

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## 'Poppy Down Farm'

Mayhill Lane, Droxford SO32 3AH

Approx. 2.88 acres (1.16 ha) in All



**3 Bedroom House (1,850ft<sup>2</sup>) with planning permission granted for ground floor extension (1,033ft<sup>2</sup>). Agricultural/Forestry Occupancy Condition. Modern Agricultural Building (2,545ft<sup>2</sup>) and yard. An exceptional position with far reaching views overlooking the heart of the Meon Valley and within the South Downs National Park.**

**PRICE GUIDE £1,195,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE - NO CHAIN**



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**VIEWING INSTRUCTIONS: STRICTLY BY APPOINTMENT ONLY.** It is essential to view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to visiting the Property.

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://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://what3words.com/twinge.acids.enacted>

**DESCRIPTION:** The Property extends in all to approx. 2.88 acres (1.16 Ha) as outlined red on the **Site Plan**.

The access back off Mayhill Lane rises to the elevated position of both the House and the Agricultural Building and Yard.

The Vendors purchased the Property as bare land in January 2008 and themselves achieved Planning Consent for the dwelling which is subject to an Agricultural/Forestry Occupancy Condition and which they constructed in 2015.

The house benefits from a spacious and modern layout with the existing accommodation extending to 1,850ft<sup>2</sup> (171.9m<sup>2</sup>). See **Floor Plan**.

Poppy Down Farm House occupies an exceptional elevated position offering far reaching views over the Meon Valley and towards Beacon Hill and Old Winchester Hill.

**HOUSE AGRICULTURAL/FORESTRY OCCUPANCY CONDITION:** Condition 6 of the Decision Notice of the Planning Consent for the house (dated 16th May 2012) states that:

***'The occupation of the shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.'***

The house Occupancy Condition can be satisfied by either agricultural or forestry related employment in the locality or by an appropriate enterprise being carried out at the Property. Alternatively, if a Purchaser was 'last working' in agriculture or forestry, or retired, then this would be suitable.

**PLANNING CONSENT FOR HOUSE EXTENSION:** The Vendors achieved Planning Consent for a ground floor extension November 2023 which will provide an additional 2 Bedrooms and 1,033ft<sup>2</sup> (96.0m<sup>2</sup>) of accommodation. This has not been constructed. If built by the Purchaser this would create a total of 2,883ft<sup>2</sup> (267.9m<sup>2</sup>) of accommodation within the house. See Plans and Elevations [Click Here](#) - and Planning History links on page 3.

**COMMUNITY INFRASTRUCTURE LEVY (CIL):** The Planning Consent ref [SDNP/23/03389/HOUS](#) is not liable to the CIL, therefore no payment is demanded or required.

**AGRICULTURAL BUILDING:** Currently used as a Store and Workshop, with office. Dimensions 20.0m x 12.0m with height to eaves 3.5m and ridge height of 4.7m. See **Floor Plan**. 5 Bay steel portal framed (part insulated cladding) with polished concrete floor. Water and electricity connected. Currently laid out with internal partitions. 2 x Roller Shutter Doors (width 3.0m x height 3.3m). Toilet connected. Hardstanding yard adjoining with access along either side of the building.

**TIMBER AGRICULTURAL BUILDING:** (5m x 10m) previously used for housing Turkey. The adjacent covered Aluminium Frame can remain on site if required.

**PLANNING HISTORY:** See links below providing full details. Decision Notices are available on Selling Agent's website.

House - 16th May 2012 [12/00216/SFUL](#)  
Agricultural Building - 18th March 2008 [08/00443/APN](#)  
House Extension - 8th November 2023 [SDNP/23/03389/HOUS](#)

**EQUESTRIAN ENTERPRISE:** It is possible that the Occupancy Condition can be adjusted to include commercial equestrian enterprise but this would require a successful Planning Application. Interested parties must make their own enquiries to the Planning Authority or Planning Consultant if they are interested to investigate this opportunity.

