

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## NETHERHILL

NEAR BOTLEY, SOUTHAMPTON, SO32 2BP

**A single block of Grade 2 quality agricultural pasture land**

**Approx. 43.28 acres (17.51 Ha) in All**



Lying between the villages of Boorley Green and Durley, north of the market town of Botley and outside the South Downs National Park. A single block of good quality pasture land with a primarily southeasterly aspect falling towards the River Hamble, numerous access points onto the local highway network. Road frontage. Water connected. Suitable for agricultural, conservation, biodiversity, equestrian, woodland, recreation or other uses subject to planning where necessary.

Lot	Description	Acres	Hectares	Price Guide
1	Pasture land	14.05	5.69	250,000
2	Pasture land	5.79	2.34	175,000
3	Pasture land	5.37	2.17	160,000
4	Pasture land	9.03	3.65	200,000
5	Pasture land	9.04	3.66	200,000
<b>The Whole</b>		<b>43.28</b>	17.51	<b>£985,000</b>

**AVAILABLE AS A WHOLE, OR IN UP TO 5 LOTS**

**OFFERS INVITED—FREEHOLD SALE BY PRIVATE TREATY**



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

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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: Car Parking**—Please use the parking positions identified on the Lotting Plan to avoid congestion on the narrow lanes. Please use gate to Lot 4 when viewing Lot 5. On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. NO DOGS. It is essential to view the drone

**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**. The Property is located on the northern side of the highway known as Netherhill Lane, which is a single track C class road. The property lies between the villages of Durley (to the north) and Boorley Green (to the southwest), with the market towns of Botley & Bishops Waltham some 2km to the south and 3km to the northeast respectively. The property falls outside of the South Downs National Park (SDNP). The main vehicular entrance to the property is (What3Words) [paused.sour.presenter](#).

**DIRECTIONS:** See **Location Plan**. From Botley town centre, take the A334 eastwards towards Wickham. Immediately after the railway station bear left on to the B3035 heading northeasterly towards Bishops Waltham. Take the second left hand turn off of the B3035 along Wangfield Lane and after approx. 1 km turn right on to Netherhill Lane heading north. Travel along Netherhill Lane for approx. 1.5 km continuing past the turning to Durley and the main entrance to the land will be found right in front of you at the sharp righthand bend.

**DESCRIPTION:** See **Lotting Plan**. The Property extends in all to approx. 43.28 acres (17.51 Ha) which is all laid to permanent pasture. The pastureland is currently divided into 3 parcels by established hedgerows, and subject to how the property is sold, additional fences will be requested to be erected along in the position identified by the dotted lines on the attached Lotting Plan. Wooden Pegs (sprayed orange) identifying the location of these dotted lines have been placed on the land.

According to the Agricultural Land Classification, the majority of the land is classified as Grade 2 quality with the southern most tip of Lot 5 being classified as Grade 1.

The geological survey map of England and Wales, indicates the property to fall under two soil types. The northern portion is classified as the Wickham 3 Series, which is a slowly permeable seasonably water-logged fine loamy over clay soil, with the southern portion being classified as The Bursledon Series, which is a deep fine loamy soil with slowly permeable subsoils.

The land is located on the crest of a hill with the northern parcels falling north westwards and the southern parcels falling in a southeasterly direction towards the River Hamble. The highest point of the property falls within Lot 2 at 37m above mean sea level with the lowest point being located at the southern tip of Lot 5 at approx. 15m above mean seal level.

**LAND REGISTRY TITLE:** The Property forms part of Land Registry Title **HP873894**. Please see **Additional Documents** for copies of Register and Plan.

**PUBLIC FOOTPATH:** A Public Footpath crosses Lot 1 as identified on the Lotting Plan. See extract of the Definitive Plan on which the routes of the Public Footpaths are shown by purple lines.

**PRIVATE RIGHTS OF WAY:** As identified above, access to Lot 1 is via an unrestricted Right of Way over the neighbouring property's land coloured yellow on the Lot Plan. Consequently this access is shared with the adjoining landowner, as well as accommodating a Public Footpath.

