

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Wychwood Cottage

Nursling Street, Southampton SO16 0XH

Approx. 0.15 acres (0.61 Ha)



A 2 Bedroom Thatched Cottage 834ft² (not Listed) with a generous garden and located close to the centre of Nursling Village. Within 1½ miles off Junction 3 of M27 motorway.

PRICE GUIDE £275,000—OFFERS INVITED

FREEHOLD FOR SALE - VACANT AND NO CHAIN



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

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

EXTERNAL VIEWING INSTRUCTIONS: UNACCOMPANIED AND WITHOUT THE NEED OF AN APPOINTMENT.

INTERNAL VIEWING - STRICTLY BY PRIOR APPOINTMENT. CONTACT THIS OFFICE 01489 896977. It is essential to view the drone video footage and read the Sales Particulars available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property. **PLEASE DO NOT PARK ON THE DRIVE OR THE GROUNDS OF THE PROPERTY.**

VIDEO 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.** <https://what3words.com/radar.tribes.tester>. Located in a residential part of the original Nursling Village the Property benefits from a good transport network and local amenities and with the opportunity to easily access more rural areas in the Romsey direction and the New Forest.

DESCRIPTION: A small detached Thatched Cottage (834ft²), estimated to date back to the 17th/18th century and positioned in approx. 0.15 acre (0.61 Ha) as outlined red on the **Site Plan**. The Property is contained within part of Land Registry Title HP673089. See Selling Agent's website for full documents.

The accommodation extends to 834ft² gross internal floor space comprising lounge, galley kitchen with larder, shower bathroom, office/studio/spare bedroom, double bedroom. The Property was fully refurbished in 2000. See **Floor Plan**.

WOODEN PEGS ON SITE - The pegs sprayed pink identify the proposed split between Cottage and the Building Plot.

BOUNDARY FENCE: The Purchasers of the adjoining Building Plot will be erecting a new boundary fence as per the wooden pegs on site sprayed pink when the new house has been constructed.

VEHICULAR ACCESS: The existing vehicular access to the Cottage off Nursling Street is proposed to serve the Building Plot. The Planning Consent includes a new vehicular access further west which will then serve the Cottage alone at the approximate position shown by the black arrow on the **Site Plan** and the proposed layout is shown on the **Building Plot - Site Plan**. The roadside hedge has already been removed to facilitate this. A Purchaser of the Cottage will need to construct the new access and parking within the area outlined red.

THATCHED ROOF: Existing thatch material is Water Reed with a top ridge of Straw. The main roof was completely re-thatched in 2000. The top ridge section was replaced in 2015. It is anticipated that the thatch will likely require complete replacement within 5 years. (A new thatch will last 20-30 years).

Estimated Anticipated Thatching Costs (excluding VAT) -

Top Ridge - £4-5,000
Whole Roof - £20,000

We have contact details of a local Thatcher who has visited the Cottage if any interested party wishes to make direct contact.

INSURANCE: The Property is currently insured on an Estate policy i.e. it is not individually insured. The Purchaser will have to undertake their own insurance enquiries. The NFU or CLA would be worth considering we understand.

DESIGNATIONS: We are not aware of any environment designations that affect the Property. The Cottage is not Listed, nor is it in a Conservation Area.

PLANNING CONSENT - BUILDING PLOT - PROPOSED HOUSE: The Vendors achieved consent dated 11th July 2023 with reference [22/02354/FULS](#) for the construction of 'dwelling with new access, parking and landscaping, and alterations to existing access'. Gross Internal Area (GIA) being 1,128ft². See link - [22/02354/FULS](#). The proposed location of this house is immediately to the east of the Cottage as shown outlined blue on the **Site Plan** and **Building Plot - Site Plan**.

