

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

'Wayside'

Woodhouse Lane, Botley, Southampton SO30 2DJ

Approx. 0.51 acres (0.20 ha) in All



A 4 Bedroom semi-detached house (1,452ft²) with detached garage (loft over) with a spacious plot historically used as a small paddock but with potential for an extensive garden. Planning Consent for a ground floor extension (875ft²) to the house and connection and inclusion of the garage to create a total of 2,327ft² of accommodation.

PRICE GUIDE £575,000

OFFERS INVITED

FREEHOLD FOR SALE - VACANT AND NO CHAIN



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: By prior appointment only with the Selling Agent. Please contact this office to arrange an appointment 01489 896977. 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**. SO30 2DJ. What3Words: [tubes.unhelpful.described](https://www.what3words.com/tubes.unhelpful.described)

DESCRIPTION: The Property extends in all to approx. 0.51 acres as shown on the **Site Plan** and is contained within Land Registry Title: HP6868. (Copy available from Selling Agent's website).

The house is one of a pair of semi detached former cottages and has already been extended on the ground floor at the rear.

See **Floor Plan** with 4 Bedrooms on the first floor the total accommodation of the house currently provides 1,452ft² gross internal.

PLANNING CONSENT: Dated 8th August 2022 with reference H/22/93087. This consent expires on 8th August 2025., by which time the extension works will need to have been commenced ('implemented' but not completed).

There is ample parking and turning space. The grounds provide a spacious environment for family life or grazing or to extend and create more formal garden or lawn. The tree lined plot provides wonderful seclusion.

ACCESS: There is a vehicular right of way off Woodhouse Lane over a short length of track (Public Bridleway) owned by Hampshire County Council to reach the gated entrance to 'Wayside'.

LAND REGISTRY: See the extent of the freehold property for sale on the Land Registry Plan available on the Selling Agent's website, along with Register.

PUBLIC BRIDLEWAY: Beside the Property there is a public route to allow walking, cycling or horse riding through to Botley Village square.

OUTBUILDINGS: There is a collection of sheds/shelters currently on site.

TREE PRESERVATION ORDERS (TPOs): None affect the trees on the Property.

SERVICES: Mains Electricity. There is a Treatment Plant serving the foul drainage and it is located within the grounds of the Property as identified on the 'Treatment Plant Plan' on the Selling Agent's website. Water supply is off the mains currently via a sub-meter from the adjoining property (owned by Hampshire County Council). Oil Tank - in rear garden, this fuels the 'Rayburn' cooker which heats the radiators too.

PROPOSED MAINS WATER SUPPLY: The Vendors are initiating the process for a mains supply and meter from Southern Water.

COUNCIL TAX: Property Band D = 2024/2025 = £2,126.65.

SCHOOLS: Within the catchment area of good local schools and within walking distance.

LOCAL AUTHORITY: Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN. Tel: 023 8068 8000. <https://www.eastleigh.gov.uk/>

For Further Information Contact:

Dominic Plumpton

Tel: 01489 896977 Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

OFFER INSTRUCTIONS:

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



SITE PLAN

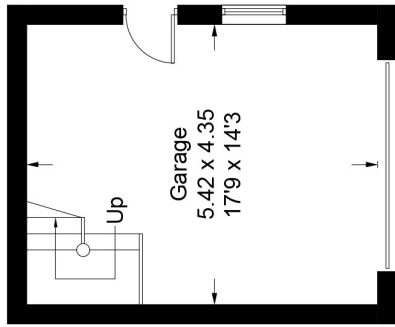
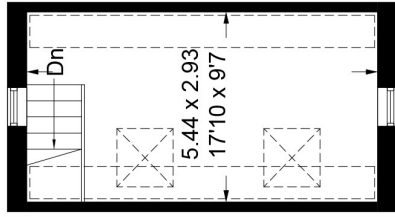
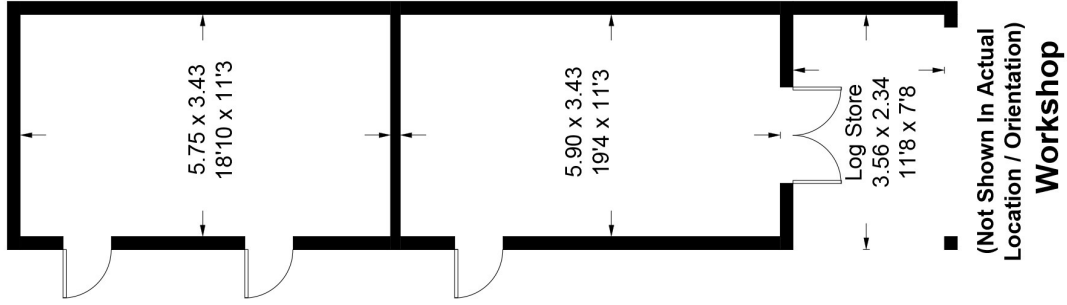


