



“Brook Meadow”
3.50 acres of land with stabling
between Botley and Curdridge
off Botley Road, Curdridge, SO32 2DR



3.50 acres (1.416 ha) of level enclosed Grazing and Paddock Land
with stabling and hardstanding

Price Guide £230,000 to £250,000

LOCATION:

Brook Meadow lies between Botley and Curdridge, immediately off Botley Road, in a well-connected semi-rural setting within easy reach of local amenities and major routes. Botley lies a short distance to the west/south-west and Curdridge immediately to the east, with Bishop's Waltham a little further north-east. The larger centres of Hedge End, Whiteley, Southampton, Fareham and Winchester are all readily accessible.

See attached **Location Plan**.

The land benefits from good connectivity via Botley Road and the surrounding local road network, with convenient links towards the M27 (Junctions serving Botley/Whiteley/Hedge End and Fareham) for wider travel across South Hampshire and beyond. The area retains a distinctly rural character of fields, woodland edges, lanes and scattered properties, while remaining close to village facilities, recreation ground and established residential neighbourhoods at Curdridge and Botley.

SITUATION:

The property is situated to the south of Botley Road between Botley and Curdridge. Access is taken directly from Botley Road via a clearly defined entrance (as marked on the site plan). The land sits in a mixed rural and semi-rural setting adjoining fields, hedges and nearby residential and equestrian properties, with Curdridge and its recreation ground close by to the east and further countryside and settlements including Shedfield, Wickham and Bishop's Waltham within a short drive.

GENERAL DESCRIPTION:

Brook Meadow comprises approximately **3.50 acres** (1.416 ha) of level grazing and paddock land, together with a useful range of stables, suitable for horses/ponies and other livestock, as well as general paddock use and haymaking.

The land forms a single, regularly shaped parcel of pasture, well contained by mature hedgerows and boundaries, and is shown on the attached site plan. It offers a practical and manageable acreage in an elevated/open setting typical of the local landscape, with the stable building providing immediate equestrian infrastructure, with the benefit of a concrete trackway access to the stables.

The timber stable block is of single-storey construction under a corrugated pitched roof and provides a run of loose boxes with front elevations in timber cladding, stable doors and windows, set on a hardstanding/yard area within the land. The building is well positioned for day-to-day use and complements the adjoining grazing.

The land is shown on the Soilscape of South West England and described as Soilscape 18, "slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils."

The land has recently undergone a comprehensive programme of pasture improvement works, including sub-soiling, manure spreading, ploughing, cultivating, grass seeding, harrowing and rolling. These works have been carried out to improve the condition, productivity and long-term quality of the pasture, providing an excellent basis for grazing and general agricultural or equestrian use. Further grass seeding will be necessary after this very dry spring and summer weather.

SERVICES:

Metered mains water supply connected. Electricity available nearby.

LAND REGISTRY:

The land is registered with the Land Registry under part of Title No. HP427109.

EASEMENTS, WAYLEAVES, RIGHTS OF WAY:

There are no wayleaves or public or private rights of way affecting the property. There is a Southern Gas easement for an underground pipeline passing through the property dating back to April 1960 which restricts activities, tree planting and building over a total width of 20'.

LOCAL PLANNING AND COUNTY AUTHORITY:

Winchester City Council and Planning Authority - City Offices, Colebrook Street, Winchester SO23 9LJ and Hampshire County Council - The Castle, Winchester, Hampshire, SO23 8UD.

VIEWING:

The land can be viewed at any time during daylight hours on foot only and whilst in possession of a set of these sale particulars. The land is currently unoccupied by livestock but please leave the gate as you find it after you have walked and viewed the land. Take care when leaving the property as visibility splays are tight and traffic is busy. Use hazard warning lights.

CONTACT:

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DIRECTIONS:

From Botley, proceed along Botley Road towards Curdridge. The entrance to the land will be found on the right-hand (south) side, as indicated by the access arrow on the site plan and the "For Sale" board.

