

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

**TITCHFIELD, NR FAREHAM**

**'Meonmarsh'**

**On the Banks of the River Meon**

**Approx. 6.01 acres (2.43 ha) in All**



**A unique parcel of water meadows situated on the eastern bank of the River Meon within 2km of The Solent and on the outskirts of Titchfield Village. To the north of Titchfield Haven Nature Reserve. Attracting a wide variety of wildfowl and other bird species. Fishing Rights. Seasonally under water.**

**PRICE GUIDE - IN EXCESS OF £250,000**

**OFFERS INVITED**

**FOR SALE BY PRIVATE TREATY**

**VIEWING BY APPOINTMENT ONLY**



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

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**VIEWING INSTRUCTIONS:  
STRICTLY BY APPOINTMENT ONLY AND TO BE ACCOMPANIED.  
WELLINGTON BOOTS OR THIGH WADERS ARE ESSENTIAL.**

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 booking at viewing at the Property.

**BOOKING IN ADVANCE IS ESSENTIAL.  
Please contact this office 01489 896977.**

**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 benefits from a Right of Way through a vehicular gate off the south side of Bridge Street where the Property is identified by the red arrow. Postcode PO14 3ES. What3Words: Access Gate: <https://w3w.co/alerting.sleeper.wriggle>.

**CAR PARKING - VIEWINGS:** There is a Public Car Park off Bridge Street approx. 200m to the west of the access gate. Public Car Park: <https://w3w.co/confident.avoid.irony>.

**DESCRIPTION:** The Property extends to approx. 6.01 acres (2.43 Ha) bare water meadows land on the eastern bank of the River Meon. The water meadows are comprised of marshy grassland, up to two thirds of which floods seasonally (Flood Zone 3). The parcel is located on the lower floodplain of the river Meon. Much of the land is typically under water for the winter months.

**LAND REGISTRY:** The Property comprises the entirety of Land Registry Title HP844188. See Plan and Register on Selling Agent's website.

**RIGHT OF WAY:** The Property benefits from a right of way across neighbouring pasture land 'at all times and for all purposes with or without vehicles' over a strip 3m in width between positions A and B and shaded brown on the **Site Plan**.

**PROPERTY BOUNDARIES:** Inside the northern boundary there is a post and wire fence between positions B and E on the **Site Plan**.

The drainage channel along the eastern boundary forms part of the Property (see **Title Plan**).

The drainage channel immediately to the north of the post and wire fence between B and E forms part of the Property (see **Title Plan**).

**RIVER MEON:** The Property has approx. 300m of direct frontage along the river which is an important chalk stream valued for its wildlife.

**FISHING RIGHTS:** A previous owner has reserved the right to fish along approx. 70m of the bank along the River Meon between positions B and F on the **Site Plan**. Access on foot only across 2m of the river bank adjoining the river. This detailed in the Transfer dated 21st February 2020 available on the Selling Agent's website. All other Fishing Rights are in-hand and available to a Purchaser.

**SPORTING RIGHTS:** No other party holds these rights across any part of the Property. They are in-hand.

**NITRATE MITIGATION SCHEME:** The Property achieved Planning Consent for a Wetland system for Nitrate Mitigation in 2022 ([P/20/1353/FP](#) - 27th July 2022). Effectively this was to utilise the seasonal breach of the river at point C on the **Site Plan** which flows and cuts the corner of the bend around the western perimeter of the land, and then re-enters the river at the southern end at point D on the **Site Plan**. The proposed scheme was for the establishment of a Reed bed habitat across part of the land which would have the effect of extracting Nitrates from the water prior to it returning to main river and entering The Solent downstream. See the Proposed Surface Flow Wetland Layout Plan on the Selling Agent's website.

Predicted Nitrate Reduction from a scheme has been estimated in the order of 1,765kg per annum. There will be additional units caused by taking the land out of agricultural production.

The Vendors were unable to implement the scheme (for various reasons of their own) and so that Consent will expire in July 2025. There is the opportunity for a Purchaser to re-apply utilising much of the existing application material when a new 3-year period will be achieved.

If any party is interested in reviewing the documents that formed part of the Planning Application process then here is the available link to Fareham Borough Council Planning Portal. [P/20/1353/FP](#).

If you contact the Selling Agent they can send you much documentation on the Nitrate Mitigation Scheme to consider electronically.

**BIODIVERSITY NET GAIN (BNG):** If a Wetland Nitrate Mitigation is implemented, it is understood that 3.96 biodiversity units will be produced.

**WAYLEAVES AND EASEMENTS:** A Southern Water sewer passes through the Property. See Plan available on Selling Agent's website. Overhead Electricity wires (2 x 33kv) cross the northern section of the Property.

**NITRATE MITIGATION OVERAGE:** The Vendors are mindful to reserve the right to receive a percentage of any future income, subject to negotiation, if a Wetland Nitrate Mitigation Scheme is implemented on the Property within 10 years.

**OPTION:** The Vendors are not interested to enter any Option on the Property (e.g. for renewal of the previous Wetland Nitrate Mitigation). They are only interested to sell the freehold property.

**SERVICES:** None connected.

**LOCAL AUTHORITY:** Fareham Borough Council, Civic Offices, Civic Way, Hampshire PO16 7AZ. Tel: 01329 236100. <https://www.fareham.gov.uk/>

**For Further Information Contact:**

Dominic Plumpton

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

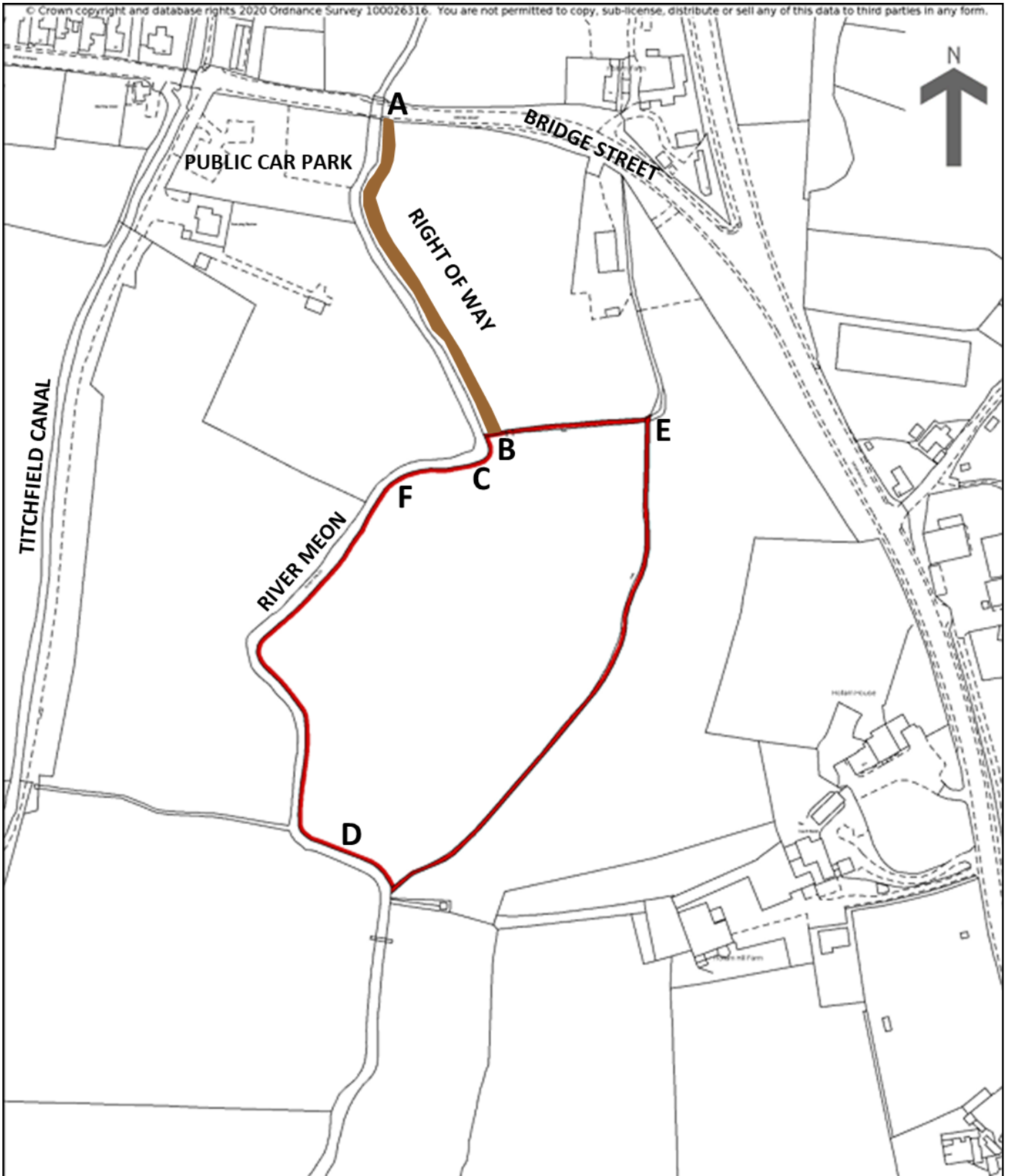
**Email:** [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk)

**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

# LAND REGISTRY TITLE PLAN

HM Land Registry  
Official copy of  
title plan

Title number **HP844188**  
Ordnance Survey map reference **SU5405SW**  
Scale **1:2500**  
Administrative area **Hampshire : Fareham**



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Subject to Survey

**VIEW SOUTH TOWARDS TITCHFIELD HAVEN AND THE SOLENT**





MEONMARSH



MEONMARSH



MEONMARSH

RIVER MEON



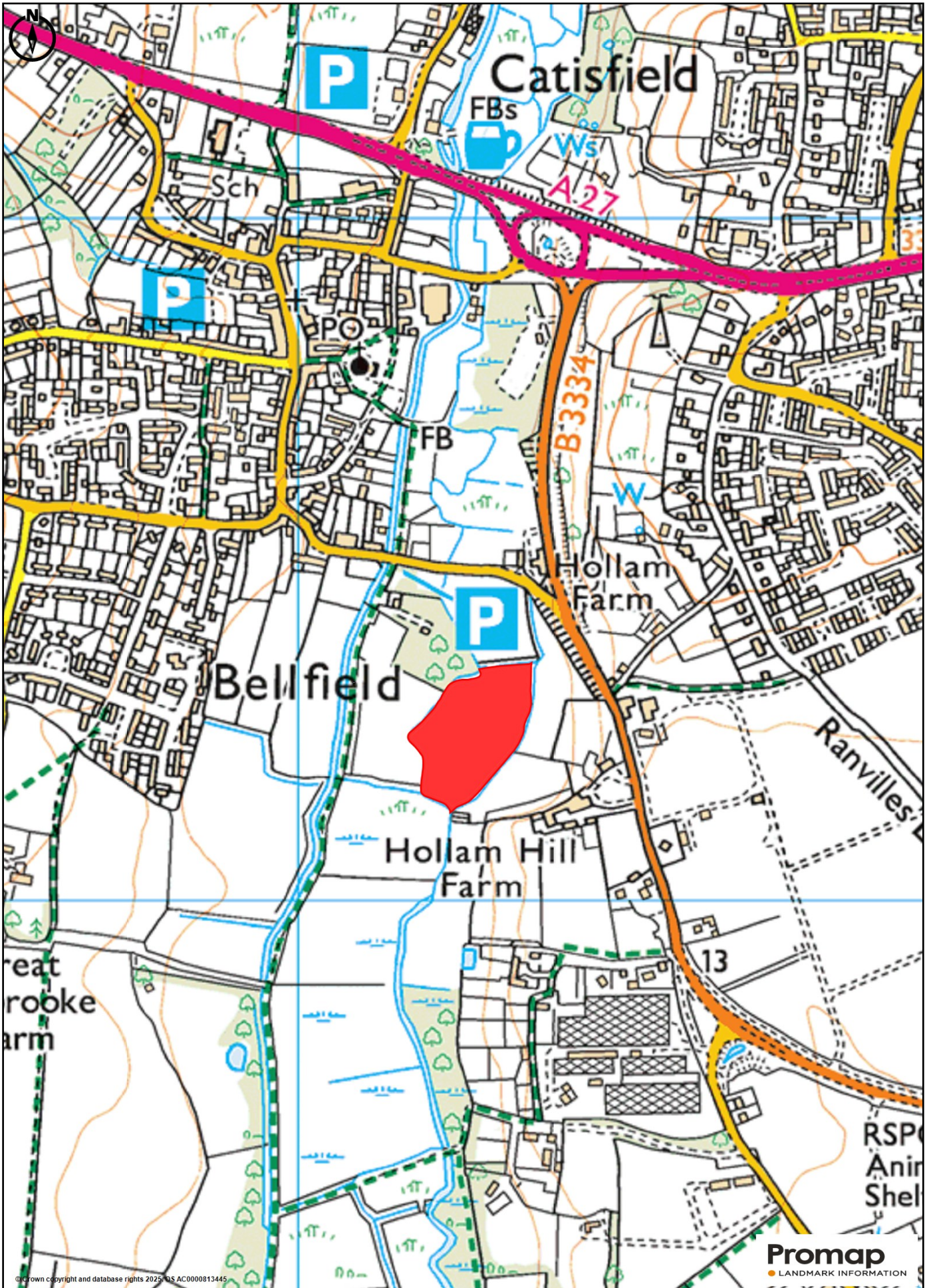
MEONMARSH







# LOCATION PLAN 2



# 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.