

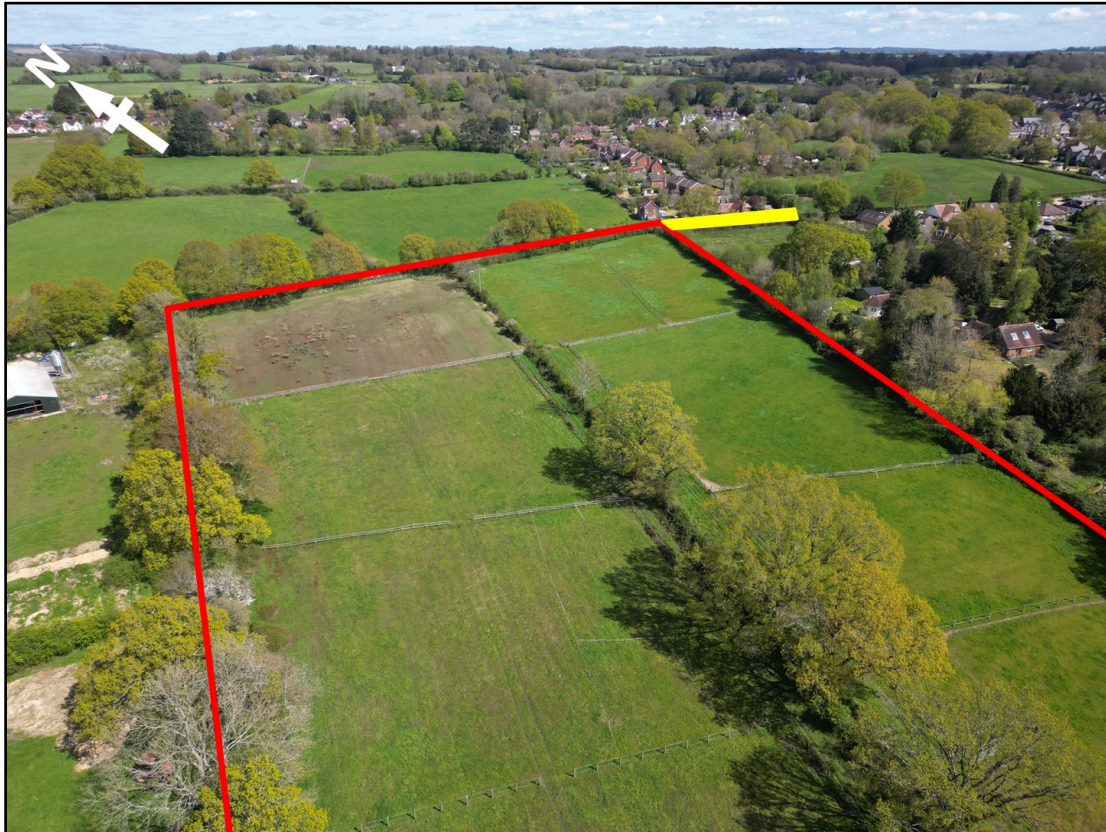
Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Swanmore SO32 2PB

‘Broad Lane Meadows’

Approx. 8.22 acres (3.33 Ha) in All



A block of level pasture land on the edge of the Village. Fenced with water connected and electricity near by. Suitable for various uses including Agriculture, Equestrian, Recreation, Biodiversity Net Gain, Conservation, Tourism subject to first obtaining Planning Consent where necessary. With development potential. Shared access.

PRICE GUIDE £585,000

OFFERS INVITED

FREEHOLD FOR SALE



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

VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. **Please do not block the access track when parking your vehicle.** 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 and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. What3Words: <https://w3w.co/scare.skyrocket.exclusive>

DIRECTIONS: From the Winchester Road (western) end of Lower Chase Road, proceed for approx. $\frac{2}{3}$ miles then turn left off Lower Chase Road into Broad Lane and the entrance to the land is approx. 50m down the lane at the metal gate hung on wooden posts.

DESCRIPTION: 'Broad Lane Meadows' extends in all to approx. 8.22 acres (3.33 Ha) as outlined red on the **Site Plan**.

A rectangular block of level pasture land currently split up into smaller areas for grazing with a central access way. Bounded by established hedgerows and with mature broadleaved trees part-way through the centre. The land has been used for equestrian grazing in recent years.

LAND REGISTRY: The Property is comprised of the entirety of two Land Registry Titles HP706405 and HP594652. See Selling Agent's website for copies of both Title Plans and Registers. Each Title benefits from a right of way over Broad Lane, off Lower Chase Road.

PLANNING: The site lies within the countryside and settlement gap in the Winchester City Council administrative area and Local Plan.

ACCESS: The Property benefits from a right of way for all purposes at all times over Broad Lane - the gravel track off Lower Chase Road, and over which other properties also use as access and over which there is the route of a Public Footpath.

POTENTIAL RESIDENTIAL DEVELOPMENT: In recent years residential developers have expressed interest in the land as part of a potential site for development. The process to pursue the necessary Planning Consent to be obtained from Winchester City Council can take some years of which there is no certainty. The Property was included as part of a SHELAA submission in 2021 which concluded as their "**High Level Assessment**" that the Property formed part of a site that was "**deemed deliverable/developable**". See Selling Agent's website for copy of SHELAA submission.