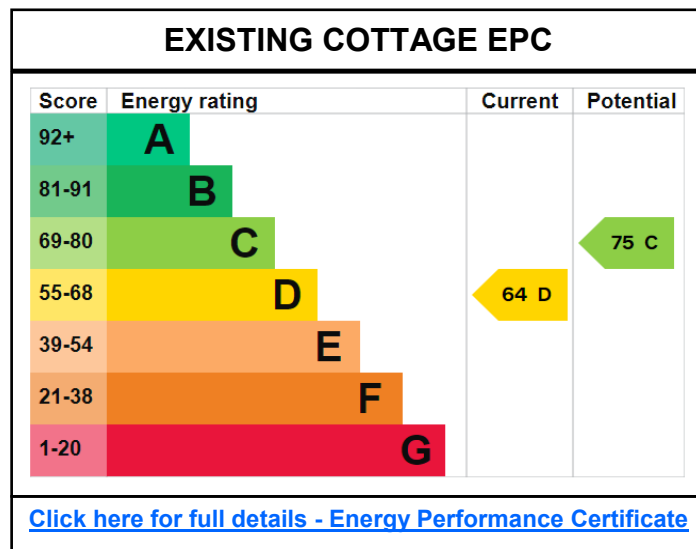
See Design and Access Statement on Selling Agent's website - [Click Here](#)

TPOs: TPO.TVBC.1234 - TPO relating to the existing Yew tree in the adjoining Building Plot close to the middle of the site near the northern boundary. See TPO Plan within these Particulars.

SERVICES: Mains Water, Gas, Electricity and Mains Drainage are all connected. The Worcester boiler (gas) was purchased and installed in 2016 .

EXISTING COTTAGE COUNCIL TAX: Property Band = D for year 2024/2025= £2,068.20.

LOCAL AUTHORITY: Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, Hampshire SP10 3AJ. Tel: 01264 368000. <https://www.testvalley.gov.uk/>