From Curdridge / Bishop's Waltham direction, travel west along Botley Road towards Botley; the access will be on the left-hand side about 150m beyond the cross roads with Reading Room Lane and 200m beyond the Church.

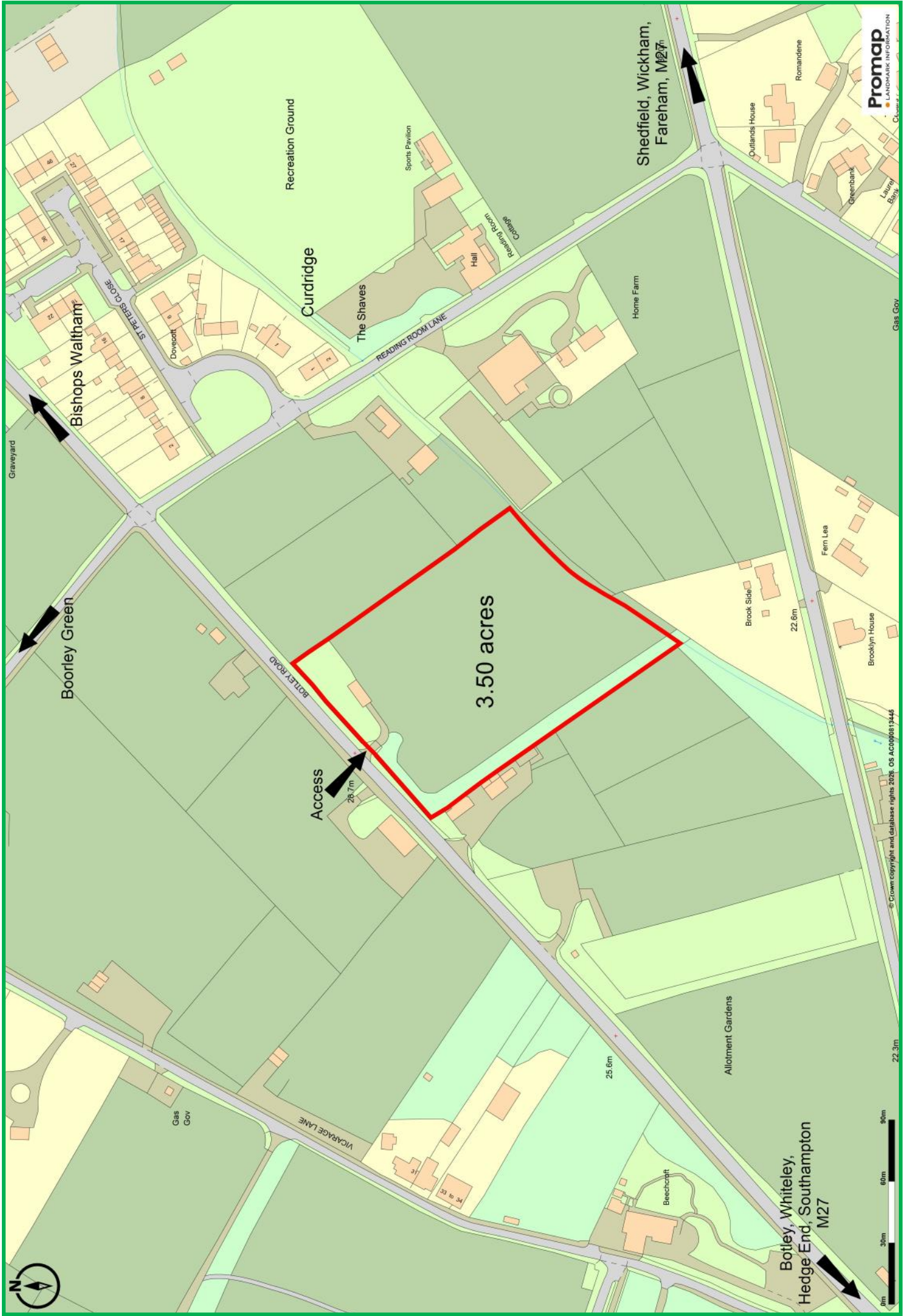
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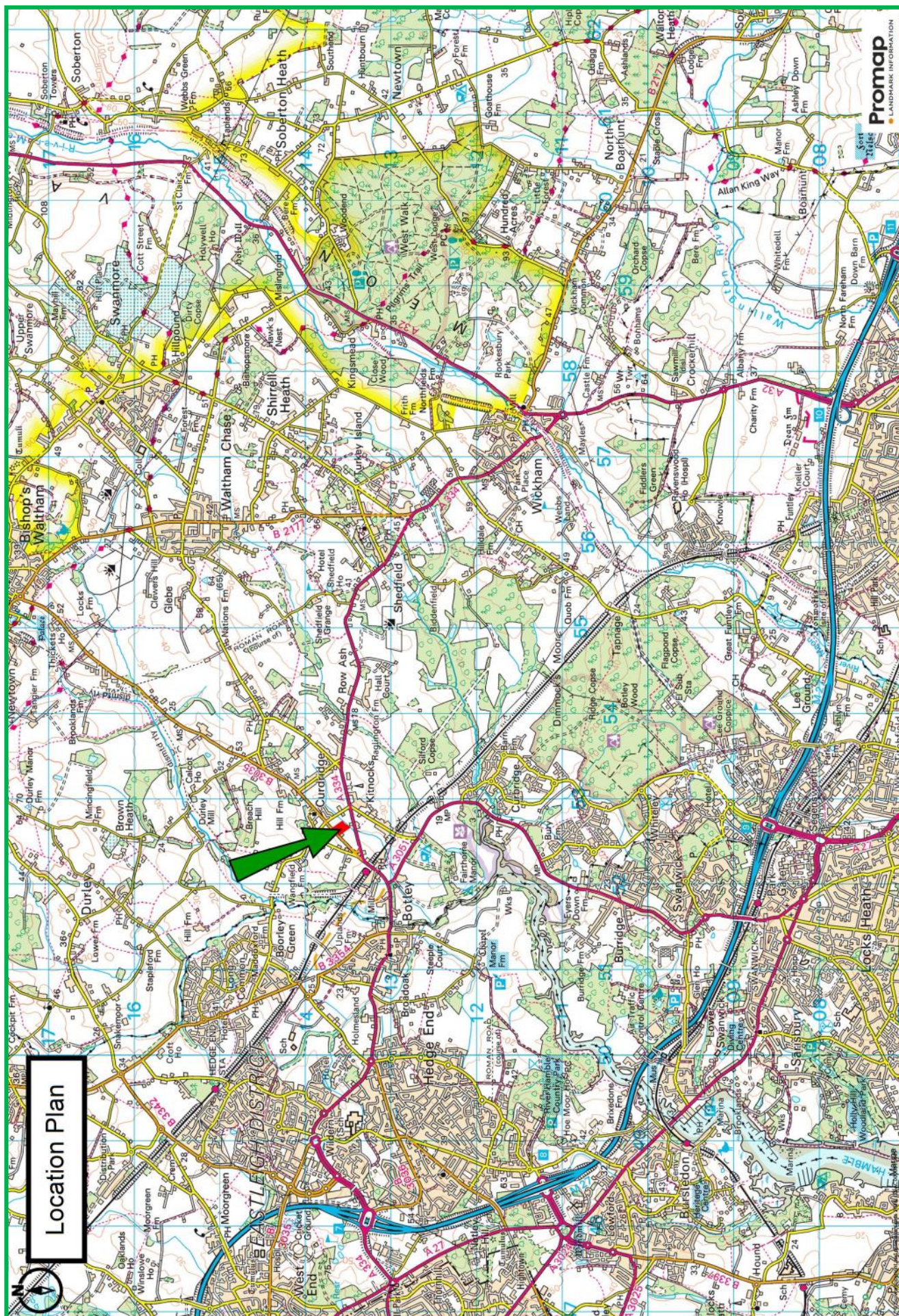
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