

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## Twelve Oaks Bungalow

Brickyard Road, Swanmore SO32 2PJ

Bungalow, Stables, Pasture and Pond

Approx. 2.59 acres (1.04 ha) in All



**5 Bedroom Bungalow (1,567ft<sup>2</sup>) (Part Unconventional Construction - formerly a static Mobile home), 2 Stables, Pond (0.35 acres) and Pasture.**

**PRICE GUIDE £450,000**

**STRICTLY VIEWING BY PRIOR APPOINTMENT ONLY - OFFERS INVITED**

**FREEHOLD FOR SALE - PRIVATE TREATY - 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](mailto:office@gileswheeler-bennett.co.uk) [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

**VIEWING INSTRUCTIONS:** Strictly and only by prior appointment with the Selling Agent. It is essential to view the drone video footage, and read the full details available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to arrange a viewing.

**DRONE VIDEO FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) and additional details, photographs and drone video footage showing the whole Property.

**LOCATION:** See **Location Plan**. The entrance to Twelve Oaks Bungalow is off Brickyard Road, Postcode SO32 2PJ. What3Words <https://w3w.co/typically.shredder.picnic>.

**DIRECTIONS:** From New Road, Swanmore take the turning into Brickyard Road signed 'Swanmore Business Centre'. Continue to the end of Brickyard Road with Business Centre on the left, continue along the gravel track for approx. 200 yards, past the ponds on the left, the Property is then on your left with a brick entrance and black metal gates.

**DESCRIPTION:** The Property extends in all to approx. 2.59 acres (1.04 Ha) as outlined red on the **Site Plan**. The spacious bungalow is positioned beside an area of hardstanding close to the stables and overlooks the pasture and the pond from a slightly elevated position.

See **Floor Plan**. The dwelling was originally constructed of a mobile home type dwelling which was made more permanent following a fire at one end in 2012. One Certificate of Lawful Use was issued in 2020 for the majority of the accommodation. An extension to the bungalow (outlined red on the **Floor Plan**) was added to the bungalow in 2018 and a second Certificate was issued on 9th January 2023 covering this extension.

The construction of the original part of the bungalow is still in part the raised structure of a mobile home, albeit with new external walls, ceilings, roof and porch. The more recent extension is conventionally built upon a concrete pad/foundation.

With 2 Timber Stables, pond of approx. 0.35 acres. Exclusive vehicular access. (The existing Polytunnel is excluded from the sale).

Land at the Property and on property nearby was worked for clay extraction. This caused the ponds in the locality. One other pond on the Property was subsequently filled in 20 years ago with inert material. This now forms the area of pasture.

**BUNGALOW AND STABLES PLANNING STATUS:** The Property benefits from two different Certificates of Lawful Existing Use:

- i) For the main and original accommodation - dated - 29th January 2020.
- ii) For the extension added in 2018 as outlined red on the Floor plan - dated - 5th November 2023

See Selling Agent's website for copy - [Click Here](#)

#### **PLANNING HISTORY:**

- [23/02580/LDC](#) - Dated 9th January 2024. Bungalow. Extension to dwelling for residential use.
- [20/00212/LDC](#) - Dated 5th May 2020. Bungalow. The residential use of a building fixed to the ground and continuously occupied for a period in excess of 4 years.
- [06/02899/FUL](#) - Dated 7th November 2006. Retrospective permission for the temporary siting of a mobile home for 3 years.

**SERVICES:** Mains water (metered) and electricity are currently connected. Private Treatment Plant. Calor gas tank serving gas hob and combination boiler to radiators and hot water.

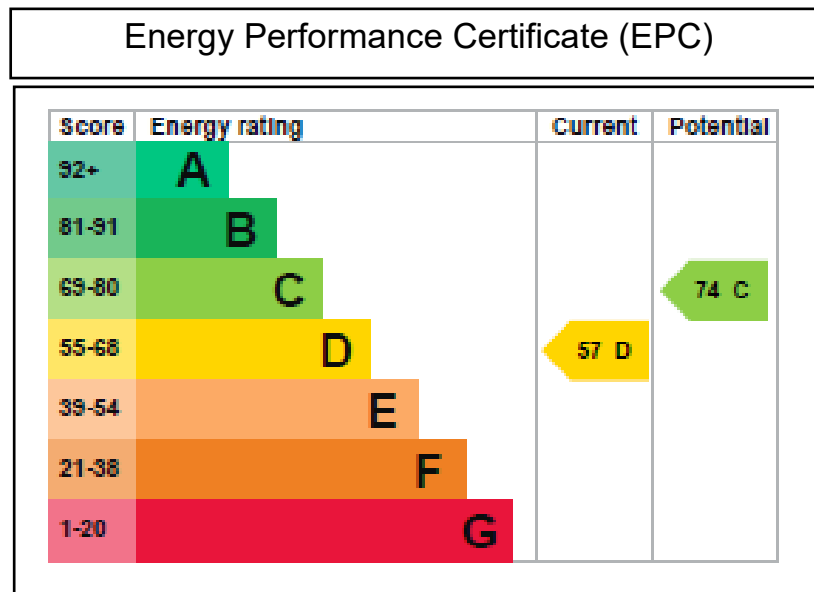
**FENCING OBLIGATIONS:** The eastern boundary of the Property is currently unfenced. A new 6ft timber closeboard fence with concrete posts will be erected by the Vendor at completion of the sale.