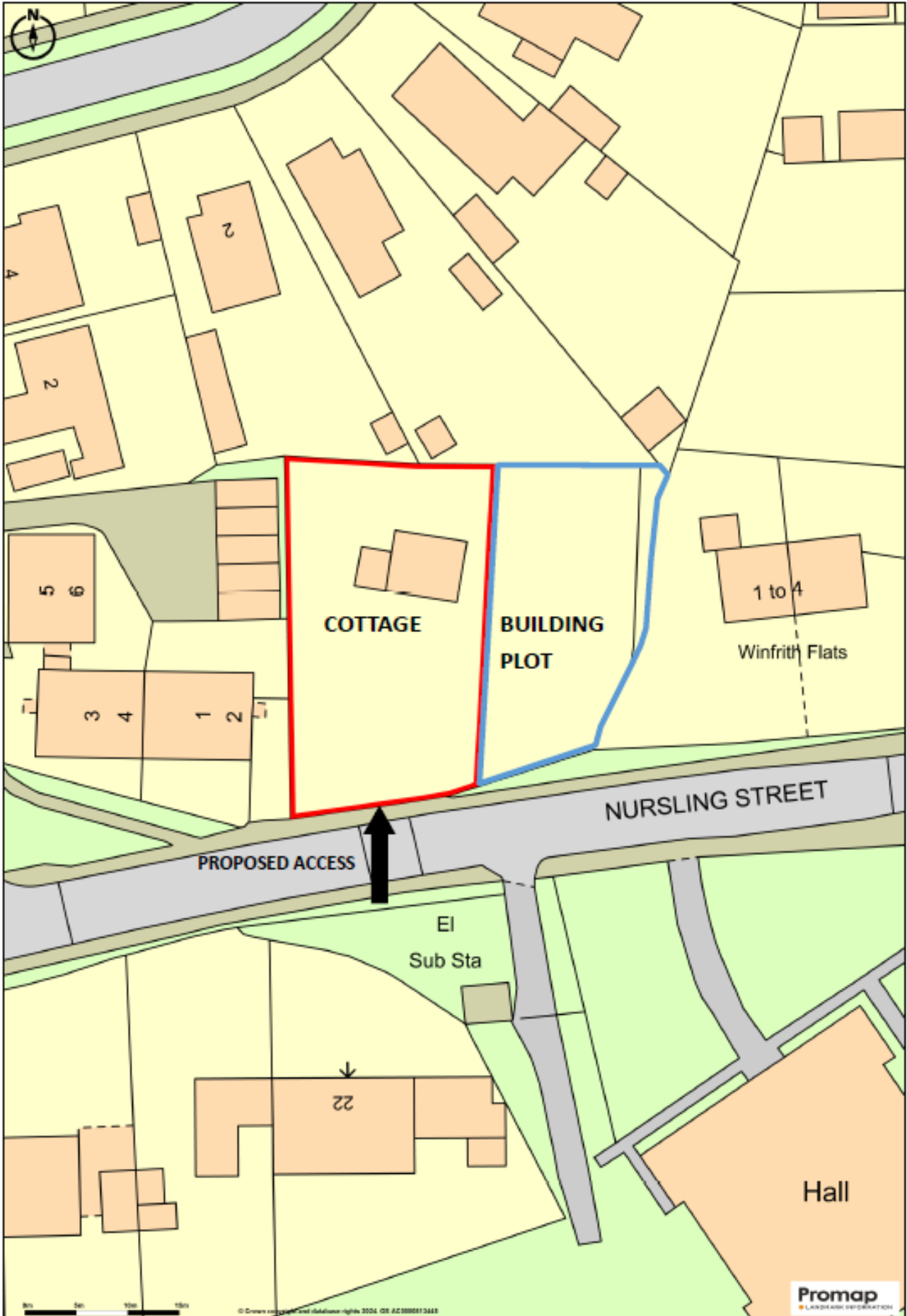


OFFER INSTRUCTIONS:
Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

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



SITE PLAN



Subject to Survey









