

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## Hampshire - Between Alton and Bordon Agricultural Land Within South Downs National Park

Approx. 105.90 acres (42.86 ha) in all



A single block of bare agricultural land comprising free draining arable land (67.09 acres) and pasture (35.02 acres). Generally level and with road frontage. Water connected and available in the locality.

**AVAILABLE AS A WHOLE OR IN LOTS - OFFERS INVITED**

	<b>DESCRIPTION</b>	<b>PRICE GUIDE £</b>
<b>Lot 1</b>	Arable and Pasture. Extending to 43.00 acres in all.	£400,000
<b>Lot 2</b>	Arable and Pasture. Extending to 42.76 acres in all.	£400,000
<b>Lot 3</b>	Pasture. Extending to 6.00 acres.	£75,000
<b>Lot 4</b>	Pasture. Extending to 5.29 acres.	£75,000
<b>Lot 5</b>	Pasture. Extending to 8.85 acres	£120,000
<b>Whole</b>	<b>105.90 acres</b>	<b>£1,000,000</b>

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



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**LOCATION:** See **Location Plan**. The land is located within 2 miles of Bordon and within 3 miles of Alton and to the west of the village of Kingsley off the B3004 'Green Street'. Access off the B3004 'Green Street' is in the locality of Postcode GU35 9NN. Access to Lots 1 and 2 as identified on the **Site Plan** is in the locality of Postcode GU35 9JP.

**DESCRIPTION:** The block of bare agricultural land extends in all to approx. 105.90 acres (42.86 Ha) as shown coloured on the **Site Plan**. Approx. 67.09 acres (27.15 Ha) of the land has been in arable production (parts of Lot 1 and Lot 2). There is a total of 35.02 acres (14.17 Ha) of pasture land available for grazing or cutting.

According to the Agricultural Land Classification Map Post 1988 the land is indicated to be of varying quality: Lot 1 - arable is of Grade 3. Lot 2 - arable is of Grades 2, 3A and 3B and Lots 3, 4 and 5 are of Grade 4 quality. The Geological Survey Plan of England indicates the soils to the east (arable) to be '*Mesozoic and Tertiary Sands*' and to the west (pasture) '*Jurassic and Cretaceous Clay*'. The land is relatively level and lies approx. 80 meters above sea level.

**LOTING:** The land is available to be purchased as a Whole, or in a combination of separate Lots as indicated on the **Site Plan**. Access arrangements will be negotiated to serve each Lot where necessary.

**LOT 1 - Total area 43.00 acres (17.40 Ha) including 30.23 acres of arable land and 11.54 acres of pasture land. Following vegetable production Harvest 2014 the land has been sown to temporary grass.**

**LOT 2 - Total area 42.76 acres (17.30 Ha) including 36.86 acres of arable land and 5.01 acres of pasture land. This area holds a current crop of Asparagus. Harvest of the crop is likely to be completed 1st August 2017. Post harvest the land will be levelled and cultivated, empty and ready for future arable cropping Harvest 2018.**

**LOT 3 - Total area 6.00 acres (2.43 Ha) of pasture land. Right of way benefitting Oakhanger Angling Club.**

**LOT 4 - Total area 5.29 acres (2.14 Ha) of which 4.75 acres are pasture land. Area of hard standing in north western corner.**

**LOT 5 - Total area 8.85 acres (3.58Ha) of which 8.28 acres are pasture land. Area of hard standing in south east corner. Right of way benefitting Oakhanger Angling Club and Lot 3.**

**ENVIRONMENTAL DESIGNATIONS:** There are no environment designations on the land.

**BASIC PAYMENT SCHEME:** The land is eligible for the annual agricultural subsidy currently known as the Basic Payment Scheme, which in 2016 equated to approx. £84 per acre. No Entitlements are available to be purchased from the Vendor, but can be purchased elsewhere. Contact Messrs Giles Wheeler-Bennet for more information.

**PUBLIC RIGHTS OF WAY:** As identified on the **Site Plan**. A Public Footpath crosses Lots 2, 3 and 4. A Public Bridleway crosses Lot 2.

**PRIVATE RIGHTS OF WAY:** Oakhanger Angling Club have a right of way over the track across Lots 3 and 5 off Green Street to access their lakes to the east and west of Lot 3. Further access arrangements will be reserved if the Property is split up into separate Lots.

**WAYLEAVES AND EASEMENTS:** A Southern Water pipeline passes through the Property (pasture). An overhead electricity pylon crosses Lot 1. Overhead 11kv electricity lines oversail the Property.