TREE PRESERVATION ORDER (TPO) : None affect the Property.

DEVELOPMENT UPLIFT: There shall be none. The Vendors do not wish to retain any share of future value if development is to occur.

DESIGNATIONS: There are no environmental or other designations known to affect the Property.

PUBLIC FOOTPATH: The route of a Public Footpath crosses immediately inside the western part of the northern boundary as identified by the dashed line on the **Site Plan** and is fenced and behind an established hedge. See extract of Definitive Map on Selling Agent's website on which Footpaths are identified by purple lines.

SERVICES: Mains water is currently connected to various troughs throughout the pasture land. Mains electricity is available close by and interested parties should make their own further enquiries if needed.

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

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

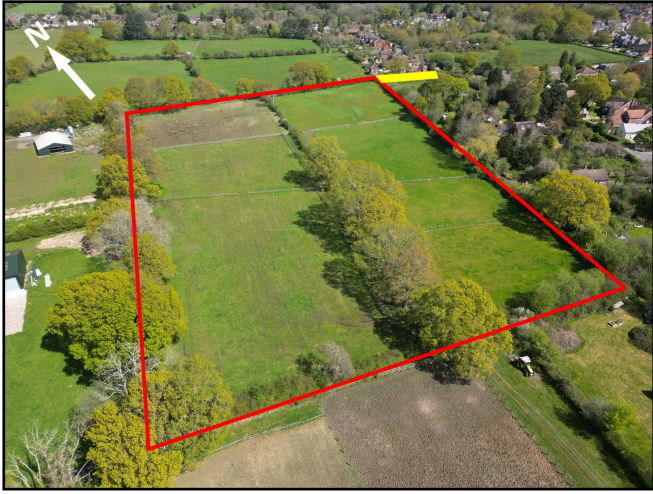
For Further Information Contact:
Dominic Plumpton
Tel: 01489 896977 **Mob:** 07780 000201
Email: dominic@giles-wheeler-bennett.co.uk