THATCHED COTTAGE - FLOOR PLAN



Approximate Gross Internal Area = 77.5 sq m / 834 sq ft

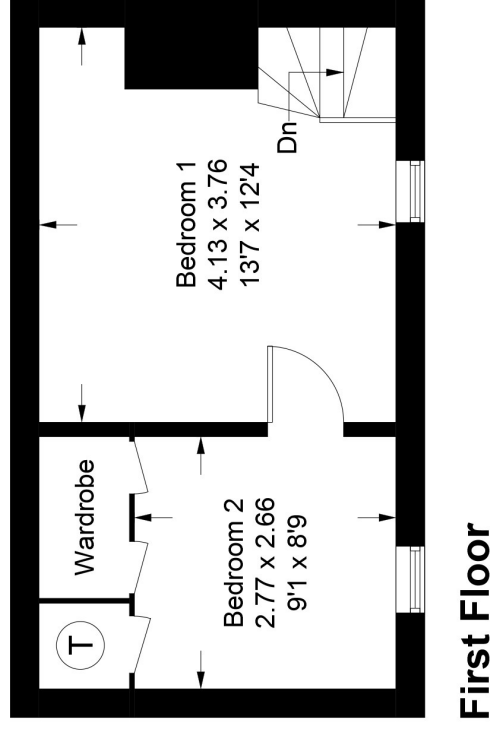
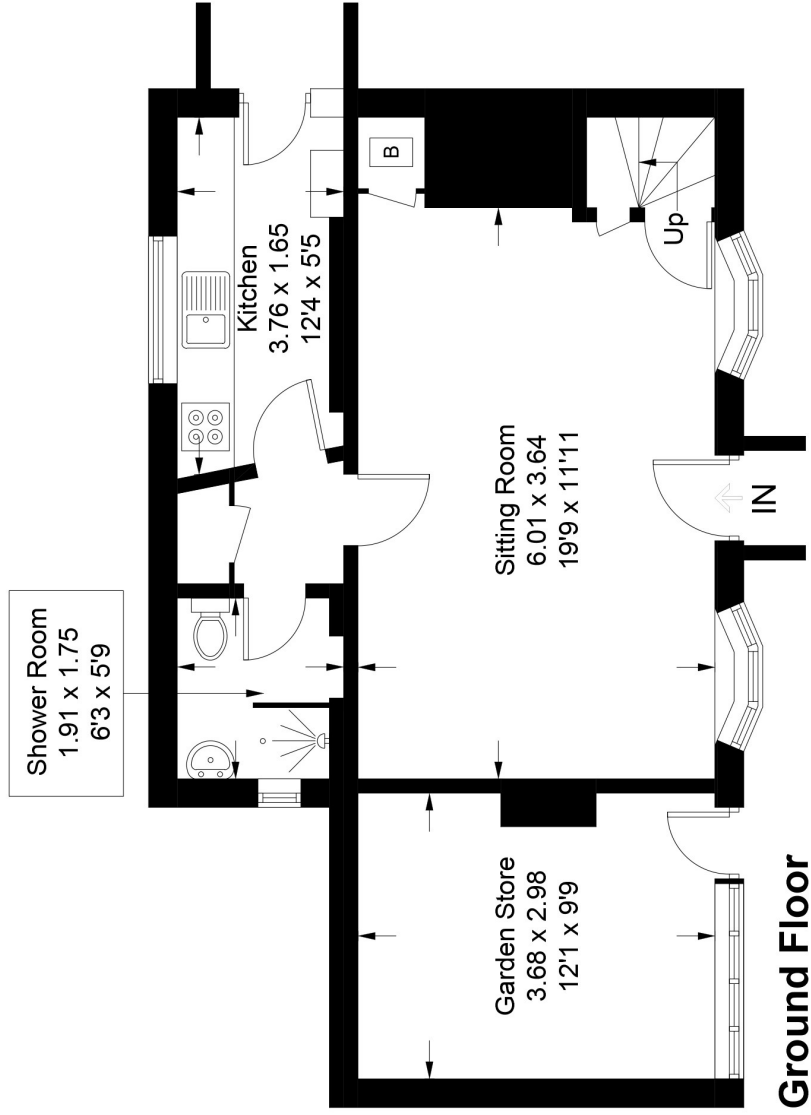
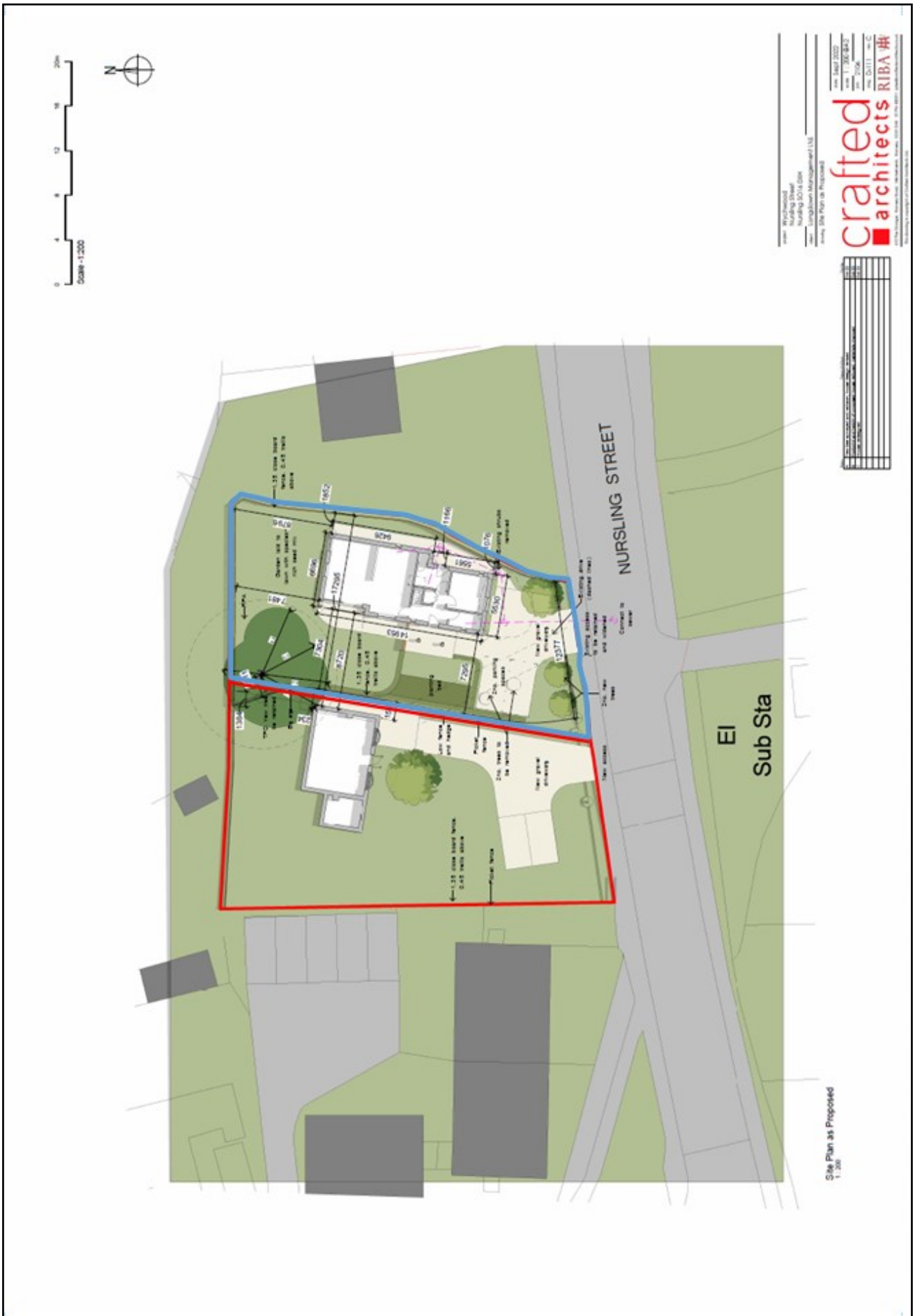


