

Nomination for listing as an Asset of Community Value

Nominated land

Area to be covered Please describe the nominated land including its proposed boundaries and exact location, address, postcode and a map attachment.	Land forming part of former Orchard Farm, Netheravon SP4 9PJ – see plans at appendix 1 and 2
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Ownership Please state all the information you have on: (i) the names of current occupants of the land, and (ii) the names and current or last known addresses of all those holding a freehold or leasehold estate in the land; Please include a copy of the land registry entry.	Occupants: The land is believed to be vacant, hence the freeholder is "in occupation" – Secretary of State for Defence/ Defence Infrastructure Organisation. The information provided suggests: Defence Infrastructure Organisation, 2nd floor, Zone 1 (IDL 421), Ramillies Building, Marlborough Lines, Monxton Rd, Andover SP11 8HJ AND c/o Property Team, MOD Legal Advisers, MOD Abbey Wood, Poplar 2b, #2216, Bristol, BS34 8JH Southern Electricity have a wayleave for an electricity cable over the land. Freehold interest: As above See Appendix 3 and 4
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Community value

Your reasons for thinking that Wiltshire Council should conclude that the land is of 'community value', having regard to the definition in the Localism Act:

- current primary use of the building/ land or use of the building/ land in the recent past furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community
- it is realistic to think that now or in the next five years there could continue to be primary use of the building/land which will further the social well-being or social interests of the local community (whether or not in the same way as before)

The land edged red at former Orchard Farm, Netheravon SP4 0PJ has longstanding and continuing community value to Netheravon village. The land forms an important open green space immediately adjoining the village core, play area, library and residential properties, and contributes materially to the social wellbeing and environmental amenity of the local community. It also forms part of the flood plain, protecting the village from flooding.

Formerly agricultural land, the field is now unoccupied and unused, but continues to form an important part of the "green space", benefitting wildlife and contributing to the character of the village and the social and mental wellbeing of its residents through the provision of Biodiversity and nature.

The land has historically provided informal social and community benefit through its openness, visual amenity, contribution to the rural character of Netheravon, opportunities for informal walking and enjoyment of the countryside edge, and its role in preserving the setting of the village and Conservation Area. Its undeveloped character contributes positively to community identity, village character and residents' enjoyment of the area.

It is realistic to think that, within the next five years and beyond, the land could continue to further the social wellbeing and social interests of the local community. The site is well suited to ongoing informal recreational use, community open space, biodiversity enhancement, village green infrastructure, educational/environmental activities and preservation of the rural setting of Netheravon for the benefit of present and future residents.

Registration as an Asset of Community Value would therefore support the Localism Act objective of enabling local communities to protect land which contributes to their social wellbeing, recreational interests and community identity.

Eligibility to nominate

Please provide evidence that you meet the definition of a community nominator as set out in the regulations (i.e. a parish council or voluntary or community body with a local connection).

If an unincorporated group please provide a list of 21 names on the local electoral register.

