

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## MAIDENSTONE HEATH

**Blundell Lane, Bursledon SO31 1AA**

**Approx. 3.20 acres (1.29 Ha) in All**

**On the Banks of the River Hamble**



**Set within its own established grounds providing seclusion. Main House extending to approx. 6,183ft<sup>2</sup> providing approx. 5,510ft<sup>2</sup> living accommodation and approx. 930ft<sup>2</sup> for office space. Additional detached Cottage (approx. 678ft<sup>2</sup>) and further Boat House (999ft<sup>2</sup>). Attractive Lake (approx. 0.29 acres), Woodland and Gardens. Potential Grazing or Orchard (approx. 0.50 acres). This property has much flexibility and potential to be adapted to provide a required individual layout and mix of uses for a Purchaser in a unique setting. Not Listed.**

**PRICE GUIDE £2,950,000**

**OFFERS INVITED**



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 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**. The Property is off a narrow lane a short distance from the A27 main road. Postcode SO31 1AA.

**DIRECTIONS:** What3Words: <https://what3words.com/drive.design.types>. From the A27 main road in Bursledon, close to the Bridge across the River Hamble, turn into Blundell Lane which is off the northern side of the A27 main road, on the western bank of the River.

**DESCRIPTION:** Maidenstone Heath is an impressive Property extending to approx. 3.20 acres in all occupying a wonderful position overlooking the River Hamble. The existing House dates back to the 14th Century (not Listed). Located off a narrow lane, yet in close proximity to various routes of transport.

**THE GROUNDS:** The Property in all extends to approx. 3.20 acres comprising:

• Dwellings, Boat House, driveway and gardens	1.24 acres
• Woodland (to the west)	1.17 acres
• Potential Pasture and Orchard	0.50 acres
• Lake	0.29 acres
<b>TOTAL Approx.</b>	<b>3.20 acres</b>

- **Main House** - Total accommodation approx. 6,183ft<sup>2</sup> including approx. 930ft<sup>2</sup> office use as shaded green on the **Floor Plan**.

See **Floor Plan** on which the parts used for residential use are shaded yellow and those currently used for office use are shaded green. The accommodation extends to over 3 floors with bedrooms in the attic. There is a Roof Terrace at the First Floor at the southern end. Lift to First Floor.

The living accommodation provides spacious rooms and a layout that has the potential to be altered to suit a Purchaser's requirement.

Dining Room and Sitting Room currently with multi fuel stoves. Numerous open fireplaces throughout the House.

- **Barn Owl Cottage** - Approx. 678ft<sup>2</sup> residential use, ancillary to the Main House. See **Site Plan**. Recently refurbished. Integrated appliances (washer, dryer and dishwasher). Underfloor heating in bathroom. Night storage heaters elsewhere. Large double bedroom with built in wardrobes and ensuite.
- **Boat House** - Approx. 999ft<sup>2</sup> including Loft. Planning Consent was achieved for 1 x Bedroom residential use on the first floor in 2011 which was not implemented. **This consent could be achieved again subject to a successful application.** See Planning History. Currently used for Storage. Double Doors out onto Lane.
- **Garage** - Brick Double Garage with Planning Consent for replacement Timber framed double Car Port with Storage. See Planning History.
- **Woodland** - Approx. 0.50 acres of mature woodland with impressive broadleaved and coniferous specimens providing natural habitat, setting and seclusion.
- **Lake** - Extending to approx. 0.29 acres a Lake beside the main entrance drive provides an opportunity for recreation and conservation. Attracts wildfowl.
- **Potential Grazing or Orchard** - Total approx. 0.50 acres as identified by dotted line on the **Site Plan** to facilitate grazing or an Orchard or further Tree Planting. To the west adjoining the woodland there are areas of rough grassland that could be improved.

**GARDEN:** Mainly laid to lawn with a wall along the northern boundary comprising 2 small brick buildings. Providing seclusion and a view across the river. With mature specimen trees creating an impressive setting.

**PARKING:** There is plenty of space for many vehicles. Electric car charging point fitted at rear of house.

**ACCESS:** The Property benefits from 2 vehicular access points off Blundell Lane as identified by the arrows on the **Site Plan**.

