

Minutes of the Parish Council meeting

Monday 21st September 2020, 7.30pm – remote meeting via Zoom

Present: Parish Councillors Janice Hughes (Chairman), Keith Alderman, Guy Chessell
Adam Knight, Jenny Roberts; Clerk Susan Turner

GUESTS

1. Candy Burnyeat, Chairman, Whitewater Valley Preservation Society
2. County Cllr David Simpson
3. Ward Cllr Anne Crampton
4. Laura Tyrrell for JBM Solar
5. Simon Chamberlayne for Pegasus Group.

MEMBERS OF THE PUBLIC 1

20.97 WELCOME & APOLOGIES

Thanks to Guy Chessell for hosting the meeting.
Apologies from Douglas Wheeler, Hart Cllr Richard Quarterman.

20.98 PUBLIC SESSION

- NOTED
- i Re trees overhanging from Hound Green to Lanterns.
Tree surgeon Peter Elliott is scheduled to visit in the coming week and will include in his Inspection Report.
 - ii Presentation by JBM Solar. *See Planning at 20.101.i below.*

20.99 **MINUTES OF PREVIOUS MEETING** of 17th August, agreed and to be signed.

20.100 **DECLARATIONS OF INTEREST** in items on the Agenda – none.

20.101 PLANNING

i **Presentation by JBM Solar** (Bunkers Hill Farm, Rotherwick) **APPENDIX I**

Laura Tyrrell for JBM

- Site is c 250 acres expected to deliver up to c 50MWs.
- Requires economy of scale, need to promote larger sites.
- To include 22 separate battery units of container size, distributed though the site. Will have the appearance of shipping containers along the access road. Including an inverter then two batteries with ancillary equipment.
- There will be a sub station to link into the grid.
- The panels are 6-frame panels – these being fixed so not following the sun.
- The Right of Way will be retained through the site.

Simon Chamberlayne for Pegasus Group.

- Methodology – undertake initial survey of potentially viable sites. Consider archaeology, ecology, impact of noise, glint and glare, traffic to the site.
- This site clear of vegetation, no major heritage sites or archeology, good for solar.
- Then consider grid connection, if network has space, put in application to connect.
- Make approach to landowner, who is the 'host'.
- Arrange public consultation, seek comments.
- Will not remove existing trees or hedges, will be net gain for biodiversity, scheme will include grazing / wild flower planting. Very open to comments.
- Little present biodiversity as farmland. [This latter comment was challenged.]

For signature

Questions / comments

1. Re the landowner as host

LT – JBM will lease the acreage. The lease is for 40 years which is the life of the solar installation. The initial offer is the option to lease; may offer to buy.

2. Potential for change to residential How is this period of 40 years’ use ensured?

LT – JBM is seeking planning permission for 40 years. This and the land use is part of the lease agreement; an insurance policy is taken out from day-one to protect the landowner and guarantee sufficient funds at the end of the lease period to decommission and refurbish back to agricultural.

3. If successful in 40 years why not carry on, why decommission?

LT – The equipment will be obsolete by then. The financial model is based on 40 years and this is the term of the planning application. Whether the land agreement is renegotiated will be a decision for then.

4. Question re agricultural status.

SC – The land classification remains agricultural for use as a Solar Farm. Future change is open to appropriate considerations at that time.

5. Question re managing for biodiversity considering importance of the site to local ecology / biodiversity of Whitewater as chalk stream, river valley, wildlife corridors, adjacent ancient woodland.

SC – Will commission a survey, and draft in a long term biodiversity management plan.

6. Will there be an estate manager for the site ?

SC – Will be managed remotely. [Typically find that a review conducted on annual basis with local authority?]

7. What measures will be in place to protect the river environment? Batteries can leak, where there is oil-cooled equipment and vehicles, there can be spillages. The Parish Council raised these concerns to the EIA screening application.

SC – The most likely period of risk and disruption would be during construction.

LT – The equipment is installed as kits. The batterers are self contained and held within the containers.

8. Consultation. Candy Burnyeat, Chairman of the Whitewater Valley Preservation Society, said that she had not attended to discuss the proposals. Her comments related to the Consultation process. Many local households had not been informed and the time allowed was too short for people to consider and seek advice.