The Nominating body is Netheravon Parish Council

Your details

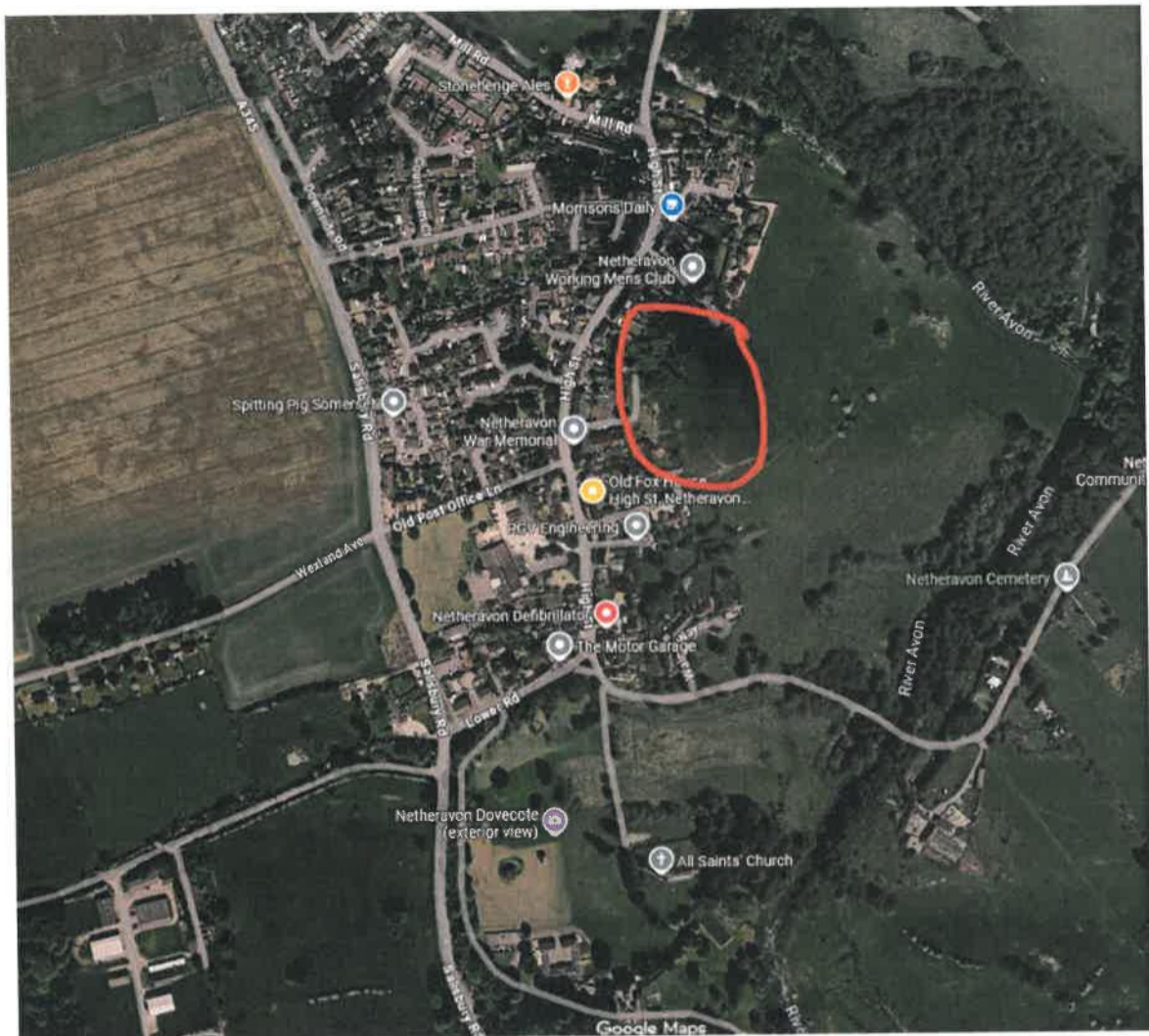
Parish	Netheravon
Community area	Tidworth
Your organisation	Netheravon Parish Council
Contact name	David Burke
Position held	Chairman
Address	 AND: Parish Office, Netheravon Village Hall – Phoenix Hall, High Street Netheravon, SP4 9PJ
Telephone	
Email	 AND clerk@netheravonparishcouncil.co.uk

I confirm that all information provided is accurate and complete

Name	David Burke	
Date	15th May 2026	

Please return to assetsofcommunityvalue@wiltshire.gov.uk (scanned attachments can be accepted).

Appendix 1 – Location plan



Appendix 2 - Land forming part of former Orchard Farm (edged red)



Appendix 3 - copy of the land registry entry and plan

HM Land Registry



Official copy
of register of
title

Title number WT276950

Edition date 25.04.2024

- This official copy shows the entries on the register of title on 06 MAY 2025 at 15:35:20.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 02 Feb 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

WILTSHIRE

- (08.12.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being part of Salisbury Plain Training Estate (East Phase), Fittleton Haxton and Netheravon, Salisbury.

NOTE 1: The land tinted green on the title plan is not included in the title.

NOTE 2: As to the highways included in this title the surface and subsoil (if any) forming part of a highway maintainable at public expense is excluded from the title.
- (08.12.2008) The land in this title has the benefit of and is subject to, all such easements, quasi easements, profits a prendre, quasi profits, wayleaves, rights, privileges, liberties, exceptions, reservations, agreements, provisions, declarations, manorial rights and incidents of tenure, together with all the ancillary rights granted in connection with the exercise thereof (including diverted rights) as are still subsisting and capable of being enforced.
- (17.11.2011) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered WT298089 in green on the title plan dated 14 October 2011 made between (1) Secretary of State for Defence and (2) Nigel Peter Hillyard and Debra Hillyard.

NOTE: -Copy filed under WT298089.
- (02.04.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WT308991 in green on the title plan dated 19 March 2013 made between (1) The Secretary of State for Defence and (2) John Henry Bugler.

NOTE: Copy filed under WT308991.
- (03.04.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WT309008 in green on the title plan dated 21 March 2013 made between (1) The Secretary of State for Defence and (2) Spurdawn Limited.

Title number WT276950

A: Property Register continued

NOTE: Copy filed under WT309008.