**SERVICES:** Mains water is connected. Mains water and mains electricity are available in the locality.

**PLANNING:** The land lies within the Local Authority of East Hants District Council whose offices are at Penns Place, Petersfield, Hampshire GU31 4EX. Tel: 01730 266551. [www.easthants.gov.uk](http://www.easthants.gov.uk)

**SOUTH DOWNS NATIONAL PARK:** The land lies just within the National Park as identified by the yellow shading on the **Location Plan**. For details contact the South Downs National Park Authority, North Street, Midhurst GU29 9DH. Tel: 01730 814810. [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

**MINERALS:** Parts of the Property have deposits of sand believed to be suitable for mortar or concrete sand, which are being extracted elsewhere in the locality. These deposits may be commercially viable to extract in the future subject to obtaining the necessary consents from South Downs National Park Authority and Hampshire County Council. A national sand supplier has held an Option on the land in the past. Further details of the sand deposit can be obtained from the selling agent Messrs Giles Wheeler-Bennett.

**MINERAL DEVELOPMENT UPLIFT:** The Vendors are mindful to reserve a share of the future revenue or royalties if sand is extracted within a 40 year period, and to include any revenue from subsequent landfill operations. However, this aspect will be subject to negotiation with any interested parties.

**VIEWING:** Any time on foot during daylight hours taking a copy of these Sales Particulars with you. Please only use the access as identified shaded brown on the **Site Plan**.

**Lot 1 - Please use gate identified by arrow on Site Plan, postcode GU35 9JW.**

**Lot 2 - Please park at field entrance indicated by field arrow on Site Plan, postcode GU35 9JW.**

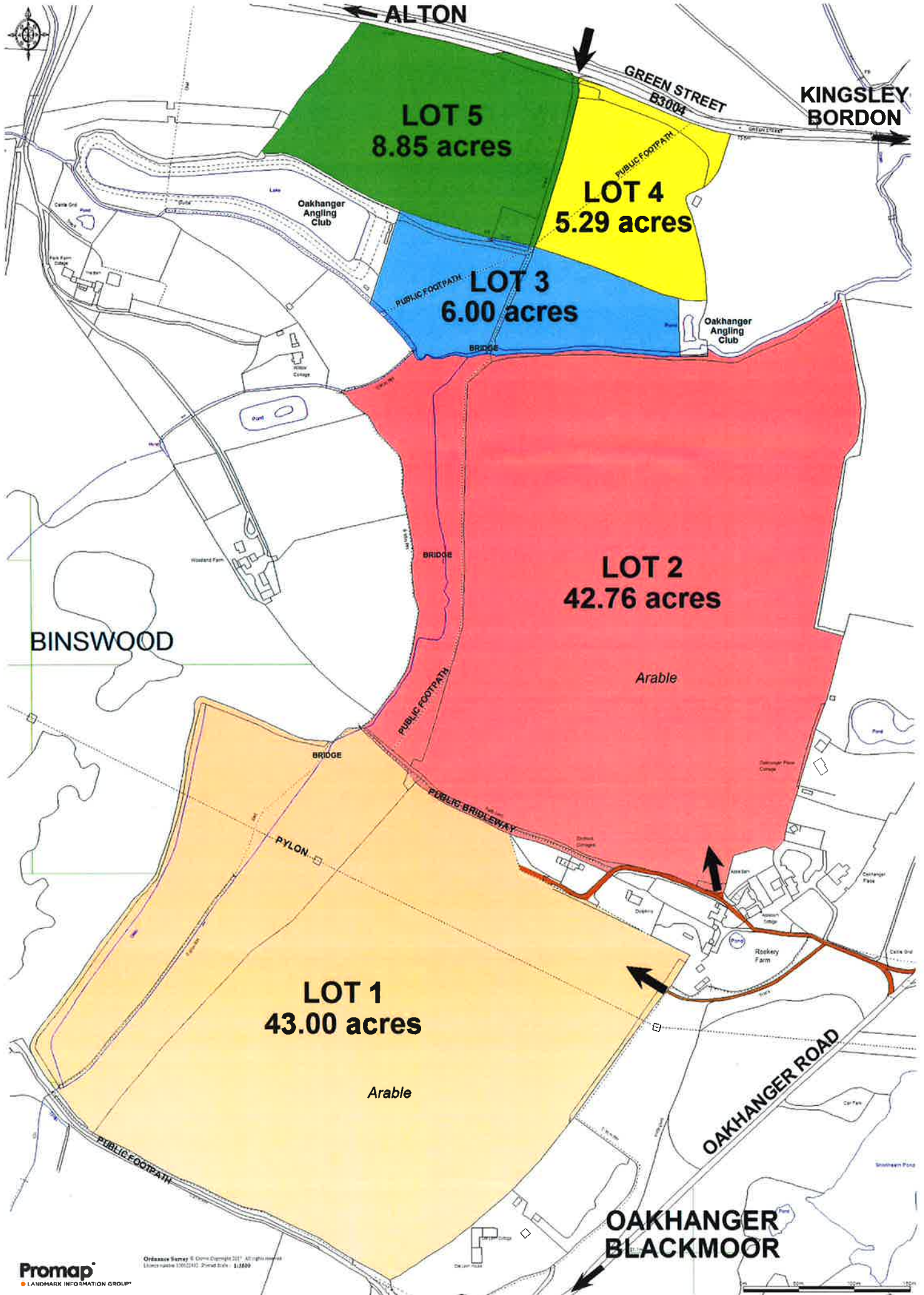
**Lots 3, 4 and 5 - Please park at the gate off Green Street (please do not block access).**

