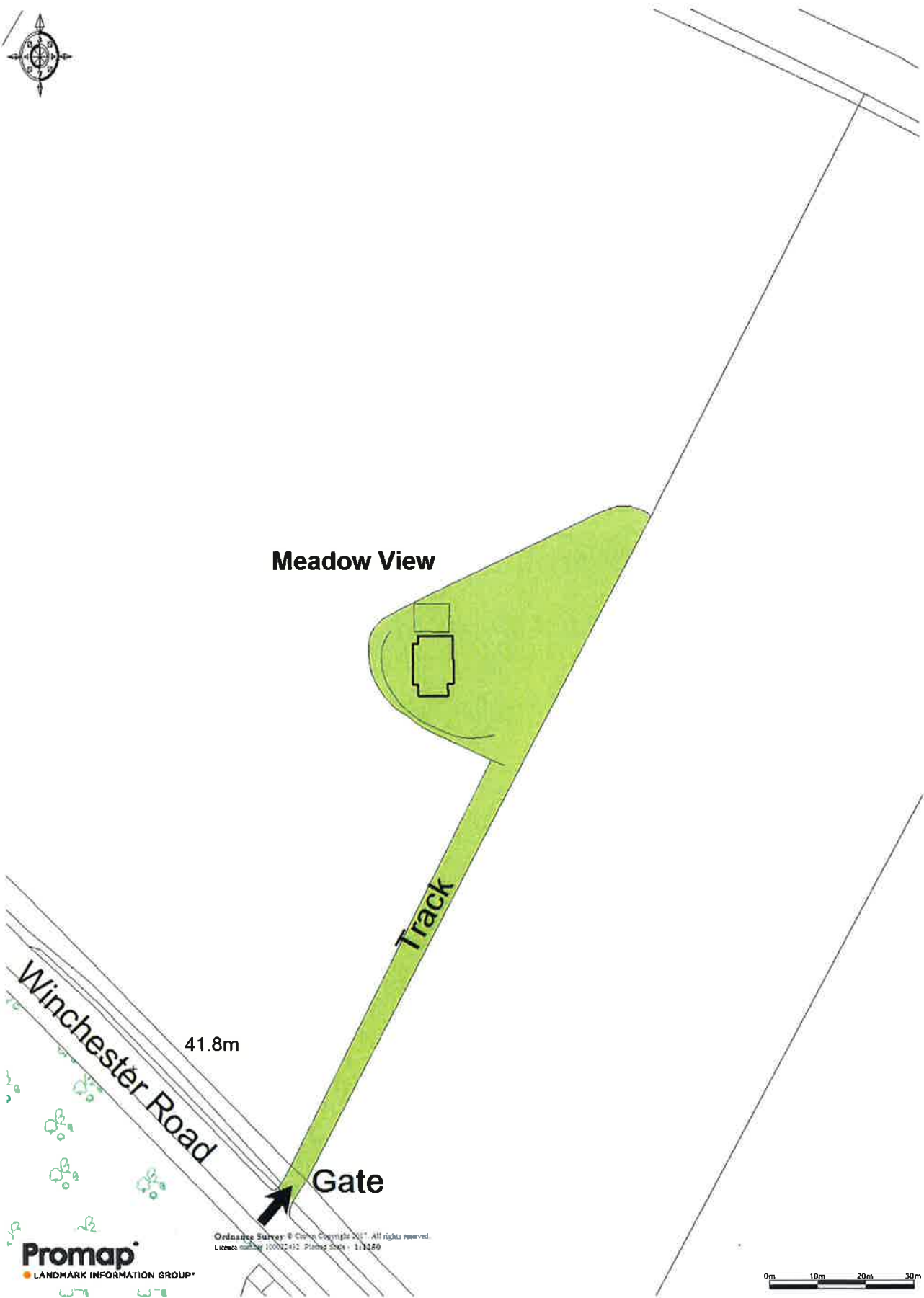


Illustration for identification purposes only, measurements are approximate.
not to scale. (ID342774)

