

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

LONG ACRE

Lee Ground, Fareham PO15 6RP

Approx. 1.07 acre (0.43 Ha) in All

Near to Whiteley Shopping Centre

5 min walk to Skylark Golf and Country Club



Occupying a spacious plot with approximate dimensions 19m x 224m. 3 bedroom bungalow (1,382ft²). Detached 1 bedroom Annex (658ft²) at the rear. Spacious garden. Brick outbuilding suitable for storage, stables, alternative uses, subject to planning where needed. Paddock (0.64 acres) suitable for grazing. Plenty of parking. Consent for double garage. Historical access to woodland at rear of property. Well located: 15 min walk to Whiteley shopping centre/10 min drive to Swanwick railway station/ short drive to Southampton airport and Parkway railway station (1 hour to Waterloo). Short drive to the Solent.

PRICE GUIDE £850,000

OFFERS INVITED

FREEHOLD FOR SALE - BY PRIVATE TREATY - VACANT 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 prior to visiting the Property.

VIDEO DRONE 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**. What3Words: <https://what3words.com/extremes.sharpened.pasta>.

DIRECTIONS: See **Location Plan** on which the Property is highlighted red and circled. The Property can be accessed from either Junction 9 of M27 via Leafy Lane and Bader Way from the west, or from Titchfield Park from the south (over the motorway), or off Titchfield Lane from the east.

DESCRIPTION: 'Long Acre' has much potential and offers great flexibility. The Property extends in all to 1.07 acres (0.43 Ha) with a spacious 3 Bedroom bungalow positioned well back from the road frontage providing ample parking. With a detached completely self-contained Annex at the rear with its own timber terrace. The Annex has its own flower and vegetable garden along with Greenhouse and Sheds. 'Long Acre' is ideally suited for an extended family / Business / Home studio etc.

BUNGALOW: Extending to 1,382ft² (128.4m²). See **Floor Plan**. 3 Double Bedrooms (two of which with fitted wardrobes) Master Bedroom with ensuite and fitted wardrobes. 2 Bathrooms. Kitchen (1 year old) with utility room. Wet room (no bath). Loft potential. No double glazing to front elevation of bungalow.

ANNEX: 1 Bedroom. Self contained. Extending to 658ft² (61.1m²). See **Floor Plan**. Fenced garden and decking at rear.

PARKING: Plenty at the front of the Property. Enclosed by electric gates.

PADDOCK: A fenced level area extending to 0.64 acres of pasture against the neighbouring woodland. Suitable for grazing, recreation, conservation, an Orchard or extending the formal garden. Historical access into neighbouring woodland at the rear owned by Hampshire County Council.

GARDEN: With a spacious level garden mainly laid to lawn at the rear with vehicular track connecting to the Brick Outbuilding and Paddock.

BRICK OUTBUILDING: With external dimensions 3.75m x 11.60m and with internal height approx. 2.67m. Concrete Floor. Brick walls with some timber cladding and a monopitched roof. Water available close by. Ducting for an electric supply. Suitable for Storage, Stabling, conversion to office or other uses, subject to Planning Consent where necessary.

PLANNING: The Vendor achieved Planning Consent for the '**Erection of a detached garage on site frontage with ancillary carer's accommodation to the rear within existing outbuilding**' dated 10th April 2017 from Winchester City Council. See link 16/03488/HOU. Works to the Annex progressed and were completed December 2019 and the Vendor understands that the Consent was therefore 'implemented' at Condition 1. Therefore, the Consent for the Double Garage positioned at the front of the Property can still be constructed. See Plans available on Selling Agent's website.

LAND REGISTRY: The Property comprises the entirety of Title HP523390. See Selling Agent's website for Title Plan and Register.

SERVICES: Mains Water. Mains Electricity. LPG Boiler with submerged tank. Cesspit serving Bungalow and Annex. Underground ducts are already in place in the rear garden to lay water and electricity to the Brick Outbuilding if required by a Purchaser.

BROADBAND: High speed fibre broadband (FTP) – Available now for connection – up to 1GPS.

SKYLARK COUNTRY CLUB: A 5 min walk away offering Golf, Gym, Bar and Restaurant facilities.

[https://www.skylarkcountryclub.uk/
Membership Information](https://www.skylarkcountryclub.uk/Membership-Information)

COUNCIL TAX: Property Band = E for year 2024/2025 = £2,697.26.