LT – Flyers had been sent out as she understood to all households within 1.5miles of the site. Consultations were typically put out for three weeks, this to 25th September.

NOTED

Mattingley Parish Council supported a request for an extended consultation and the Whitewater Valley Preservation Society spoke for areas across all affected Parishes. Candy Burnyeat suggested the Consultation period should be extended by a month. She also challenged the factual information on the Solar Farm website regarding listed buildings on the site, and challenged Pegasus regarding their assessment of present biodiversity and the environmental impact on the site which is rich in wildlife. Laura Tyrell said she was more than happy to take these comments back and consider extending the Consultation period. She would also be happy to arrange future meetings if this would be helpful.

9. Question regarding the Pre-application enquiry which had been registered with Hart at the end of March. Had Pegasus received any feedback?

SC – They had met with the Case Officer and been given verbal advice, but as yet no formal response.

Cllr Anne Crampton enquired regarding the case officer who is Robert Moorhouse.

The Chairman thanked Laura Tyrrell, Simon Chamberlayne and Candy Burnyeat, for attending the meeting, it had been very educational.

Representatives of JBM Solar, Pegasus Group and WVPS left the meeting with the thanks of the Parish Council.

For signature

ii Solar Farm applications

20/00752/PREAPP (Pending, Validated 30 Mar 2020) Bunkers Hill Farm. Solar array and battery storage facility. (Pre-application enquiry only.)

20/01807/EIA (Decided 17th Sept no EIA needed) Bunkers Hill Farm, Reading Road Rotherwick. Request for screening opinion for a proposed Solar Farm and Batteries together with all associated equipment and infrastructure.

iii Solar farm at Hungerford Farm, Pale Lane, Winchfield

NOTED Winchfield and (Dogmersfield) have community benefit fund derived from local solar farms at Hungerford Farm, Pale Lane, and Taplins Farm Lane. Clerk to contact Winchfield Parish Council.

iv New applications since last meeting

20/01932/HOU (Validated 19 Aug) Cherry Trees, Hazeley Heath RG27 8NB.

Two storey side and rear extension to the dwelling and creation of a first floor to existing outbuilding to include balcony and alterations to fenestration. Noted that the proposals almost double the size of the dwelling. But appropriate-sized plot, no adverse impact, barely visible from road. *Parish Council response: No objection.*

20/01915/HOU (Validated 20 Aug) Pipers Croft, Vicarage Lane, Hound Green. Erection of a single storey front extension, single storey side infill extension and alterations to fenestration. Noted proposed alterations minor. *Parish Council response: No objection.*

v See **APPENDIX II** for current applications relating to the Parish.

vi White Paper CPRE summary & 'letter to MP' circulated. Consultation to 29th October. Clerk to draft Parish Council response.

20.102 HOUND GREEN

i Main cut – scheduled mid October.

ii Vicarage Lane ditches As above.

iii Trees Awaiting Inspection Report from tree surgeon.

iv FP 13 by Glencoe Quote from Hants Legal to act on the Parish Council's behalf for the FP13 land transfer = up to eight hours work at £80 per hour. (To note this is maximum anticipated, noted hourly rate very reasonable, see **APPENDIX III**)

ACTION Clerk to advise developer / landowner that the Parish Council is happy to proceed if he will cover the fees.

v Glebe wood Stile into Garden Centre needs replacing.

ACTION Keith Alderman to discuss with Hortus Loci.

20.103 SHOULDER OF MUTTON

i ACV listing upheld by Hart Head of Place following challenge by Tavern Propco.

4. Review Decision

4.1 ...I confirm as the Reviewer to uphold the re-listing of the Shoulder of Mutton Public House as an ACV. The reasons for this decision are as follows:

- The use of the land as a pub is not an ancillary use;
- It is realistic to think that it could again be used as a pub within the next five years to serve the communities in that part of the district; and
- As the only pub or social facility in that part of the district it clearly has the potential to further the social wellbeing and social interests of the local community.

'Effect of Decision – The Asset will remain in the Council's list of Assets of Community Value maintained by the Council under section 87 of the Localism Act 2011.'

Mark Jaggard, Head of Place, Hart District Council, Dated: 18 August 2020.

For signature

ii Report from Guy Chessell

September 2020 site visit with pub neighbours and interested local residents. Local concern that building falling into disrepair, impression of being abandoned.

Contact has been made with two currently successful pub owners with small chains. Both believe the pub will be viable if can be purchased at reasonable price and can achieve planning permissions to make necessary alterations – new kitchen / rear extension. Both would be interested in purchasing the pub in these circumstances.

Noted that

- 1. Hart likely to resist a change of use application which would remove the only community facility, and likely to look favourably on an application that would revitalise it, providing the frontage not affected and no adverse impact on the listed cottages;
- 2. the pub has sufficient parking provision;
- 3. next step for interested parties to contact Tavern Propco, make an offer / try to learn more of their intentions. It seems the pub is not presently advertised for sale.

20.104 HIGHWAYS AND RIGHTS OF WAY

i Footpaths Crossing B3349 Highway’s response (Hook Depot) via Jonathan Glen:

- 1. Insufficient resources to sign / maintain all ROW road crossing points.
- 2. Also too many, too much signage involved. In general looking to ‘declutter’ rather than add signage. May be special cases.
- 3. Specific instances of signage and sightlines being obscured should be reported via Hantsweb.
- 4. HCCCS will arrange for a team to get the FPs along this road cut back but they will only be cutting the entrances and a bit of the side veg to help improve sightlines for pedestrians. (Note specifically FPs 17 & 19 mentioned as on the priority cutting list but these are in Rotherwick on the bend north of Bunkers Hill.)

ii Footpath 12 from Vicarage Lane - South towards West End farm. The path was ploughed close to the wood before West End Farm boundary. Now harrowed down.

iii SID

- 1. Data report – locations – B3349 at Bottle Lane and Hortus Loci. Reports received from Frazer Hamilton 8th August to 11th September. **APPENDIX IV**. Points to note:
 - Northbound 93k vehicles, Southbound 73k.
 - Max speed 100mph at Kale House, average 48mph and 50% driver speeding.
 - Max Speed at Hortus 85mph average 44mph and 45% driver exceeding the limit.
- 2. Re loaning as data recorder to Heckfield – Frazer happy with this, requested donation to HMR church buildings fund.

AGREED £50 donation from Heckfield for two-week loan at location approved by HCC.

iv Plough Lane Agreed to request SID here again now schools are back, road surface back to normal, and before half term, ie two weeks commencing Mon 5th October. (SID – Speed Indicator Device – to be located here; SLR – Speed Limit Reminder sign – to go to Heckfield.)

v HCC ‘Strategic transport’ funding

NOTED Heckfield Parish Council is seeking a series of pedestrian refuge islands (ideally with accompanying Village gateways) on the B3349 ‘Heckfield bypass’ from New Inn to roundabout). Possibly will achieve two. Given to understand that Strategic Transport has some developer funding left over for north of County, specifically Hart, specifically Heckfield and Mattingley as both have requested road safety / traffic calming measures. So £11K for Heckfield, £11K for Mattingley. Clerk to confirm and double check if the funding has a time-limit.

- vi **Special Constables** Cllr Simpson noted the County-wide frustration re dangerous roads. However if no money from Government, nothing can be done. And without police, can't enforce. Hart has two police officers who are deployed to Fleet. Suggested encouraging residents to sign up as Special Constables.
- vii **Carriageway resurfacing** B3349 Rotherwick – S Hook to Cowfold Lane. From 28th Sept for two nights, road closed 20:00 – 05:30 hrs. B3011 Heckfield – Triangle to Holdshott Fm. To start on 29th Sept for three nights, road closed 20:00 – 05:30 hrs.

20.105 FINANCE

i **Payments since last meeting**

August 2020 regular payments

13	28/08/2020	PGGM Maintenance Contract	£274.00
14	28/08/2020	Donation Hart Foodbank (ref SIDs)	£50.00
15	28/08/2020	Clerk Salary	£342.00

Other

16	02/09/2020	WVPS cheque cleared	£50.00
17	17/09/2020	Poppy Appeal for wreath	£25.00
18	20/09/2020	ST for Hound Gn wood treatment/oil etc as agreed last meeting	£297.03

ii **Payments for approval** none.

iii **Accounts to date** **APPENDIX V**

iv **Bank interest rates** halved from August 2020.