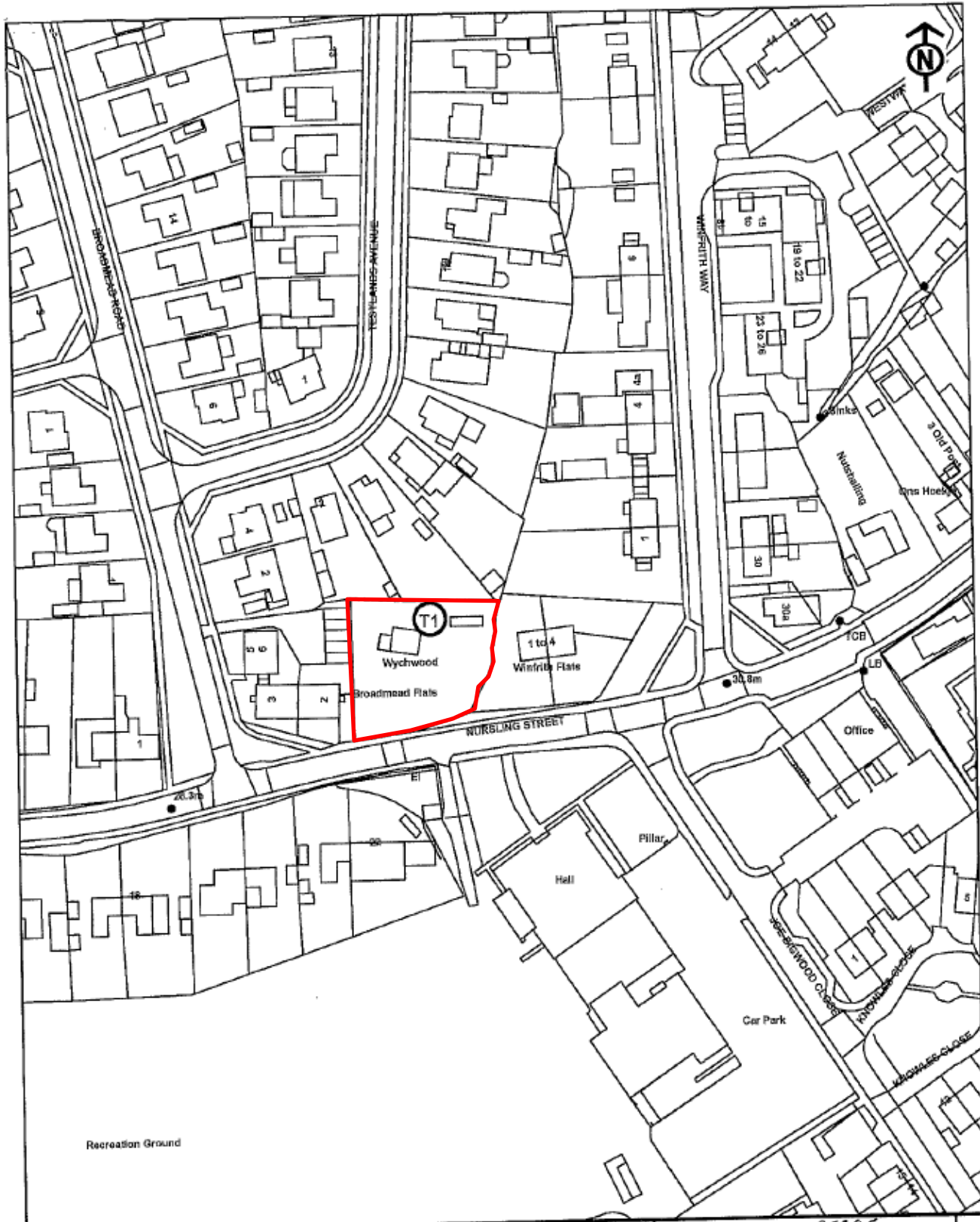
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1038791)