**LAND REGISTRY:** The Property comprises the entirety of Title HP308731. See Selling Agent's website for Title Plan and Register.

**LISTED:** No part of the Property is listed.

**PLANNING DESIGNATIONS:** The majority of the Property lies within Old Bursledon Conservation Area. Old Bursledon Special Policy Area. The Property lies within the land zoned as 'Countryside' within Eastleigh Borough Council's Local Plan.

**PLANNING HISTORY:**

- **29th June 1990 - Planning Ref No: Z/18838/012/00** - See Link - [Click Here](#)  
Consent for conversion of Summer House into a 1 Bedroom House with single storey extension - Barn Owl Cottage.
- **4th May 1994 - Planning Ref No: C/18838/015/00** - See two links - [Click Here](#) and [S106](#)  
Consent for alterations as change of use from Rest Home to Private Residence with ancillary office accommodation - MAIN HOUSE S106 Agreement dated 8th April 1994 relating to use of Barn Owl Cottage.
- **8th November 2011 - Planning Ref No: C/05/55200** - See Link - [Click Here](#)  
Consent for the conversion of Boat House to a 1 Bedroom self contained annex at First Floor level. This development did not get carried out. It has the potential to be renewed.
- **16th June 2022 - Planning Ref No: H/22/92812** - See Link - [Click Here](#)  
Consent for demolition of existing garage and construction of timber framed Open Double Car Port with enclosed storage with tiled roof. Consent requires implementing by 16th June 2025.

**RIVER HAMBLE:** With a Public Hard available close by for launching craft. With numerous marinas and boatyards providing moorings for yachts and motorboats. The river is tidal right up to Botley and Curbridge where you can take river craft to the 'Horse and Jockey' Public House for a drink or lunch. The 'Jolly Sailor' Public House is a short distance down stream and can be reached from the river.

**TRANSPORT:** The Property benefits from a broad range of transportation available in the area: M27 Junction 8 - 1.5 miles. Bursledon Train Station - 0.3 miles. Southampton Airport - 6.6 miles. Ferry Ports - Southampton 6.1 miles, Portsmouth 14.5 miles. London by road 84.5 miles. London by Train—within approx. 2 hours via Bursledon Station.

**TPOs:** None. Any works to trees requires consent in a Conservation Area, from the Local Authority.

**SERVICES:** Mains Gas, Electricity (3 Phase available) and Water. 2 Septic Tanks (one shared with neighbour) serve the dwellings.

**BROADBAND:** Fibre is currently being laid along Blundell Lane (December 2024). Ultrafast 'City Fibre' 2.5GB will be available.

**COUNCIL TAX:** 1 x bill = Property Band H for year 2024/2025 = £4,204.98.

**BUSINESS RATES:** None charged.

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

**RIVER HAMBLE COUNTRY PARK:** There is a Public Footpath from Blundell Lane along the river to the north that leads into the Country Park. <https://www.hants.gov.uk/thingstodo/countryparks/rhcp>