20.106 FURTHER REPORTS / UPDATES

i **Hazeley Heath** – Working parties back as usual (subject to required restrictions)

ii **Bramshill House** – For sale with Knight Frank as private house **APPENDIX VI**

iii **COVID 19 – Contacting Hart's response hub**

Regarding preparation for winter and possible further restrictions, the 'Hart Response Hub' (Liz Glenn, Health & Policy Project Officer) working in partnership with Hart Voluntary Action (Caroline Winchurch)... HVA will provide the point of contact and support for parish-level COVID-19 volunteer response groups.

iv **Next Police liaison meeting** 28th October 7pm via MS Teams.

20.107 NEXT PARISH COUNCIL MEETINGS Monday 7.30pm 16th November.

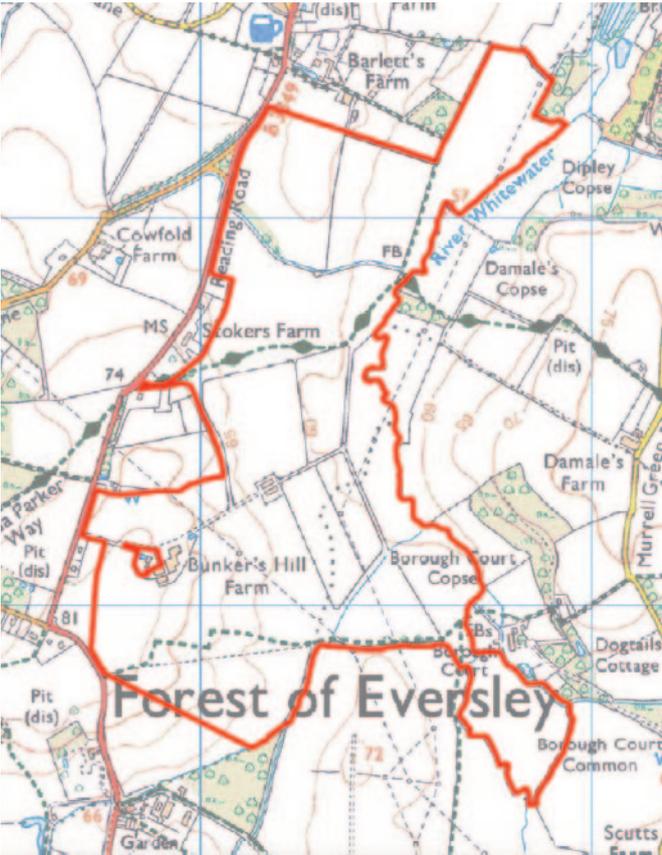
2021 – 18 Jan, 15 Feb, 15 Mar, 19 April, 17 May (AGM), 21 June, 19 July, 16 Aug
20 Sept, 18 Oct, 15 Nov

NALC guidance continues for remote meetings.

Meeting closed at 8.30pm with thanks to all present.

For signature Date

APPENDIX I – BUNKERS HILL SOLAR



- KEY**
-  Site Boundary
 -  Local Authority Boundary
 -  Public Right of Way
 -  Open Access Land / Registered Common Land
 -  Grade I Listed Building
 -  Grade II* Listed Building
 -  Grade II Listed Building
 -  Registered Park / Garden
 -  Conservation Area
 -  Special Protection Area (SPA)
 -  Site of Special Scientific Interest (SSSI)
 -  Ancient Woodland
 -  EA Flood Zone 3
 -  EA Flood Zone 2

APPENDIX II – PLANNING UPDATE SEPT 2020**Bunkers Hill Solar EIA application**

20/01807/EIA (Decided 17th Sept – EIA not required) Bunkers Hill Farm, Reading Road Rotherwick. Request for screening opinion for a proposed Solar Farm and Batteries together with all associated equipment and infrastructure.

Parish Planning & Tree Applications

19/01389/FUL Planning Inspectorate APP/N1730/W/19/3241745: Land Adjacent Lynchmere Cottage, Reading Road, RG27 8JZ. Appeal dismissed.

20/01932/HOU (Validated 19 Aug) Cherry Trees, Hazeley Heath RG27 8NB. Erection of two storey side and rear extension to the dwelling and creation of a first floor to existing outbuilding to include balcony and alterations to fenestration.