BUILDING PLOT - SITE PLAN



Subject to Survey

TPO PLAN



Tree	Area
Group	Woodland

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198-201

TREE PRESERVATION ORDER TVBC 1234
 Location: Wychwood, Nursing Street, Nursling, SO16 0XH

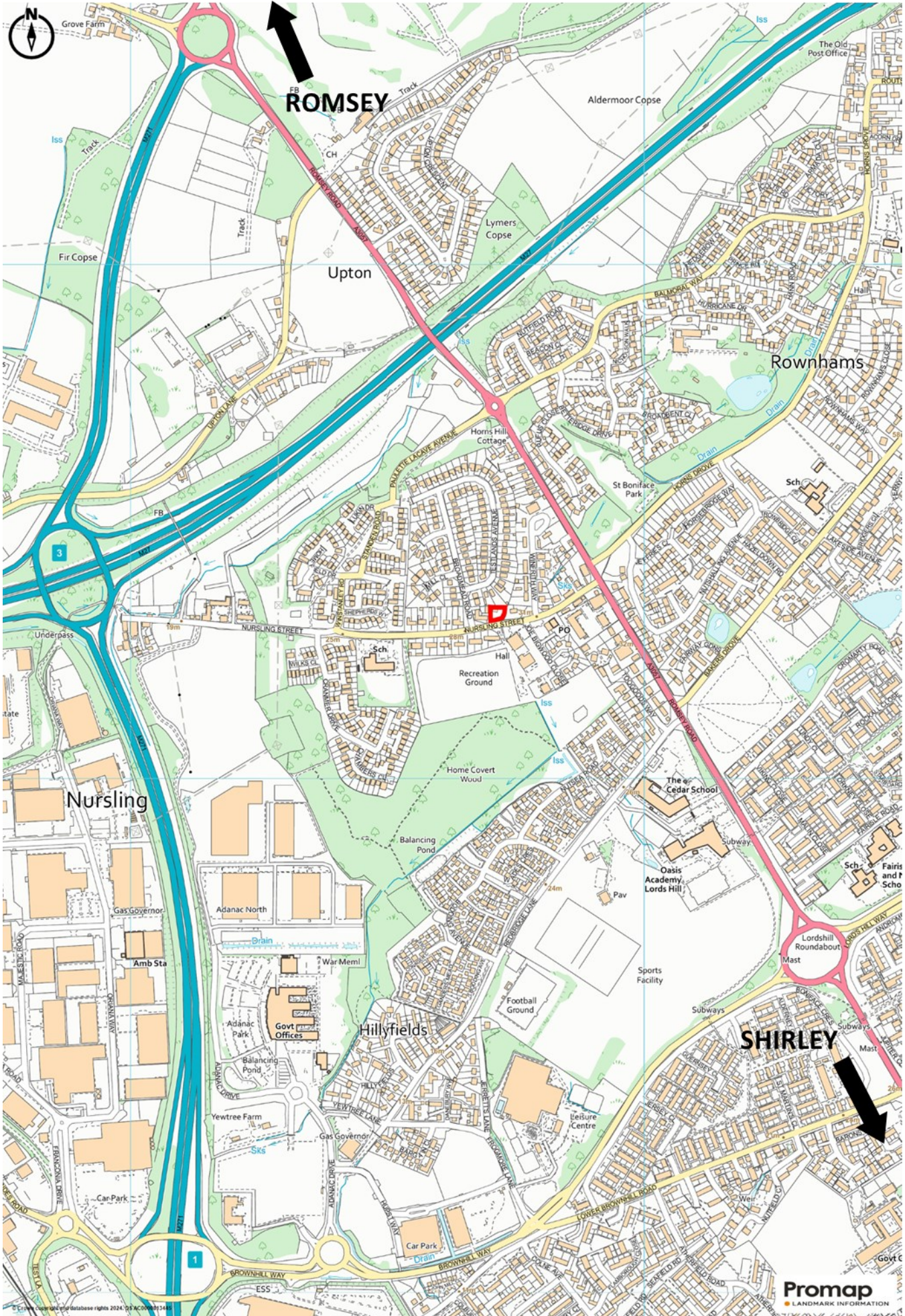
Test Valley *25095* *TVBC*
 Borough Council

