

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## CATHERINGTON, NR HORNDEAN PART OF 'CATHERINGTON DOWN'

PASTURE LAND  
APPROX. 11.15 ACRES (4.51 HA)

WITHIN SOUTH DOWNS NATIONAL PARK



**A block of pasture down land. Fenced. Well drained. Road frontage.  
Water connected. Quiet Lanes in the locality.**

**Available as a Whole or in 2 Lots.**

	<b>ACRES</b>	<b>PRICE GUIDES £</b>
Lot 1	6.16	135,000
Lot 2	4.99	115,000
<b>Whole</b>	<b>11.15</b>	<b>250,000</b>

**FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION**

**OFFERS INVITED**



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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**LOCATION:** See **Location Plan**. The Property has road frontage along Lovedean Lane and Roads Hill. Vehicular access to Lot 1 is off Lovedean Lane. Vehicular access to Lot 2 is off Roads Hill.

**DESCRIPTION:** The Property in all extends to approx. 11.15 acres (4.51 Ha) as shaded on the **Site Plan** of mainly pasture land with wooded boundaries.

The pasture land has been grazed for many years and slopes down towards the road frontage.

According to the Agricultural Land Classification Map the land is indicated to be of Grade 4 quality. The Geological Survey Plan of England indicates the soils to plateau drift and clay - with - flints. The land slopes down to the north west and the road frontage lies approximately 70m above sea level.

The feature 'strip lynchets' as shown on the **Site Plan** is an historical terrace in the pasture caused by medieval farming systems on the land.

The land is fenced with post and wire fencing and is currently split into 6 individual paddocks by post and wire fencing.

**The Property is available for sale as a Whole but if sold in 2 Lots:**

**Lot 1** Shaded pink Extending to approx. 6.16 acres (2.49 Ha). Vehicular access. Water troughs connected.

**Lot 2** Shaded green Extending to approx. 4.99 acres (2.02 Ha). Vehicular access. Water troughs connected.

**There may be flexibility in the size of Lots 1 and 2.** Please discuss this with Messrs Giles Wheeler-Bennett Ltd.

The track besides Lot 1 off Lovedean Lane is a 'By-way Open to All Traffic' (BOAT).

There is a good network of quiet lanes in the locality.

**ENVIRONMENTAL DESIGNATIONS:** None.

**PUBLIC RIGHTS OF WAY:** No Public Rights of Way cross the Property.

**SERVICES:** Mains water connected.

**LOCAL AUTHORITY:** Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [www.winchester.gov.uk](http://www.winchester.gov.uk).

**SOUTH DOWNS NATIONAL PARK:** The Property is set within South Downs National Park as outlined in yellow on the **Location Plan**. South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. [www.southdowns.gov.uk](http://www.southdowns.gov.uk).

**VIEWING:** The Property can be viewed unaccompanied on foot during daylight hours taking a printed set of the **Sales Particulars** with you. There may be grazing livestock and so all gates must be kept shut at all times.



**IMPORTANT NOTICE**

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

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# Site Plan



For Further Information Contact :  
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# Location Plan