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

BUNGALOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

ANNEX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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:

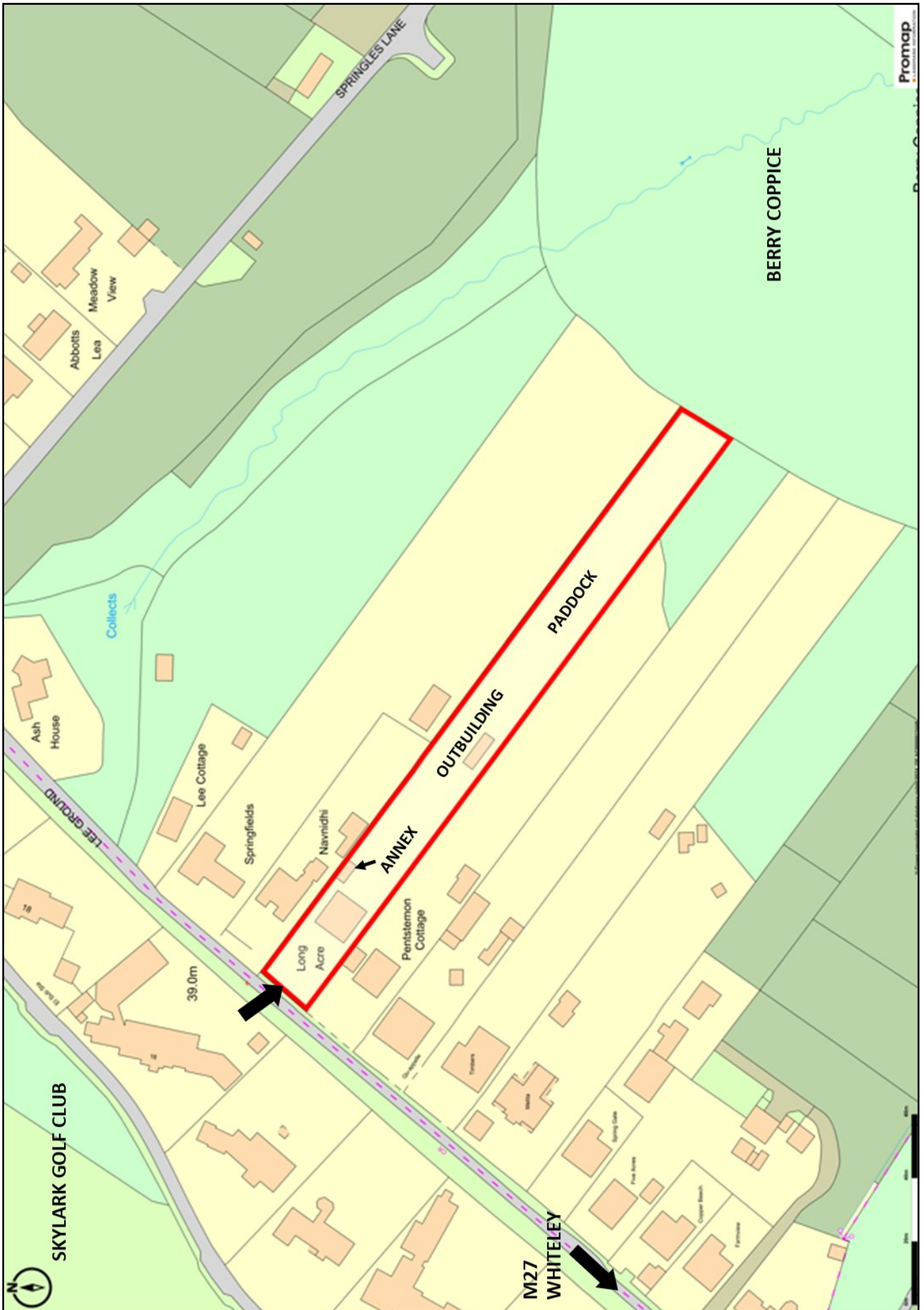
Dominic Plumpton

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SITE PLAN

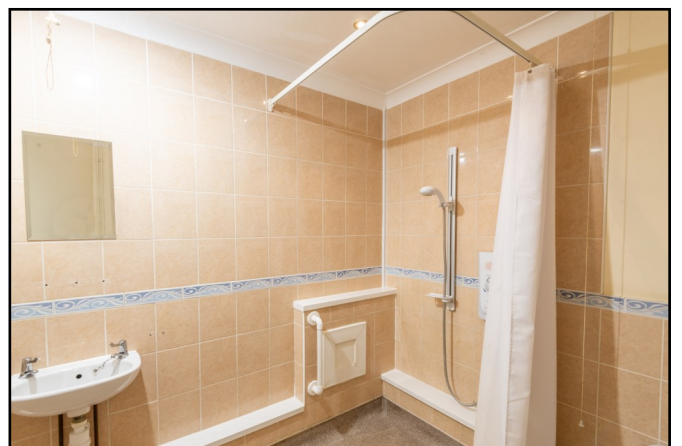


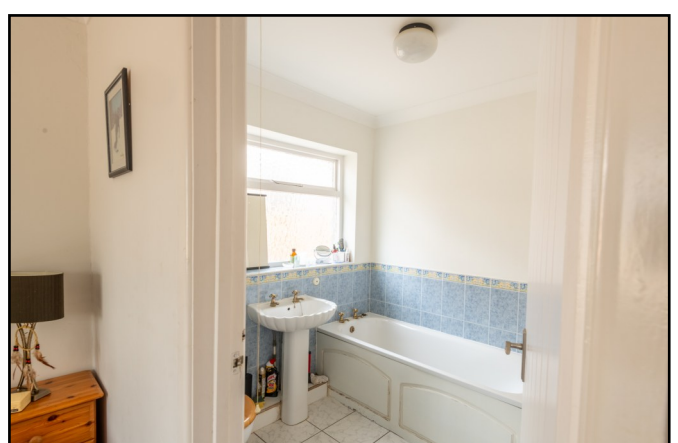
Subject to Survey











ANNEX



FLOOR PLAN



Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft
 Annexe = 61.1 sq m / 658 sq ft
 Total = 189.5 sq m / 2040 sq ft