**COUNCIL TAX:** Property Band = A for year 2024/2025 = £1,469.67.

**LAND REGISTRY:** The Property comprises part of Land Registry Title: HP411665.

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

**DEVELOPMENT OVERAGE:** A previous owner of the Property (not the current Vendors) retains the right to receive a payment if there is Planning Permission for any '**commercial, business or residential**' development issued on the Property prior to 27th February 2029 (over 4 years remain). That payment is 25% of the increase in value caused at that time by any Planning Permission. Therefore, a Purchaser shall retain 75% of any increase in the value caused by any Planning Permission. Ask Selling Agent for a copy of the Development Overage. [Click Here](#)



See Selling Agent's website for full EPC - [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

**For Further Information Contact:**

Dominic Plumpton  
Tel: 01489 896977 Mob: 07780 000201  
Email: [Dominic@gileswheeler-bennett.co.uk](mailto:Dominic@gileswheeler-bennett.co.uk)



# SITE PLAN



Subject to Survey

# Twelve Oaks Farm, Brickyard Road, Swanmore, SO32 2PJ

Approximate Gross Internal Area = 145.6 sq m / 1567 sq ft



EXTENSION ADDED 2018

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID713153)



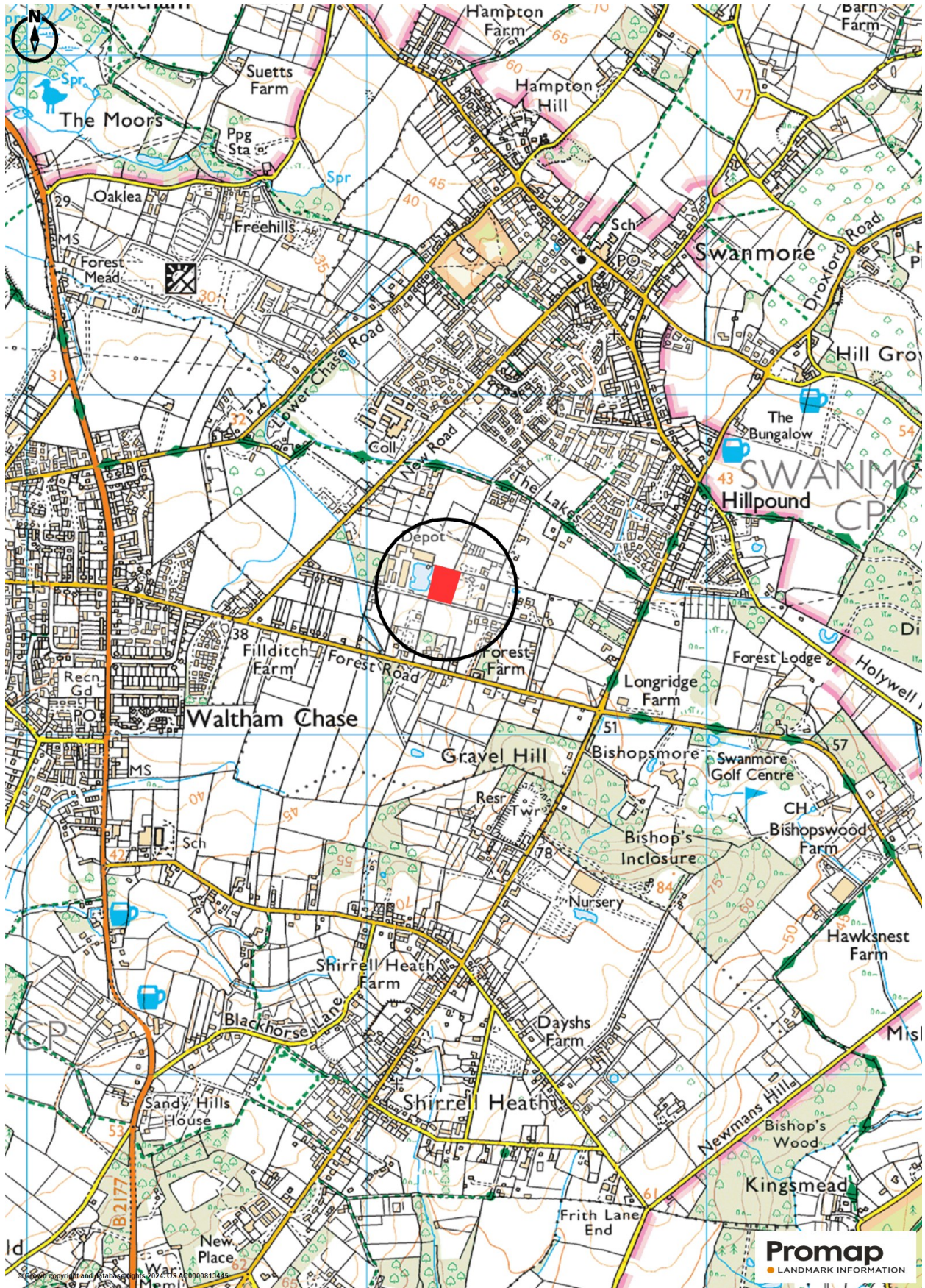


**BUNGALOW FUEL**





# 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.