SITE PLAN



Subject to Survey

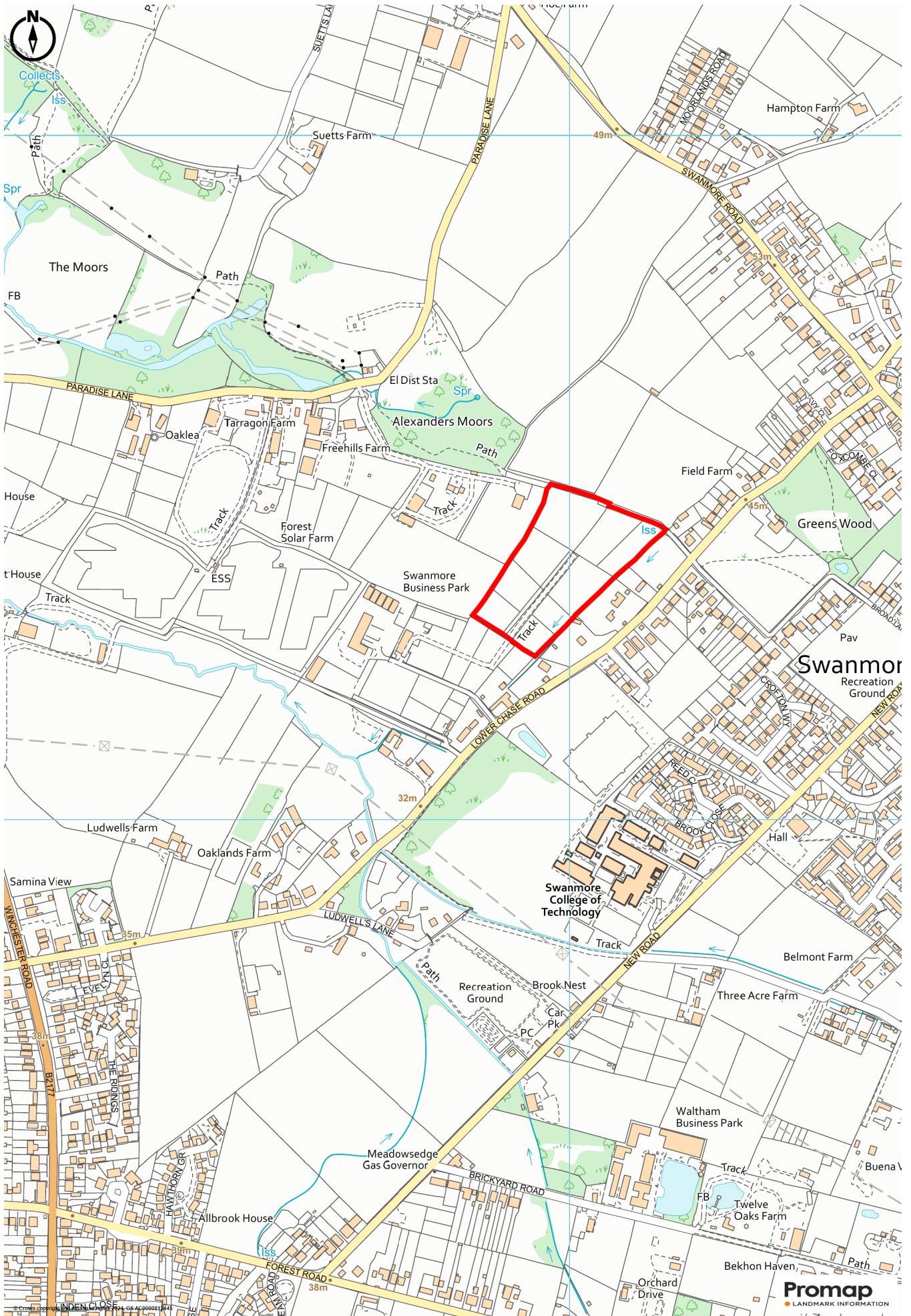


YELLOW IDENTIFIES ACCESS ALONG BROAD LANE

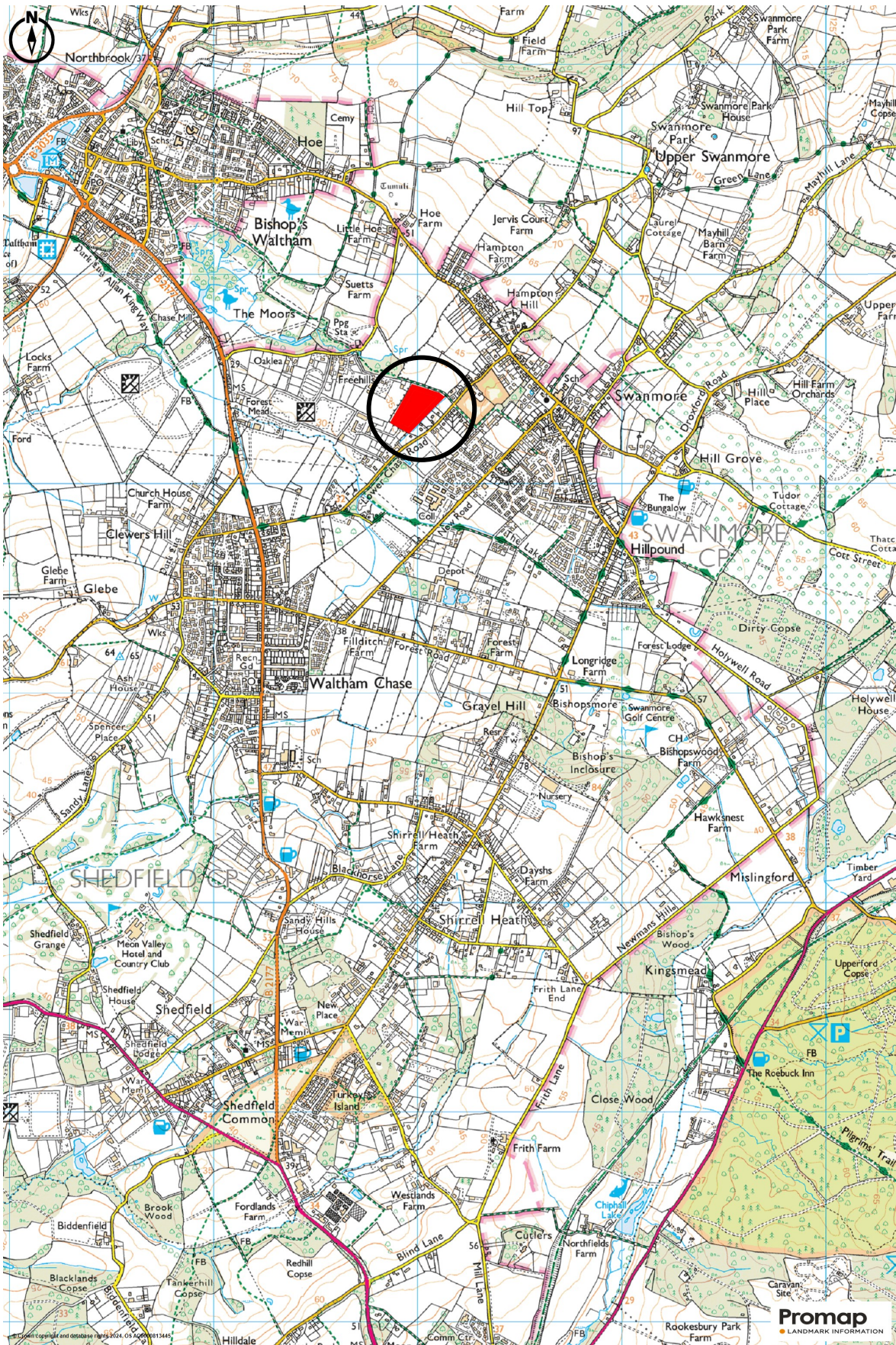




LOCATION PLAN 1



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 and 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.

May 2024