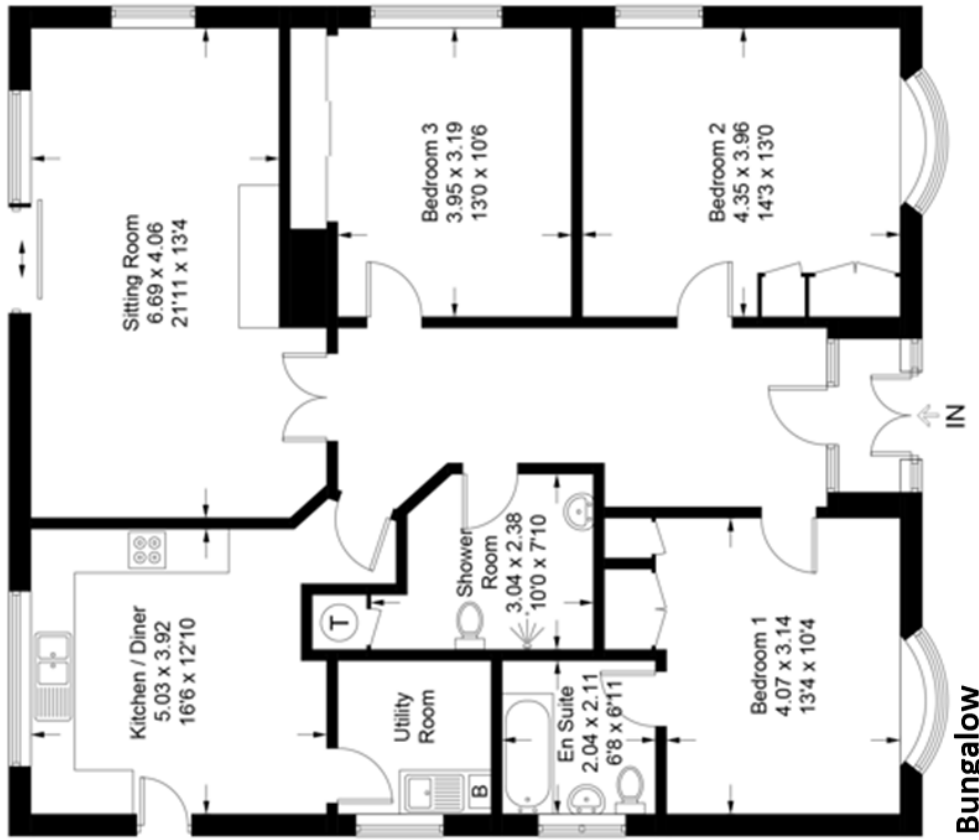
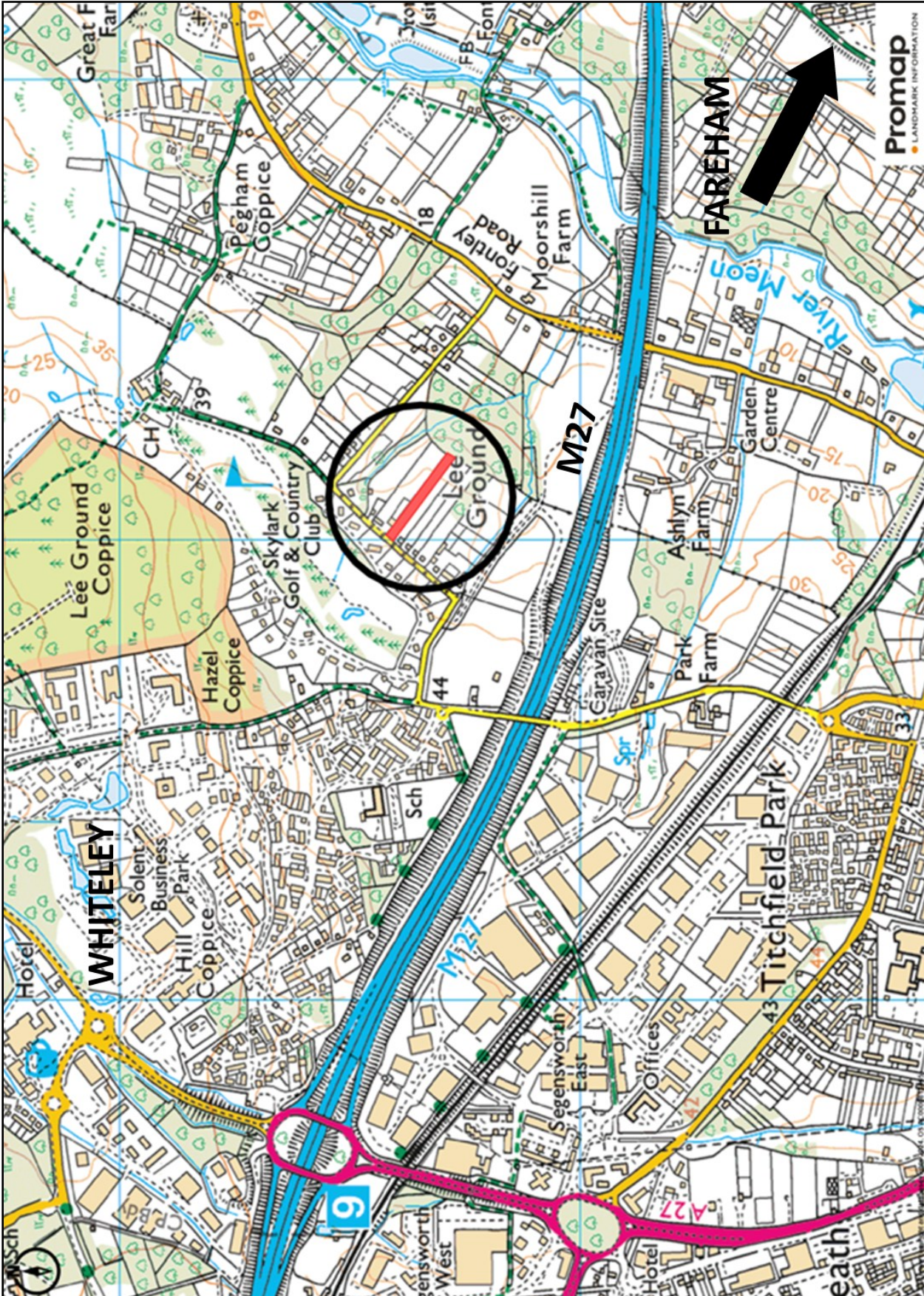


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1154323)

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.