Site Plan

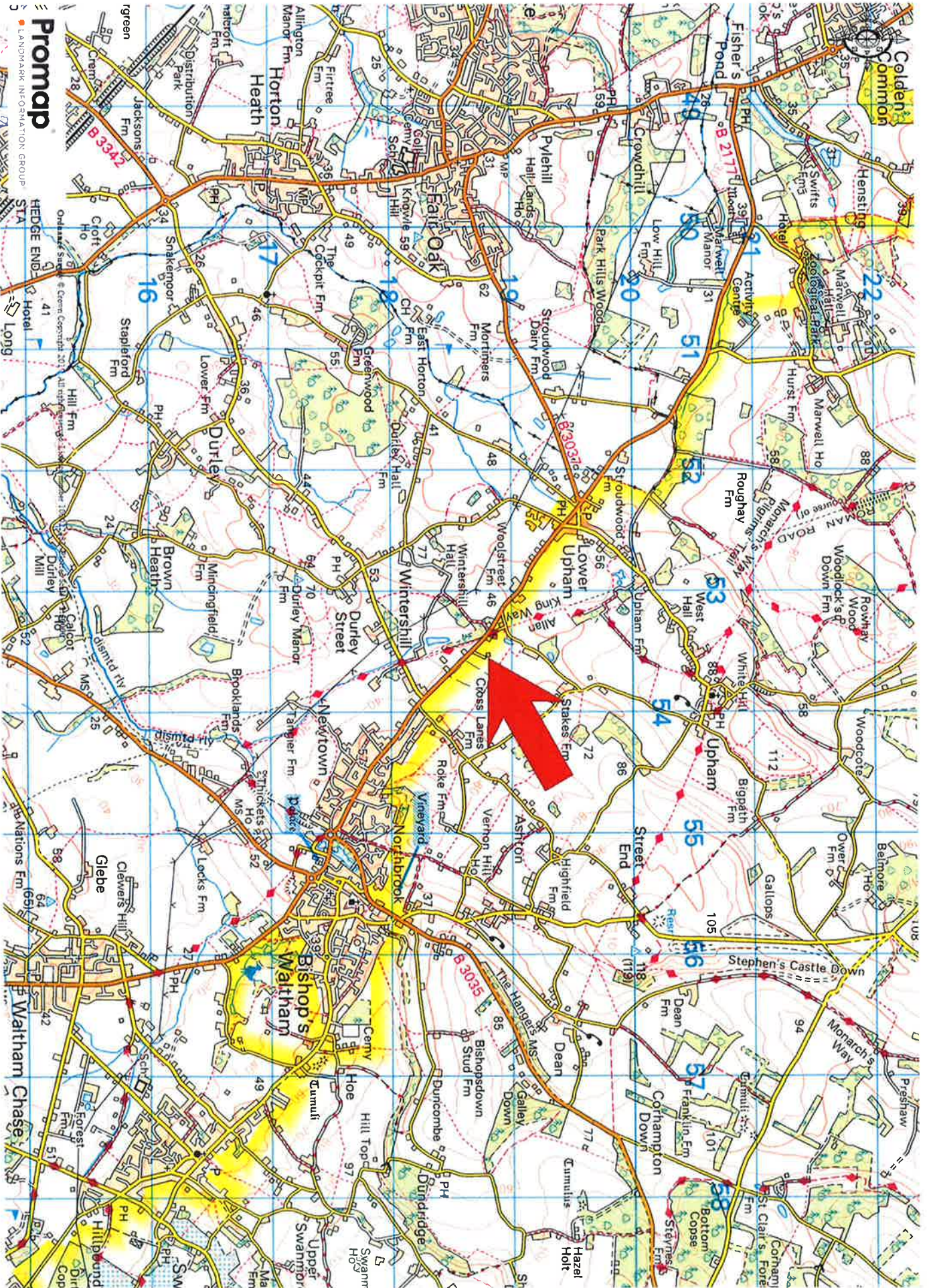


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LANDMARK INFORMATION GROUP



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Location Plan



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE