



THE LODGE, MORTIMERS LANE

Fair Oak, Eastleigh, Hampshire, SO50 7EA

TO LET / SALE

£1,700pcm / £610,000



THE LODGE

Fair Oak, Eastleigh, Hampshire, SO50 7EA

A detached dwelling with countryside views. The Property is subject to a agricultural occupancy tie.

Guide Price: £610,000

Rent per Calendar Month: £1,700 (£20,400 PA)

SITUATION

Mortimers Farm enjoys a countryside setting on Mortimers Lane and is within easy reach of Fair Oak and Bishop's Waltham. Both villages provide a wide range of facilities including shops, public houses, schools and churches.

A more comprehensive range of amenities can be found in Eastleigh and Winchester, both of which have mainline railway stations.

Southampton Airport is only 5.5 miles to the west. Adjoining the farm to the south is the East Horton golf course.

DESCRIPTION

SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

The Lodge, constructed in 1994/95, sits at the entrance to the former farm and new development site under construction. The house is in good condition and offers an

opportunity for buyers to refurbish the property should they wish. The accommodation comprises: Entrance hall, kitchen/dining room, sitting room, shower room, utility/cloakroom, office, four bedrooms and family bathroom. Outside there is a small garden and off road parking.

TENURE

Leasehold / Freehold, to be confirmed

SALE OR RENT

Guide Price: £610,000

Rent: £1,700 pcm (£20,400 pa)

PLANNING

The Lodge is subject to an agricultural occupancy condition, EBC reference Z/19357/012/00. An application to remove the occupancy condition was refused in October 2019, EBC reference X/19/86132.



“The occupation of the dwelling must be limited to a person solely or mainly employed, or, if retired from employment, last employment, in the locality in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990, or in forestry (including any dependents of such person residing with him) or a widow or widower of such as person”.

EPC
D

SERVICES

The Lodge has mains water, mains gas and a private sewage treatment plant.

LOCAL AUTHORITY

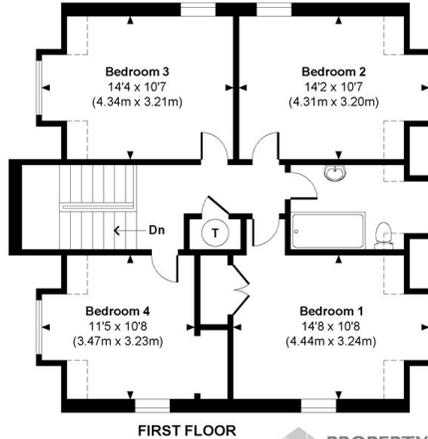
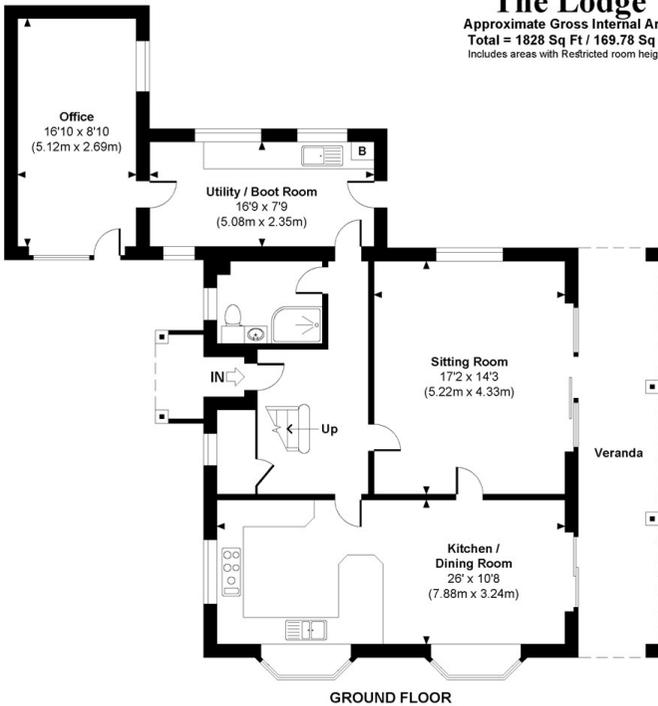
www.eastleigh.gov.uk

DIRECTIONS

From the centre of Fair Oak take the B3037, Mortimers Lane, east towards Lower Upham. After just under 1 mile Mortimers Farm will be found on the right hand side.

The Lodge

Approximate Gross Internal Area
Total = 1828 Sq Ft / 169.78 Sq M
Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

--- Indicates restricted room height less than 1.5m.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
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- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

RIGHTS AND EASEMENT

The property is sold with the benefit of and subject to all Rights of Way and other easements and rights of a similar nature which exist, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement

shall not annul a sale or entitle any party to compensation in respect thereof

VIEWINGS

Viewings strictly by appointment with BCMWH.

Lily Walker and Rosie Brickell
t 01962 763900

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rbrickell@bcmwilsonhill.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sales - Winchester

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