**PLANNING:** All of the land is classified as agricultural land situated in the countryside to which the relevant countryside policies of the current Winchester City Council Local plan apply.

**SOUTH DOWNS NATIONAL PARK AUTHORITY:** The property falls outside of the South Downs National Park Authority.

**WINCHESTER CITY COUNCIL:** City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ. Tel: 01962 840222. [www.winchester.gov.uk](http://www.winchester.gov.uk)

**BIODIVERSITY NET GAIN (BNG):** There may be the potential for parts of the Property to be managed in a way, or with new habitats established, to be suitable for use as part of the new requirement for development to provide a 10% biodiversity net gain. Such BNG Credits can then be sold to developers. See the RICS note for your interest - [BNG](#).

**SERVICES:** Mains water is connected to a number of troughs on the property, which can be subdivided if the property is sold in Lots, with each Lot having rights to connect to its own independent water supply.

**ACCESS:** The property benefits from 5 access points (Gates) off Netherhill Lane with the entrance into Lot 1 being obtained over an unrestricted Right of Way over the track coloured yellow on the attached **Lotting Plan**. The right of way over this track is defined more particularly as *"a right of way over and along the 12ft trackway"*.

**VIEWING:** Parties looking to view Lot 5 are advised to access the gate into Lot 4 and walk to Lot 5 (to avoid the barbed wire currently attached to the gate into Lot 5).

Lot		Access Gateways — What3Words
1	Approx. 14.05 acres pasture land, accessed via a Right of Way. Bound by established hedgerows. Public Footpath. 11kv overhead electricity line.	<a href="https://www.what3words.com/cookery.ruler.regal">cookery.ruler.regal</a>
2	Approx. 5.79 acres pasture land. Esso pipeline route. Unfenced boundary against Lot 3, identified by wooden pegs.	<a href="https://www.what3words.com/throat.sprouting.waddle">throat.sprouting.waddle</a>
3	Approx. 5.37 acres. Pasture land. Unfenced boundary against Lot 2, identified by wooden pegs.	<a href="https://www.what3words.com/landmark.unscathed.charts">landmark.unscathed.charts</a>

**ACCESS Gateways—What3Words Continued:**

Lot		Access Gateways — What3Words
4	Approx.9.03 acres. Pasture land. Unfenced boundary against Lot 5, identified by wooden pegs.	<u><a href="#">stylists.topmost.escape</a></u>
5	Approx. 9.04 acres. Pasture land. Unfenced boundary against Lot 4, identified by wooden pegs. Overhead 33kv electricity line.	<u><a href="#">mysteries.compose.limitless</a></u>
The Whole		

**EASEMENTS AND WAYLEAVES:** An Esso Pipeline crosses the property (Lot 1). Overhead 11kv and 33kv electricity lines cross the Property.

**PROPOSED BOUNDARY FENCES:** If Lots 2-5 are sold separately, then the new boundary fence required shall be erected by one of the adjoining Purchasers and this shall be subject to negotiation with the Selling Agent.