Subject to Survey

FLOOR PLAN

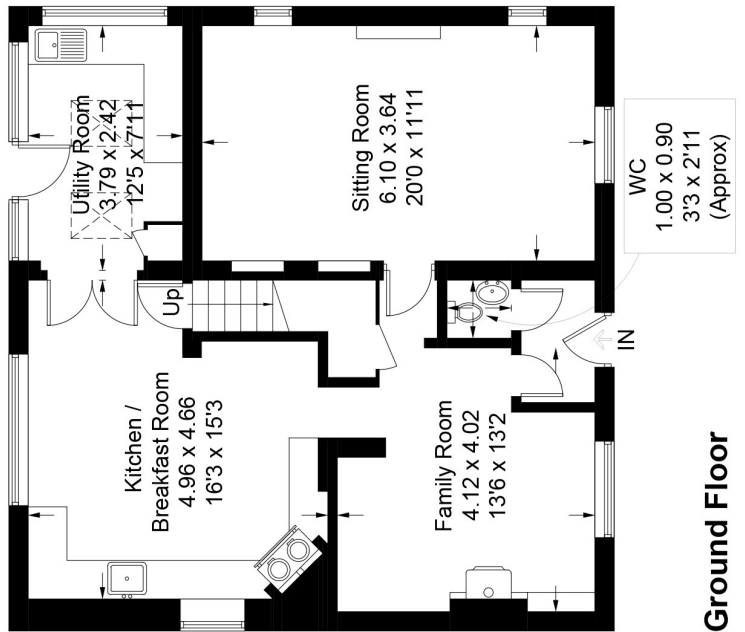
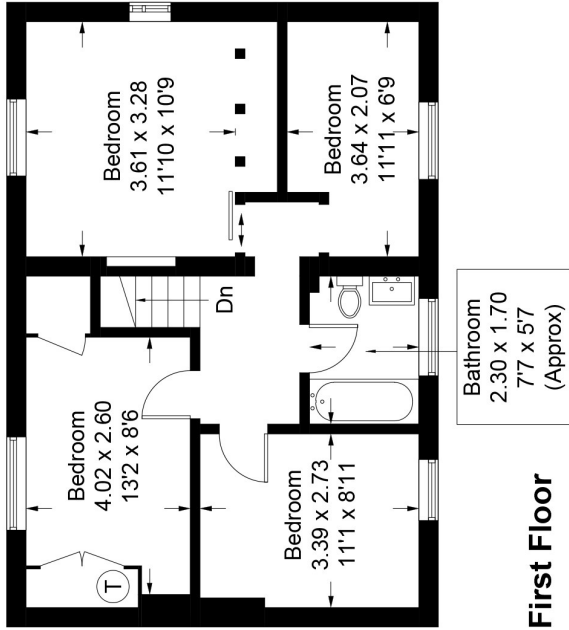


APPROXIMATE GROSS INTERNAL AREA = 134.9 SQ M / 1452 SQ FT
 (EXCLUDING WORKSHOP)
 GARAGE = 39.9 SQ M / 429 SQ FT
 WORKSHOP = 40.7 SQ M / 438 SQ FT
 TOTAL = 215.5 SQ M / 2319 SQ FT