**IMPORTANT NOTICE**

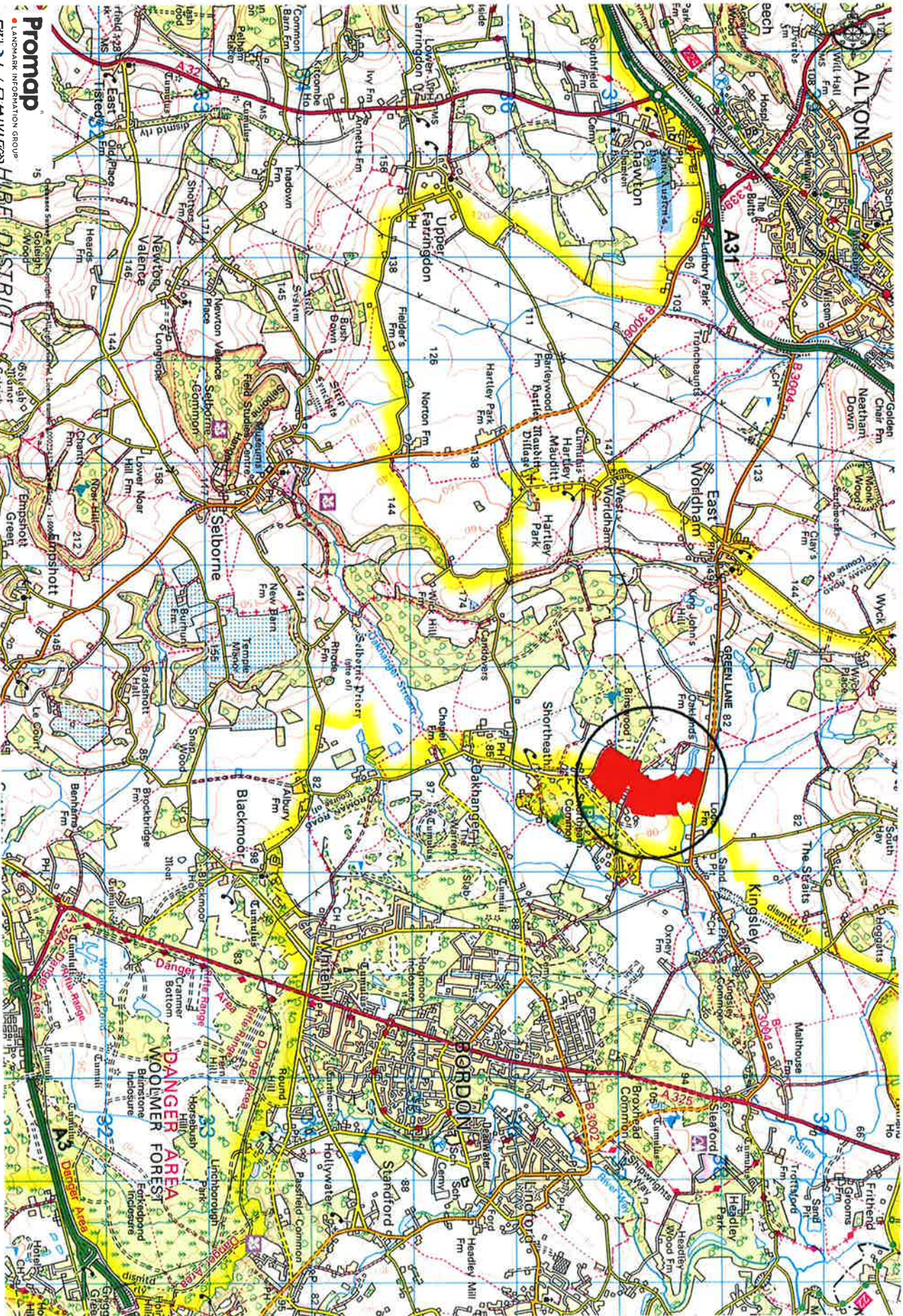
1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given 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.

JANUARY 2017

# SITE PLAN



# Location Plan



For Further Information Contact :  
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