**For Further Information Contact:**

Paul Harris

**Mob:** 07813 145984

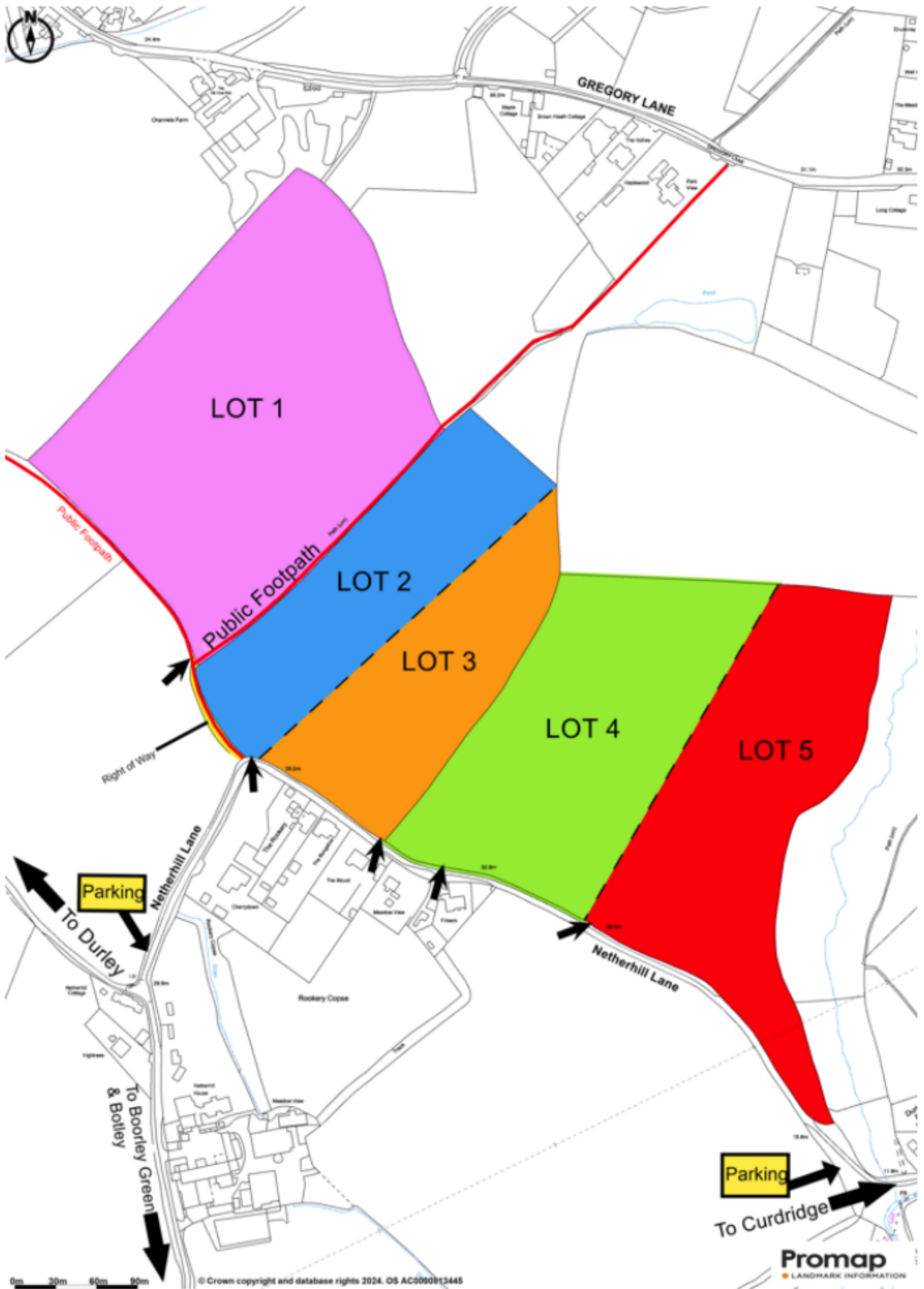
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**Email:** [paul@gileswheeler-bennett.co.uk](mailto:paul@gileswheeler-bennett.co.uk)