**LAND REGISTRY:** The Property forms part of the Title HP480425. See Title Plan and Register on the Selling Agent's website. The Property as shown on the **Site Plan** includes a narrow width of land inside its western and southern boundary that is currently not shown on the current Title Plan.

**SERVICES:** Mains Electricity and Water. Heating via underfloor heating downstairs, and via radiators upstairs. Propane Gas Tank serving boiler. Treatment Plant serving house. Septic Tank serving Agricultural Building.

**COUNCIL TAX:** Property Band = E for year 2024/2025 = £2,617.04.

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

**PLANNING AUTHORITY:** South Downs National Park (SDNP), South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

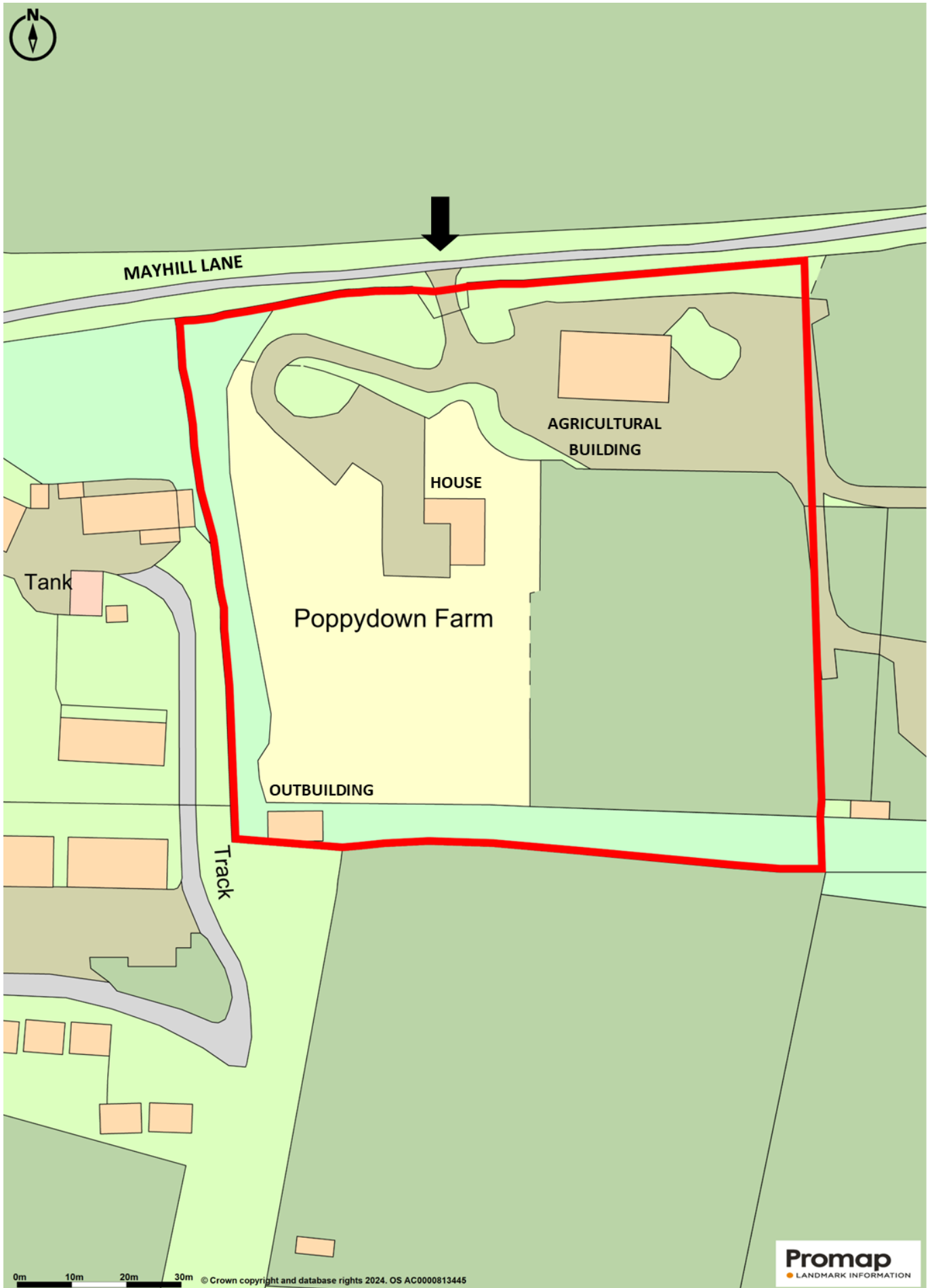
**OFFER INSTRUCTIONS:** Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