20/01915/HOU (Validated 20 Aug 2020) Pipers Croft Vicarage Lane Hound Green Hook RG27 8LF. Erection of a single storey front extension, single storey side infill extension and alterations to fenestration.

20/01738/FUL (**Pending**, Validated 06 Aug) Fox Glade, Hazeley Bottom RG27 8LU. Erection of a five bedroom detached dwelling with associated hard and soft landscaping following demolition of the existing three-bedroom detached bungalow. NO OBJECTION

20/01770/HOU (**Granted 18th Sept**) The Lanterns, Reading Road, Mattingley. Erection of a two storey rear extension and insertion of one velux window into the existing side roof slope. NO OBJECTION

20/01720/PREAPP (Validated 24 Jul) Thistledown, Hazeley Heath RG27 8NA. New garage (alternative reduced scheme from previous submission 19/00255/HOU)

20/01711/HOU and 20/01712/LBC (**Pending**, 23 Jul) Hazeley Cottage, Hazeley Bottom RG27 8LU. Internal alterations to the dwelling, conversion of garage to habitable accommodation, replacement orangery, replacement of link building roof, erection of a garage with ancillary accommodation at first floor and extension of the existing driveway. NO OBJECTION

20/01573/HOU and 20/01574/LBC (**Pending**, Validated 08 Jul) White Willows, Mattingley Green RG27 8LA. Erection of a single storey rear extension, minor alterations to the layout and insertion of an en-suite within one of the first floor bedrooms. Alterations to fenestration. NO OBJECTION

20/00843/HOU (**Pending**, Validated 15th June) White Ladies Hazeley Bottom. Erection of a two storey side extension following partial demolition of existing dwelling and alterations to fenestration

20/00922/FUL (**Granted 9th Sept**,) Moorcocks Bottle Lane Mattingley RG27 8LJ. Erection of hay barn / tractor shed. Note no objection from tree officer but also note reference to Woodland TPO 82/00147/HDC for trees to east of site. *Parish Council Response – no objection.*

Rotherwick Preapp – Bunkers Hill Solar

20/00752/PREAPP (**Pending**, Validated 30 Mar 2020) Bunkers Hill Farm, Reading Road, Rotherwick. Solar array and battery storage facility.

APPENDIX III – LAND TRANSFER: GLENCOE FP 13 – NOTES FROM HANTS LEGAL

The Head of our Property team estimates that it will require 8 hours @ £80 plus any disbursements plus VAT for the work involved in this.

There will be disbursements; the minimum Land Registry charge is £40, but the actual amount will depend upon the value of the land involved. So until we have further information we are not able to confirm this point.

The 8 hours work should be more than enough for a straight forward transaction, however until we have further information and have seen the title we cannot give an exact amount of time. We will of course only charge for the time actually spent.

I think probably Joanna's experience means she's allowed for a bit of potential for something not to be quite straightforward. As Joanna does say, we do only charge for the time that's required and I'll be interested to keep an eye on this if you do go ahead with us.

With a transfer the same amount of work, from title investigation to registration, is involved whether it's a few square metres or several acres.

Until we see the title e.g. office copies and all supporting documentation, see the Heads of Terms and the transfer drafted by the Seller's solicitors, and make a decision on searches and pre-contract enquiries it really is difficult to give a more specific quote.

If you could provide all of these items then we might be able to give a more definitive response.

There may be things that come up when we examine all the documents that would need looking into further e.g. the original title deeds may have something specific noted within them and that you may want to consider before taking ownership of the land. Equally, there might be nothing of concern.

It's a small piece of land but a lot of the legal work is the same for smaller or larger pieces.

