

Hugh Hickman & Son

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Our Ref:- PHH/djb

11th September 2012

Mr Butcher
September Lodge
Sarisbury Court
Sarisbury Green
Southampton
SO31 6AG

Dear Mr Butcher

Ref:- Land off Croft Lane, Hayling Island, Hampshire

Thank you for your instruction to value the freehold land as at its present day market value and I enclose my valuation below.

I understand the area of land you own is approximately 7 ½ acres and is situated at the end of Croft Lane which is a small unmade up private road which you own with other owners having a right of way.

I enclose a plan showing the road and land you own, most of the land is divided up into pony paddocks, 8 stables, hay barns, workshops, outbuildings, static caravan (been there 20 years) and containers. Havant Town Centre with its access to Motorways is close by.

Remarks:-

The land at present is in the green belt area and is ideal for horses and pony's and would make an ideal equestrian centre subject to planning permission (if needed). I understand that more stables could be added as if they are not permanent they do not need planning permission.

It is very much a benefit of you owning the road which is most useful if any planning permission is obtained in the future. Land on Hayling never seems to come on the market and when it does it fetches a top premier price as pony paddocks. The last area of fields I sold was approximately 10-12 years ago.

If this land was to be sold I believe there would be a lot of interest and in my opinion the land is worth around £30,000 an acre (£225,000). Of course any sort of planning would increase its value.

Yours sincerely

Peter Hickman
Hugh Hickman & Son

Partners:
P. HICKMAN
S. HICKMAN
D. BAILEY

PICTURE TAKEN BY PETER HICKMAN
ESTATE AGENTS.



END
OF THE
STATIC
VAN
MOBILE
HOME

SHOWING, BOTTOM OF CRAFT
LANE. 11/9/12.

STILL BEING USED AS A RESIDENCE
AT THIS TIME. THE MOBILE HOME
WAS 40' IN LENGTH THE REPLACEMENT
IS 35' IN LENGTH.

The site and surrounding area

The proposed housing site at Stoke comprises 1.36 hectares (3.3 acres) of stables and paddocks. In addition to the area considered suitable for housing, approximately 1 hectare (2.5 acres) of land to the north of the site could be made available for informal recreation purposes as part of the proposed housing allocation.



Photo 3: View looking west. Only glimpsed views of some properties on Havant Road are possible

Stoke is situated on the A3023 Havant Road, centred around its junction with Northwood Lane. The A3023 is the main road providing access to the Island. The site is surrounded by existing residential development on two sides, by a commercial/open storage use to the north and by a substantial tree and hedge belt to the east. Frontage residential development on Havant Road occupies land to the south and west of the site. Similarly, frontage housing is also situated south of the site off Northwood Lane.

To the east of the site, beyond the trees and hedging, is an open area of agricultural grassland and then a further substantial hedgerow. This effectively prevents both long and short distance views of the site from the east, whilst other hedgerows and sporadic trees also partially screen the site from the majority of the surrounding residential properties. The landscape plan at the back of this document illustrates these principal landscape features.

* NOTICE A LARGE MOBILE HOME 40' IN LENGTH
MOBILE HOME SHOWING AT BOTTOM OF
CROFT LANE IN 1999 FROM THIS PROPOSAL CREATED
BY LOCAL PLANNING CONSULTANTS.
AUGUST 1999