**For Further Information Contact:**

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# SITE PLAN



Subject to Survey



# EXISTING FLOOR PLAN - HOUSE



Approximate Gross Internal Area = 171.9 sq m / 1850 sq ft

 = Reduced headroom below 1.5m / 50

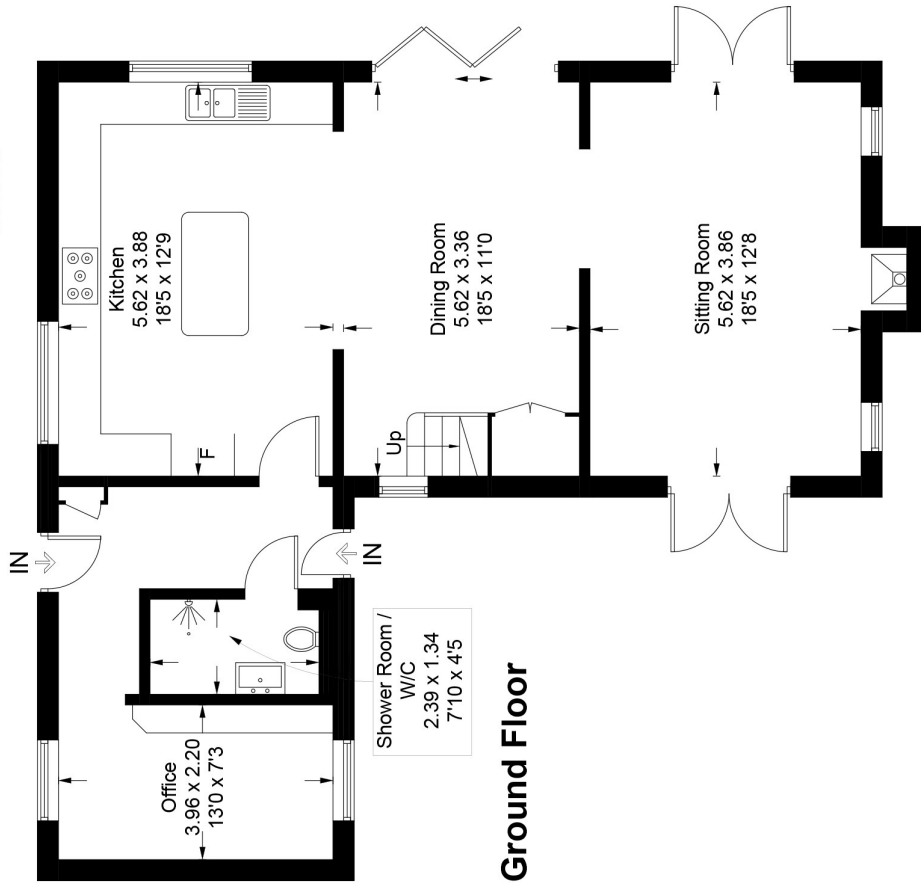
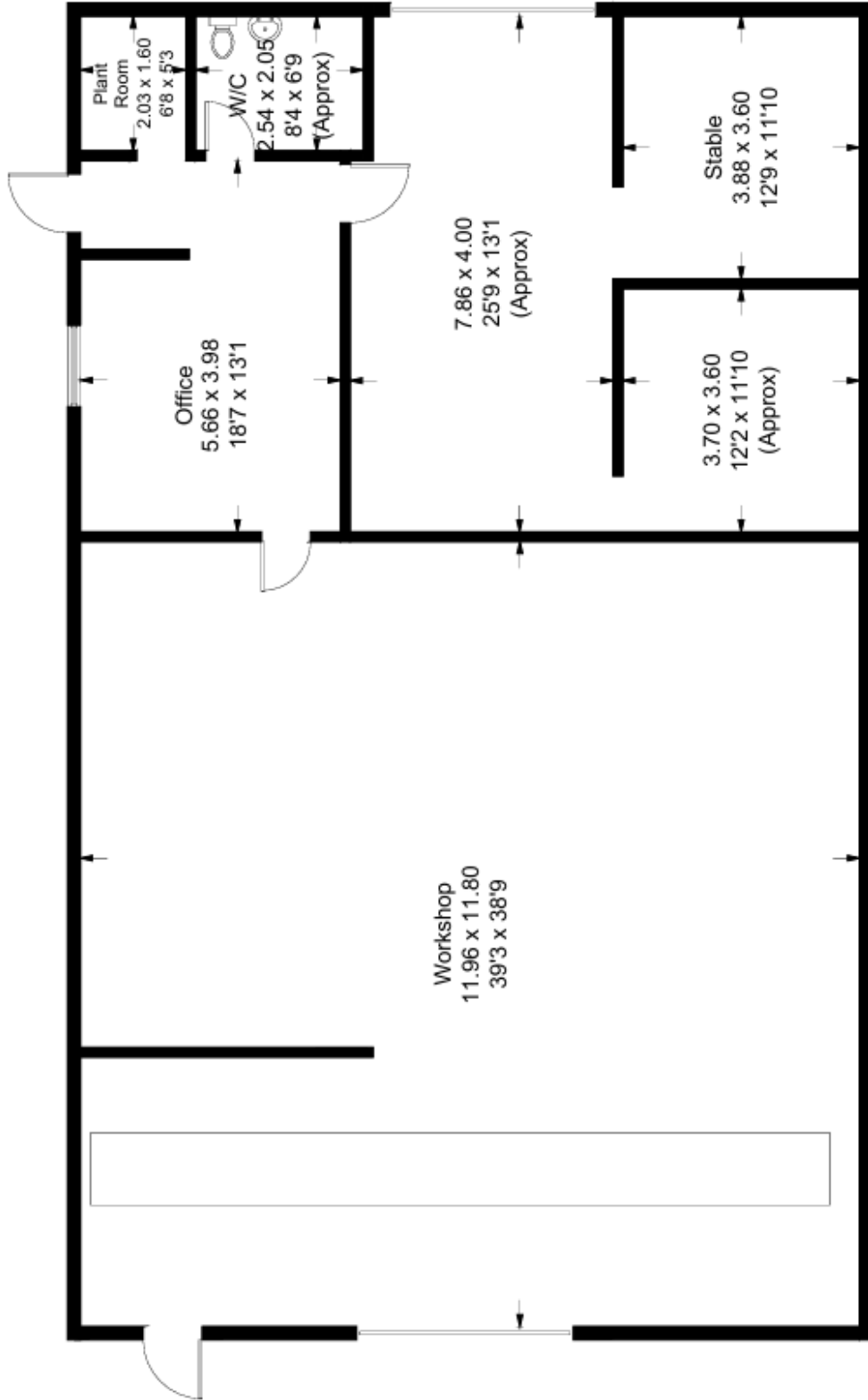


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1113812)

# FLOOR PLAN - OUTBUILDING



Approximate Gross Internal Area = 236.4 sq m / 2545 sq ft



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID1113812)

















**BEACON HILL**

**NORTHERN VIEW**



**OLD WINCHESTER HILL**

**NORTH-EAST VIEW**















# 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.