**METHOD OF SALE:** By Private Treaty.

**For Further Information Contact:**

Dominic Plumpton

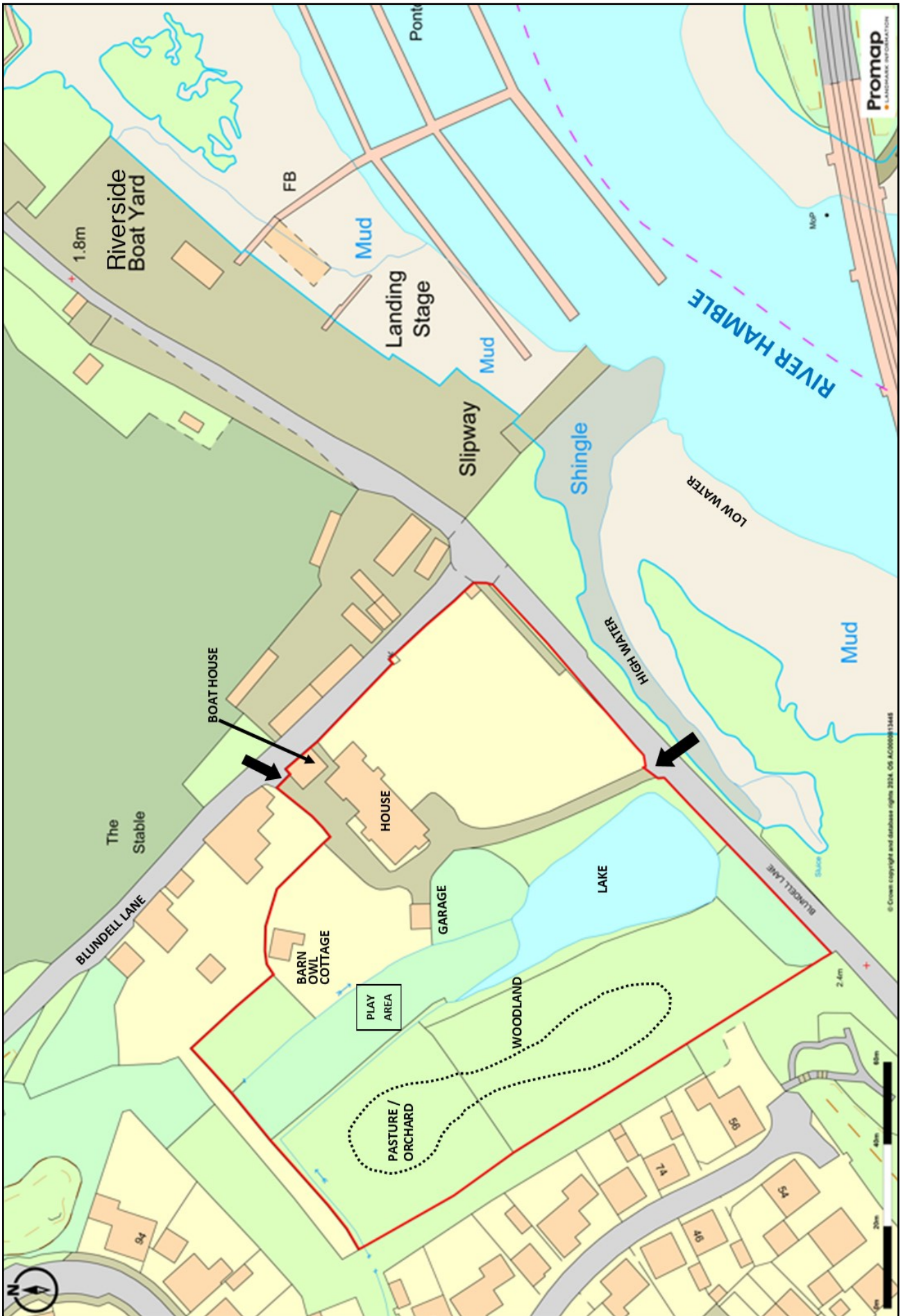
**Tel:** 01489 896977 **Mob:** 07780 000201

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



# SITE PLAN



Subject to Survey

# FLOOR PLAN - HOUSE

## Maidenstone Heath

Approximate Gross Internal Area = 574 sq m / 6183 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1149790)

# FLOOR PLAN

## BARN OWL COTTAGE, BOAT HOUSE AND GARAGE

**Approximate Gross Internal Area**

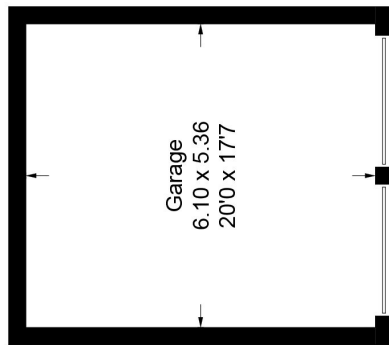
Barn Owl Cottage = 63 sq m / 678 sq ft

Boat House = 93 sq m / 999 sq ft

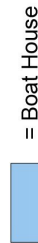
Garage = 33 sq m / 352 sq ft

Total = 189 sq m / 2029 sq ft

 = Reduced headroom below 1.5m / 5'0"