HEAD OF PLANNING AND BUILDING
 BEECH HURST, WEYHILL ROAD
 ANDOVER, HAMPSHIRE: SP 10 3AJ
 Tel: 01264 396000

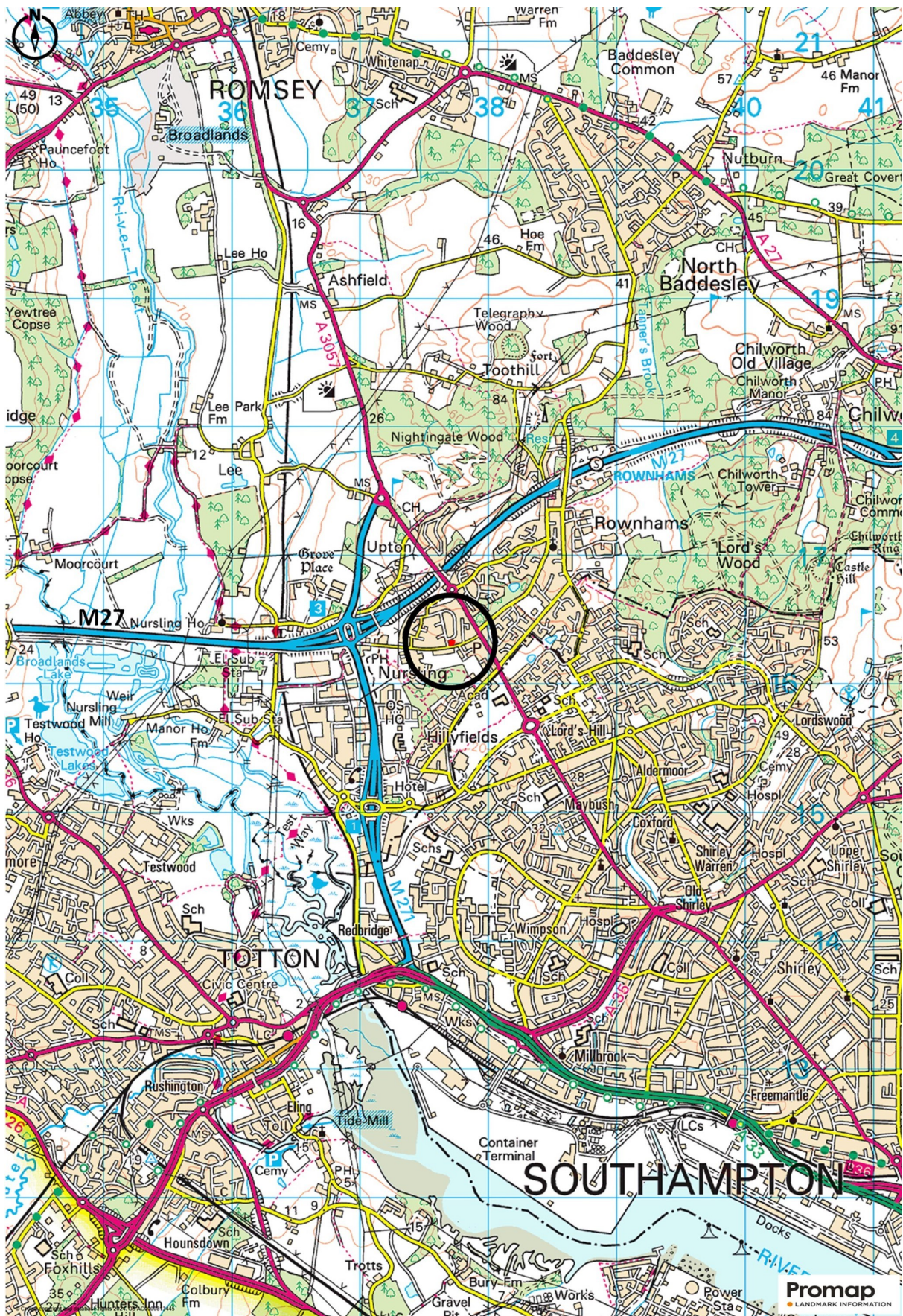
OS Grid: SCALE: 1:1250 DATE: DECEMBER 2021 DRAWING No: 1

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LOCATION PLAN 1



LOCATION PLAN 2



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

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