APPENDIX IV.I – SID REPORT B3349 - KALE HOUSE

TRAFFIC ANALYSIS REPORT

For Project: Kale House 8th August 8th September 2020
 Project Notes/Address:
 Location/Name: Incoming
 Report Generated: 20/09/2020 04:14:35 PM
 Speed Intervals = 5 MPH
 Time Intervals = Instant

Traffic Report From 10/08/2020 09:00:00 AM through 08/09/2020 11:59:59 AM

85th Percentile Speed = 48.1 MPH
 85th Percentile Vehicles = 80,840 counts
Max Speed = 100.0 MPH on 18/08/2020 06:00:00
 Total Vehicles = 95,106 counts
 AADT: 3265.4

Volumes - weekly vehicle counts

	Time	5 Day	7 Day
Average Daily		3,435	3,177
AM peak	07:00 to 08:00	295	232
PM peak	04:00 to 05:00	312	281

Speed

Speed limit: 40 MPH
 85th Percentile Speed: 48.1 MPH
 50th Percentile Speed: 40.7 MPH
 10 MPH Pace Interval: 40.0 MPH to 50.0 MPH
 Average Speed: 41.0 MPH

	Monday	Tuesday	Wednesday	Thursday	Friday
Count over limit	8328	8113	7819	8038	8149
5807	5322				
% over limit	54.9	52.7	55.9	53.3	53.6
54.0	55.8				
Avg speeder	46.2	46.0	46.1	45.9	46.1
46.2	46.1				

85th percentile speeds, counts and total counts by hour:

Date/Time Ending	85th pctl(MPH)	85th pctl counts	Total cnts	Max
Speed Avg Speeder % Speeders				

APPENDIX IV.II – SID REPORT B3349 - HORTUS LOCI
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TRAFFIC ANALYSIS REPORT

For Project: Hortus Southbound August Sept 6th

Project Notes/Address:

Location/Name: Incoming

Report Generated: 20/09/2020 04:10:25 PM

Speed Intervals = 5 MPH

Time Intervals = Instant

Traffic Report From 08/08/2020 02:00:00 PM through 11/09/2020 10:59:59 AM

85th Percentile Speed = 44.8 MPH

85th Percentile Vehicles = 62,356 counts

Max Speed = 95.0 MPH on 26/08/2020 07:15:00

Total Vehicles = 73,360 counts

AADT: 2165.6

Volumes - weekly vehicle counts

	Time	5 Day	7 Day
Average Daily		2,855	2,459
AM peak	11:00 to 12:00	201	201
PM peak	04:00 to 05:00	303	267

Speed

Speed limit: 40 MPH

85th Percentile Speed: 44.8 MPH

50th Percentile Speed: 39.3 MPH

10 MPH Pace Interval: 35.0 MPH to 45.0 MPH

Average Speed: 39.1 MPH

	Monday	Tuesday	Wednesday	Thursday	Friday
Saturday					
Sunday					
Count over limit	4245	5234	5608	5605	5781
4252	2004				
% over limit	45.0	43.5	45.7	43.3	44.3
45.5	46.5				
Avg speeder	44.6	44.5	44.6	44.4	44.5
44.4	44.6				

85th percentile speeds, counts and total counts by hour:

Date/Time Ending	85th pctI(MPH)	85th pctI counts	Total cnts	Max
Speed Avg Speeder % Speeders				

APPENDIX V – ACCOUNTS TO DATE**MATTINGLEY PARISH COUNCIL - INCOME 2020/21 - 20th Sept 2020**Balance brought forward 1st April 2020 £26,748.68

Date	Item	Precept	Grants	VAT	Interest	Total Receipts
17/04/20	Parish Precept	£12,000.00				£12,000.00
	Bank interest 2020/21				£136.24	£136.24
TOTALS		£12,000.00	£0.00	£0.00	£136.24	£12,136.24

£12,136.24

RECEIPTS & PAYMENTS SUMMARY

Bal brought forward 1st April 2019	£26,748.68
Plus income	£12,136.24
Minus expenditure	£4,804.90
Balance	£34,080.02

april	£22.36	Oct
May	£28.73	Nov
June	£31.15	Dec
July	£24.82	Jan
Aug	£14.75	Feb
Sept	£14.43	Mar

BANK RECONCILIATION

Club, charity, trust	£1,157.25
Bus instant access	£32,922.77
TOTAL ACCOUNTS	£34,080.02