Garage First Floor

Garage Ground Floor



= Reduced Headroom Below 1.5m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1062684)









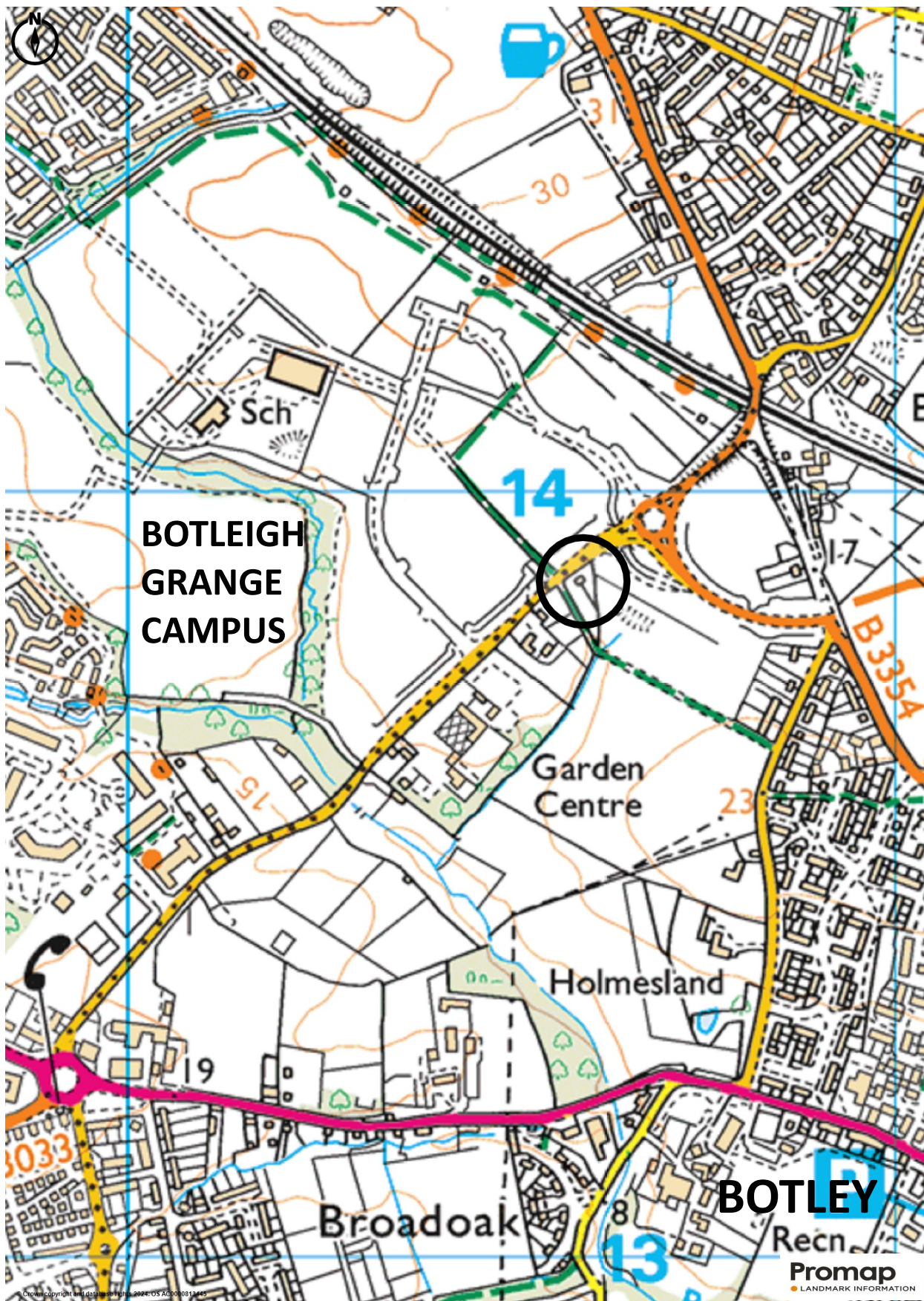


DIGITAL IMAGES OF PROPOSED EXTENSION TO INCLUDE GARAGE





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.

July 2024