- 6 {03.04.2013} The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WT309016 in green on the title plan dated 21 March 2013 made between (1) The Secretary of State for Defence and (2) Spurdow Limited.

NOTE: Copy filed under WT309016.

- 7 {03.04.2013} The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WT309017 in green on the title plan dated 21 March 2013 made between (1) The Secretary of State for Defence and (2) Eurohouse Limited.

NOTE: Copy filed under WT309017.

- 8 {12.04.2013} The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WT309228 in green on the title plan dated 21 March 2013 made between (1) The Secretary of State for Defence and (2) Paul Dodd and Jane Dodd.

NOTE: Copy filed under WT309228.

- 9 {07.06.2013} The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WT310149 in green on the title plan dated 15 May 2013 made between (1) The Secretary of State for Defence and (2) Kevin Leslie Taylor.

NOTE: Copy filed under WT310149.

- 10 {25.01.2019} The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered WT443046 in green on the title plan dated 19 December 2018 made between (1) The Secretary Of State For Defence and (2) Claire Joanne Jarvis but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under WT443046.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 {08.12.2008} PROPRIETOR: THE SECRETARY OF STATE FOR DEFENCE of Property Legal Team, Ministry of Defence, Defence Infrastructure Organisation mailpoint 2216, Poplar 2, Abbey Wood, Bristol BS34 8JH and of Property Legal Team, Ministry of Defence, Defence Infrastructure Organisation Main Building, Horse Guards Avenue, Whitehall, London SW1A 2HB and of Property Legal Team, Ministry of Defence, Defence Infrastructure Organisation Bazeletts Pavilion, RAF Wyton, Huntingdon PE28 2EA.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 {08.12.2008} Part of the land in this title is subject to a perpetual yearly sum of £12 and a perpetual fee farm rent of £12 per annum issuing therefrom as mentioned in a Conveyance thereof and other land dated 31 March 1898 made between (1) The Right Honourable Sir Michael Edward Hicks-Beach (2) John Locke Stratton and Sir John Talbot Dillwyn Llewelyn and (3) Her Majesty's Principal Secretary of State for the War Department.

Title number WT276950

C: Charges Register continued

NOTE: Copy filed under WT269036.

- 2 {08.12.2008} By an Agreement dated 5 March 1936 made between (1) War Department and (2) Wilts County Council a small piece of land in this title abutting the A345 road was dedicated to the public to form part of the highway.

NOTE:-Copy filed under WT273452.

- 3 {08.12.2008} The land is subject to the rights granted by a Deed of Grant dated 7 December 1962 made between (1) Her Majesty's Principal Secretary Of State For The War Department and (2) The Pewsey Rural District Council.

NOTE:-Copy filed under WT273381.

- 4 {08.12.2008} The land is subject to the rights granted by a Deed of Grant dated 20 October 1969 made between (1) The Secretary Of State For Defence (Grantor) and (2) The Rural District Council Of Pewsey (Grantee).

NOTE:-Copy filed.

- 5 {08.12.2008} The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

- 6 {08.12.2008} The land is subject to the easements granted by a Lease dated 28 June 1976 made between (1) The Secretary Of State For Defence and (2) The Southern Electricity Board of an Electricity Substation Harefield Crescent for a term as therein mentioned from 1 November 1973.

NOTE:-Copy filed under WT158225.

- 7 {08.12.2008} By a Deed of Variation dated 15 September 1976 made between (1) The Secretary Of State For Defence (Lessor) and (2) Barry Charles Richard Smith (Lessee) the terms of the lease dated 1 February 1972 referred to in the schedule of leases hereto were varied.

NOTE:-Copy Deed filed.

- 8 {08.12.2008} By a Certificate of Dedication dated 3 November 1978 made between (1) The Secretary Of State For Defence and (2) Wilts County Council part of the land in this title at Haxton Farm Dairy was dedicated to the public to form part of the highway.

NOTE:-Copy plan filed.

- 9 {08.12.2008} The land is subject to the rights granted by a Deed of Grant dated 6 January 1994 made between (1) Secretary Of State For Defence (Grantor) and (2) British Gas PLC (Grantee).

NOTE:-Copy filed under WT269406.

- 10 {08.12.2008} The parts of the land affected thereby are subject to the rights granted by a Lease dated 6 July 1994 referred to in the schedule of leases hereto.

NOTE: Copy lease filed.

- 11 {08.12.2008} The land is subject to the easements granted by a Lease dated 6 July 1994 made between (1) The Secretary Of State For Defence and (2) British Gas plc of a Gas Governor Netheravon Airfield for a term of 99 years from 25 December 1993.