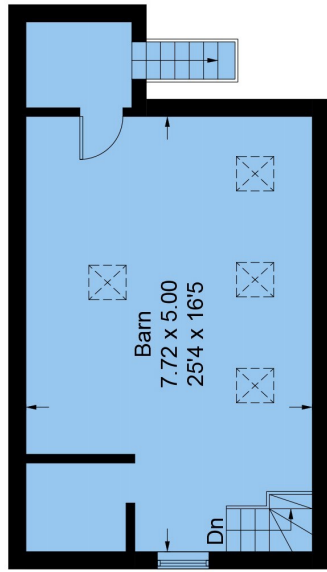
(Not Shown In Actual Location / Orientation)



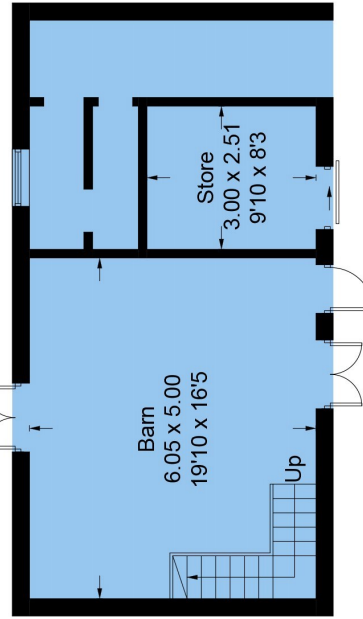
= Boat House



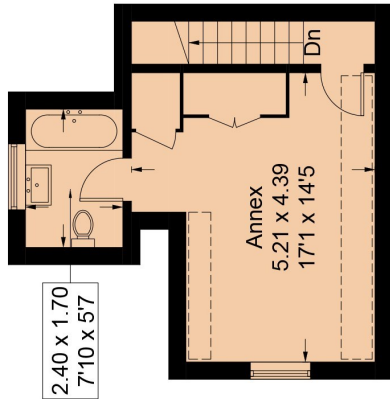
= Barn Owl Cottage



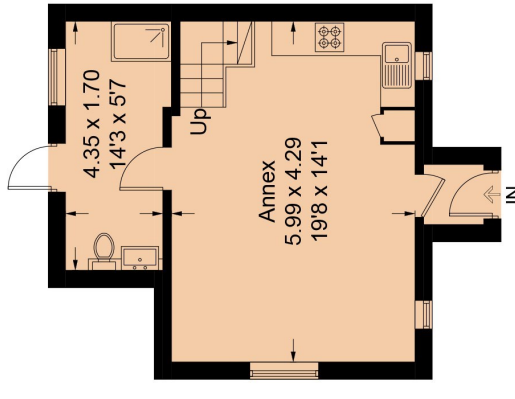
**Boat House - First Floor**



**Boat House - Ground Floor**



**Barn Owl Cottage - First Floor**



**Barn Owl Cottage - Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1149790)

## HISTORY

From research undertaken by the Vendors the oldest part of the house is understood to date back to 14th century, an inventory dated 1622 records its contents. From 1748 there is a continuous history of the Property that can be traced from records. A report undertaken in 2012 by the Vendors can be obtained from the Selling Agent.

The Vendors purchased Maidenstone Heath in 1992 when it was at that time being used as a Rest Home and they achieved Planning Consent in 1994 to convert the main building back to a private residential use with office accommodation too, which they have used for their own staff and business ever since.

Shortly after purchasing Maidenstone Heath the Vendors converted Barn Owl Cottage to living accommodation. In 2011 they also achieved Planning Consent for the Boat House to be used for residential purposes, but this Consent was not implemented and so has lapsed.