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



# LOTING PLAN



Subject to Survey



**LOT 1**



**LOT 1**



**LOT 1**



**LOT 1**



**LOT 1**



**LOT 1**



**LOT 1**



**LOT 1**



**LOT 2**



**LOT 2**



**LOT 2**



**LOT 2**



**LOT 2**



**LOT 2**



**LOT 3**



**LOT 3**



**LOT 3**



**LOT 3**



**LOT 3**



**LOT 3**





**LOT 4**



**LOT 4**



**LOT 4**



**LOT 4**



**LOT 4**



**LOT 4**



**LOT 4**



**LOT 5**



**LOT 5**



**LOT 5**



**LOT 5**



**LOT 5**



**LOT 5**

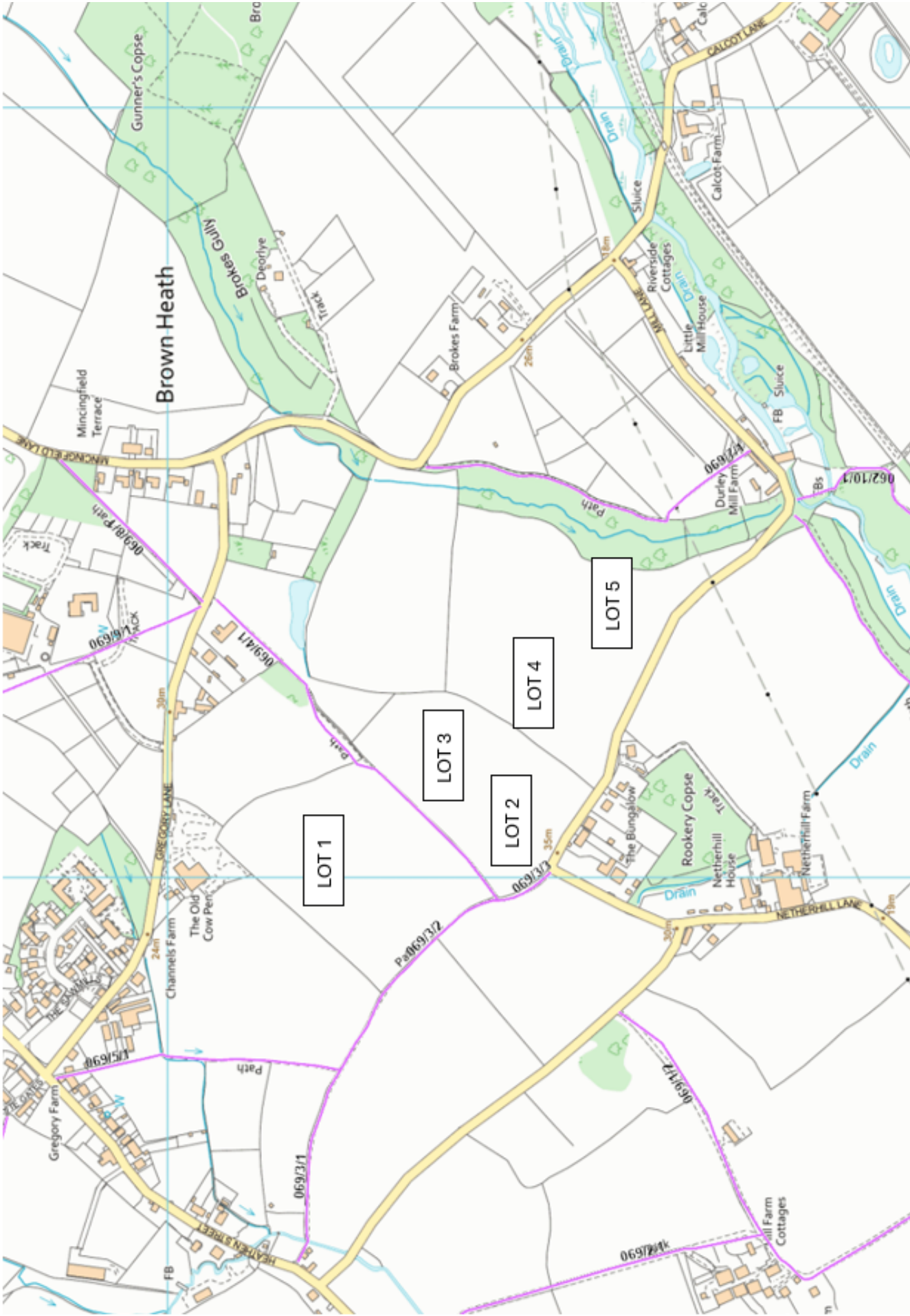


**LOT 5**

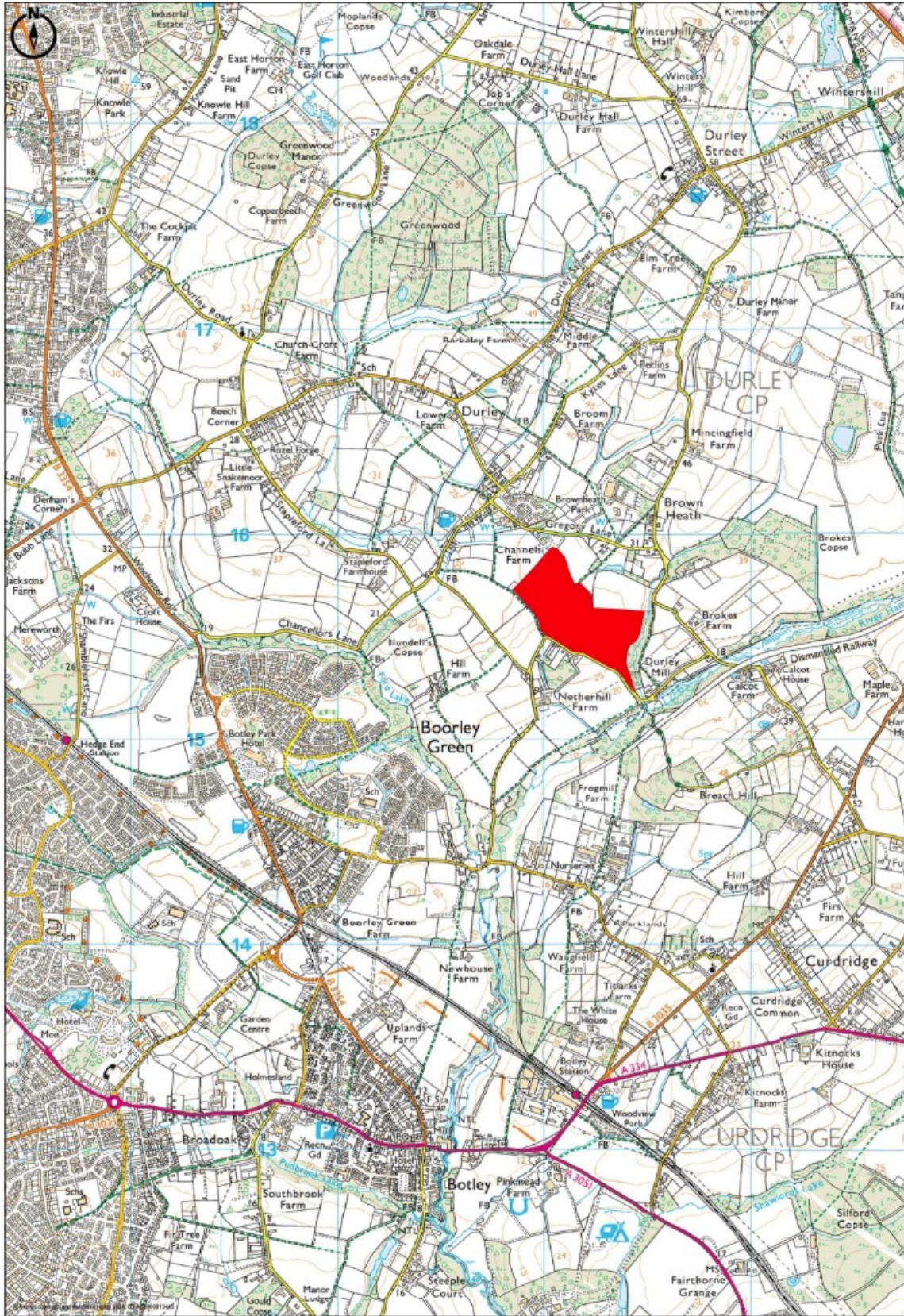


**LOT 5**

# DEFINITIVE MAP—PUBLIC FOOTPATHS



# LOCATION PLAN



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:25000 Paper Size - A4

## FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

### IMPORTANT NOTICE

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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.

June 2023