NOTE:-Copy filed under WT276534.

- 12 {08.12.2008} Equitable easement created by an Instrument dated 3 April 1995 made between (1) The Secretary of State for Defence and (2) Andover Cablevision Limited but neither the original Instrument nor a certified copy or examined abstract of it was produced on first registration.

Title number WT276950

C: Charges Register continued

- NOTE:-This information was taken from a Land Charge Class D(iii) dated 5 June 1995 reference number 28639/95.
- 13 {08.12.2008} Leases of housing sites dated 5 November 1995 made between (1) The Secretary of State for Defence and (2) Annington Property Limited for a term of 999 years from 5 November 1995 contain agreements and declarations reservations and other matters as therein mentioned.
- NOTE:-Leases registered under title numbers WT157146, WT157529, WT157530, WT157531, WT157533, WT157534, WT157535, WT157538, WT157541, WT157542, WT157543, WT157544, WT157545, WT157548, WT157549, WT157552, WT157555, WT157560, WT157566, WT157569, WT157570, WT157572, WT157573, WT157579, WT157581, WT157582, WT157584, WT157591, WT157594, WT192401, HP528282.
- 14 {08.12.2008} The land is subject so far as affected thereby to the rights contained in the Utilities Agreement dated 5 November 1996.
- NOTE:-Copy filed under WK410943.
- 15 {08.12.2008} The parts of the land affected thereby are subject to the rights granted by a Lease dated 14 March 2002 referred to in the schedule of leases hereto.
- NOTE: Copy lease filed.
- 16 {08.12.2008} Estate Contract for 358 Fittleton created by an Instrument dated 25 November 2002 made between (1) The Secretary of State for Defence and (2) Herbert Douglas Frank Pateman and Jane Elizabeth Pateman but neither the original Instrument nor a certified copy or examined abstract of it was produced on first registration.
- NOTE:-This information was taken from two Land Charge Class C(iv) both dated 2 December 2002 reference numbers 140130 and 140131.
- 17 {25.05.2016} The land is subject to the following rights granted by a Conveyance of land lying to the west of the land in this title dated 10 August 1984 made between (1) The Secretary Of State For Defence (Vendor) and (2) The Southern Electricity Board (Purchasers):-
- "TOGETHER WITH the right for the Purchasers their servants workmen and others authorised by them to lay and thereafter use and from time to time inspect maintain repair relay and remove underground electric lines in and under the Vendor's adjacent land along the route or routes shown (as near as may be) by firm brown lines on the said plan And for any of the purposes aforesaid to enter upon the Vendor's said adjacent land and to break up and excavate so much of the surface of the said route or routes shown brown as from time to time may be necessary the Purchasers causing as little damage as possible in the exercise of the said rights and making good any such damage occasioned thereby."
- NOTE: Copy plan filed under WT167012.
- 18 {01.07.2022} UNILATERAL NOTICE affecting Fifeld Farmhouse, Fifeld, Pewsey, SN9 6DQ in respect of a notice dated 28 June 2022 served under the Leasehold Reform Act 1967 by Andriette Johanna Shenkman and Gregory Shenkman and pursuant to section 5(5) of that Act.
- NOTE: No copy of Unilateral Notice is held by HM Land Registry.
- 19 {01.07.2022} BENEFICIARY: Andriette Johanna Shenkman and Gregory Shenkman of Fifeld Farmhouse, Fifeld, Pewsey, SN9 6DQ.
- 20 {25.04.2024} The land is subject to any rights that are granted by a Transfer of 39 to 48 (inclusive) Choulston Close dated 11 April 2024 made between (1) The Secretary of State for Defence and (2) Annington Property Limited and affect the registered land.
- NOTE: Copy filed under WT476957.

Title number WT276950

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	08.12.2008	Piffield Avon	01.02.1972 99 years from 01.07.1971	WT125257
	NOTE: See entry in Charges Register relating to a Deed of Variation dated 15 September 1976.			
2	08.12.2008	Gas Governor Chestnut Avenue	06.07.1994 99 years from 25.12.1993	WT135034
	NOTE: See entry in Charges Register relating to the rights granted by this lease.			
3	08.12.2008	Netheravon House	14.03.2002 999 years from 14.03.2002	WT209506
	NOTE: See entry in Charges Register relating to the rights granted by this lease.			
4	05.03.2010	Land on the east side of Edged and numbered 1 in blue	05.03.2010 992 years from 5 March 2010	WT286252
	NOTE: See entry in the Charges Register relating to the rights granted by this lease			

End of register



Appendix 4 - enlarged extract from title plan