### **Historic View from Blundell Lane looking west**













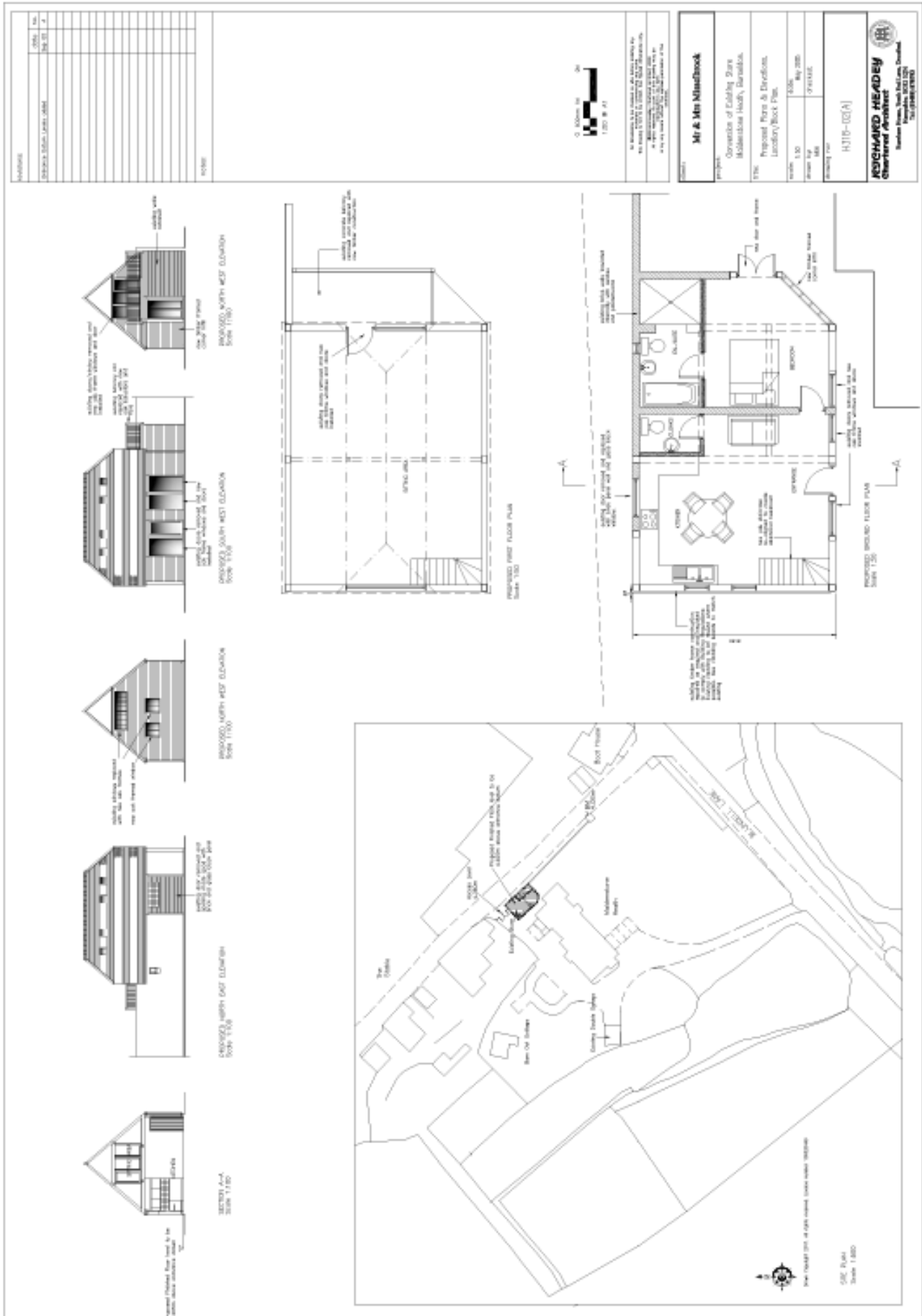


**BOAT HOUSE**

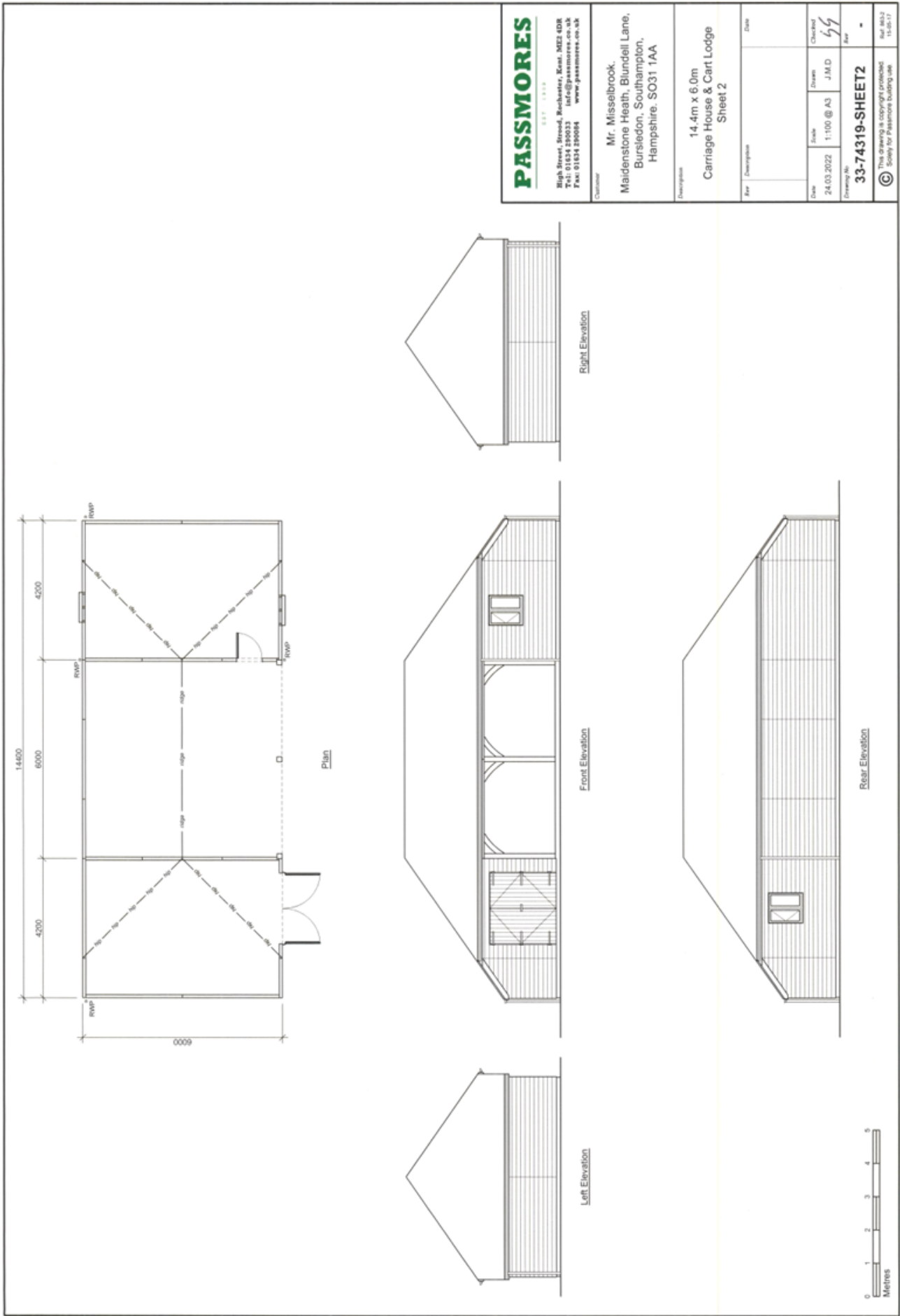
# BARN OWL COTTAGE



# BOAT HOUSE PROPOSED ELEVATION AND FLOOR PLAN (CONSENT DATED 2011 - WHICH HAS LAPSED) (PROPOSED LIVING ACCOMMODATION AT FIRST FLOOR LEVEL ONLY)



# GARAGE/CAR PORT PROPOSED ELEVATION AND FLOOR PLAN



**PASSMORES**  
EST. 1979

High Street, Basingstoke, Hants. RG24 0NR  
Tel: 01256 333333  
Fax: 01256 330004  
www.passmore.co.uk

Client: Mr. Misselbrook  
Maidenstone Heath, Blundell Lane,  
Bursledon, Southampton,  
Hampshire. SO31 1AA