Total £136.24

Balance

£34,080.02

VAT owing 2019/20

£842.42

MATTINGLEY PARISH COUNCIL - EXPENDURE 2020/21 - 20th Sept 2020

Date			Supplier	Description	Salary	Finance Admin	Expenses	Community/ Donations	Info publication	Maintn Contract	Maintn General	VAT	TOTALS
29/04/20	1	SO	PGGM	Maint Contract April 2020						£228.33		£45.67	£274.00
29/04/20	2	SO	Hart Foodbank	Ref SIDs				£50.00					£50.00
30/04/20	3	SO	Susan Turner	Salary April 2020	£342.00								£342.00
18/05/20	4	BACS	HALC	HALC /NALC 2020/21		£276.07							£276.07
29/05/20	5	SO	PGGM	Maint Contract May 2020						£228.33		£45.67	£274.00
29/05/20	6	SO	Hart Foodbank	Ref SIDs - May 2020				£50.00					£50.00
29/05/20	7	SO	Susan Turner	Salary May 2020	£342.00								£342.00
30/05/20	8	BACS	Came & Co	PC Insurance 2020/21		£790.80							£790.80
30/05/20	9	BACS	CPRE	Membership 2020/21				£36.00					£36.00
28/06/20	10	SO	PGGM	Maint Contract May 2020						£228.33		£45.67	£274.00
28/06/20	11	SO	Hart Foodbank	Ref SIDs June 2020				£50.00					£50.00
28/06/20	12	BACS	Susan Turner	Salary June 2020	£177.40								£177.40
28/06/20	13	BACS	HMRC	Tax-April-May-Jun-2020	£164.60								£164.60
28/07/20	10	SO	PGGM	Maint Contract July 2020						£228.33		£45.67	£274.00
28/07/20	11	SO	Hart Foodbank	Ref SIDs-July 2020				£50.00					£50.00
28/07/20	12	SO	Susan Turner	Salary July 2019	£342.00								£342.00
28/08/20	13	SO	PGGM	Maint Contract July 2020						£228.33		£45.67	£274.00
28/08/20	14	SO	Susan Turner	Salary July 2019	£342.00								£342.00
28/08/20	15	SO	Hart Foodbank	Ref SIDs-July 2020				£50.00					£50.00
02/09/20	16	367	WVPS - chq cleared	Donation 2020/21				£50.00					£50.00
17/09/20	17	BACS	RBL Poppy Appeal	Mattingley Wreath				£25.00					£25.00
20/09/20	18	BACS	ST:NaturalGardener	LifetimeWoodTreatment5gls							£61.93		£61.93
			ST: Screwfix	HarrisTrade paint brushes x 2							£4.00	£0.80	£4.80
			ST: Screwfix	1 x roll hazard tape							£2.90	£0.59	£3.49
			ST: Screwfix	Danish Oil x 1 litre (x7)							£99.11	£19.72	£118.83
			ST:WoodFinishesDirect	Danish Oil x 5 litre (x2)							£89.98	£18.00	£107.98
TOTALS					£1,710.00	£1,066.87	£0.00	£361.00	£0.00	£1,141.65	£257.92	£267.46	£4,804.90

£4,804.90

**Club, Charity
And Trust
Account**Available funds:
£1,157.25[Make a payment](#)[Make a transfer](#)30-96-29,
00778969[View a mini
statement](#)[Set up standing
order](#)**Business
Instant
Access****£32,922.77**[View full statement](#)[Make a payment](#)[Make a transfer](#)

30-96-29, 07266599


[View more images](#)

Guide price

£10,000,000

 GBP 

Bramshill, Hook, Hampshire, RG27
United Kingdom

A Magnificent Grade I listed Jacobean mansion

With planning application for conversion to a single residential home of 42,410 sqft (GIA)

Stable conversion to provide 5,307 sqft (GIA)

Nuffield Hall conversion to provide 9,257 sqft (GIA) Formal Gardens
 • Walled Kitchen Garden • Deer Park.

Bramshill Magnificent Grade I listed Jacobean mansion, set within Grade I listed parkland, woodland and lake.

One of England's great stately homes with potential for a number of alternative uses.

The property is offered for sale (existing) as a 43,002 ft² private mansion along with a former coach house (1,851 ft²) and assembly dining hall (18,974 ft²) and sits within about 92 acres of land including formal gardens and a park grazed by a resident herd of fallow deer.

Is offered for sale with the benefit of planning consent pending to restore it to its former glory as a single family residence. The proposed plans will sensitively transform this spectacular property to create a wonderful home for modern living; including numerous dramatic rooms for entertaining on a grand scale together with a cinema, gym and wine cellar.

(Photos dated 2012-2013)