Description: 14.4m x 6.0m  
Carriage House & Cart Lodge  
Sheet 2

Rev	Description	Date

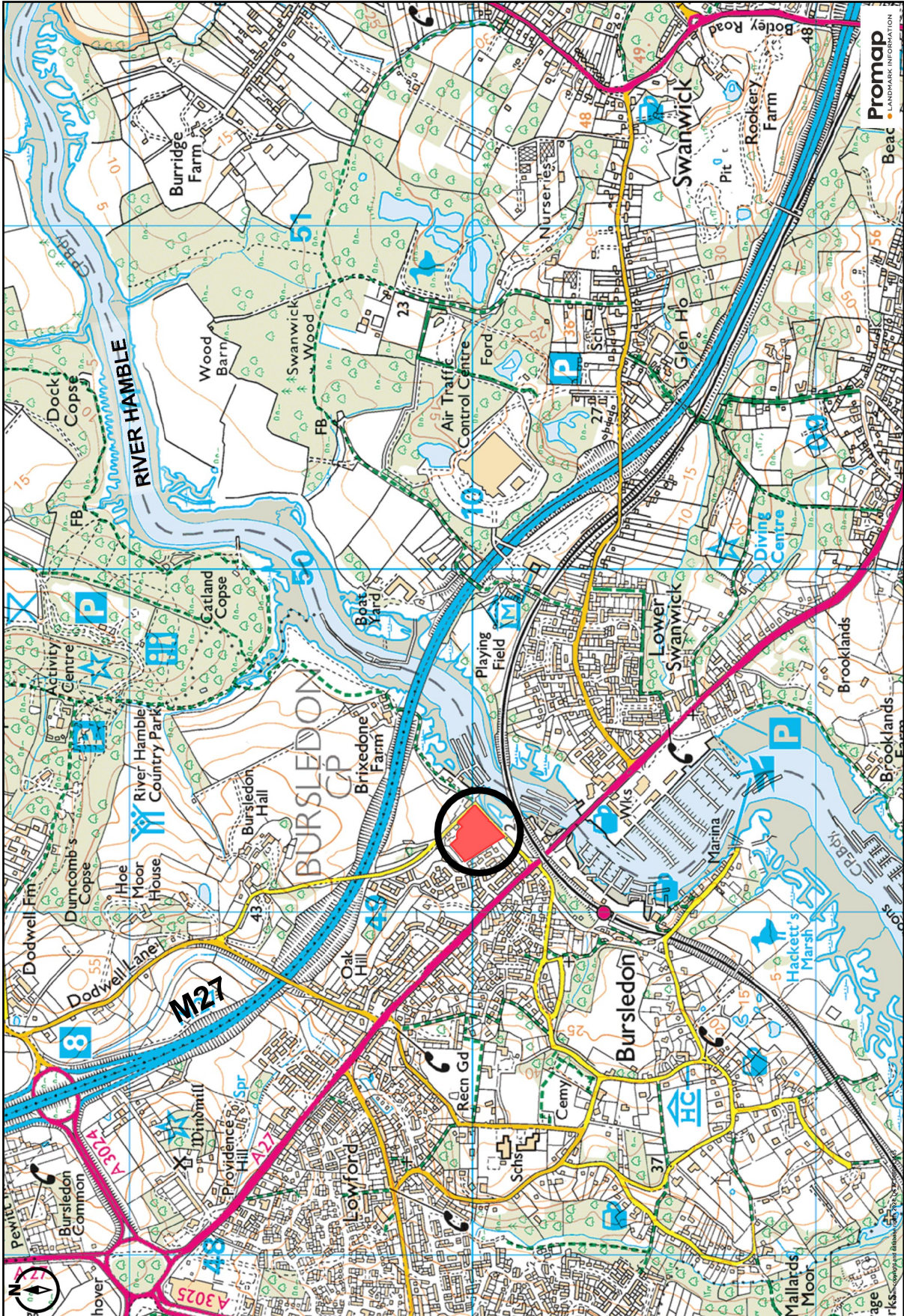
Date	Scale	Drawn	Checked
24.03.2022	1:100 @ A3	J.M.D	J.S.

Drawing No: **33-74319-SHEET2**

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# LOCATION PLAN



**FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE**

**IMPORTANT NOTICE**

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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.
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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.