

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Bent Lane, Hambledon PO7 4QP

Pasture Land

Approx. 1.07 Acres (0.43 Ha) in All



**A level parcel of land off a quiet lane in the countryside.
Suitable for various uses including equestrian, recreational and
agricultural. Fenced and with road frontage and independent access.**

PRICE GUIDE £75,000

OFFERS INVITED

FREEHOLD FOR SALE - BY PRIVATE TREATY



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

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a printed set of these Sales Particulars with you. **For parking it is suggested to use the suitable verge marked on the Viewing Plan at Approx 250m along Bent Lane.** Please be mindful of nearby properties not to block driveways or the Lane. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

For the suggested parking: What3Words:///thunder.decorate.motorist

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: See **Location Plan.** The property is located approx. 1 mile to the south of the village of Hambledon. Access: What3Words:///Rocks.nets.clenching.

DIRECTIONS: From Hambledon: Head south towards Denmead on the B2150 and then turn right into Farham Road towards Worlds End and after approx. 500m turn right into Bent Lane. The Property is located approximately 0.4 miles on right hand side.

DESCRIPTION: The Property extends in all to approx. 1.07 Acres (0.43 Ha) as shaded green on the **Site Plan** and comprises the whole of Land Registry Title HP690651 which is available to view on the Selling Agent's website.

The temporary fencing in the south-western corner of the field marks the boundary of ownership and this fence is not owned by the Vendors.

The Land is in permanent pasture and is bound by established broadleaved hedgerows along the northern boundary and road frontage with post and mainly wire fences around other parts of the perimeter. The neighbour at Bent Farm Cottage has recently erected a boundary fence close to the access.

PLANNING: In the Winchester City Council Local Plan adopted in 2017 the Property is zoned as Countryside. The Property is outside the South Downs National Park.

SERVICES: No services are connected. There is no public water main in the lane immediately beside the Property - parties must make their own enquiries to Portsmouth Water Tel: 02392 499888.

PUBLIC FOOTPATH: A Public Footpath crosses the Property just inside the Southern Boundary. The route from the Definitive Map is identified by the blue dashed line on the **Site Plan**.

DEVELOPMENT UPLIFT: The Vendors are mindful to retain a share of any increase in value caused by Planning Consent achieved for residential development affecting any part of the Property. This will not effect any equestrian or agricultural development on the Property.

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

For Further Information Contact:

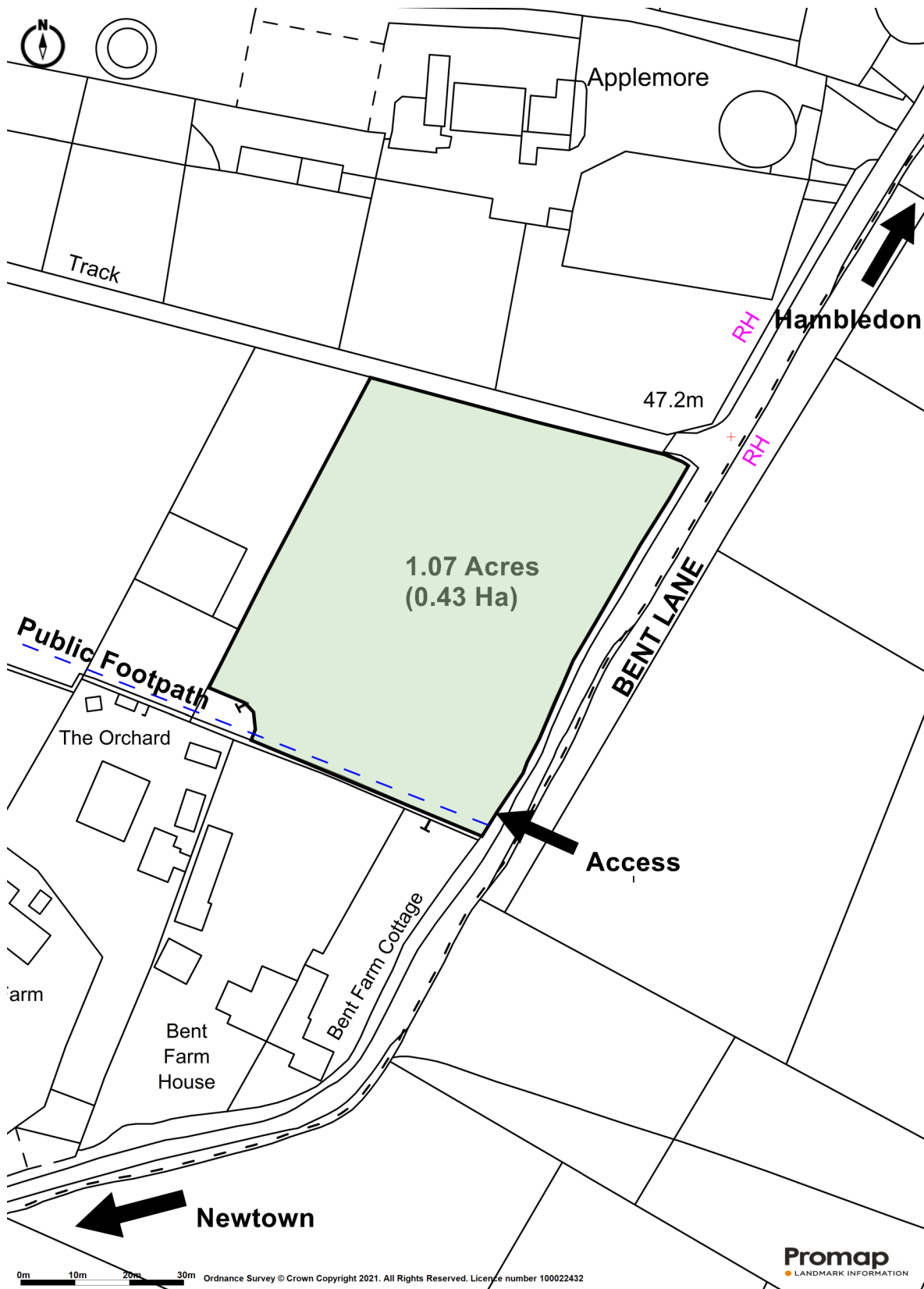
Dominic Plumpton

Tel: 01489 896977 **Mob:** 07780 000201

Email: dominic@gileswheeler-bennett.co.uk



SITE PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

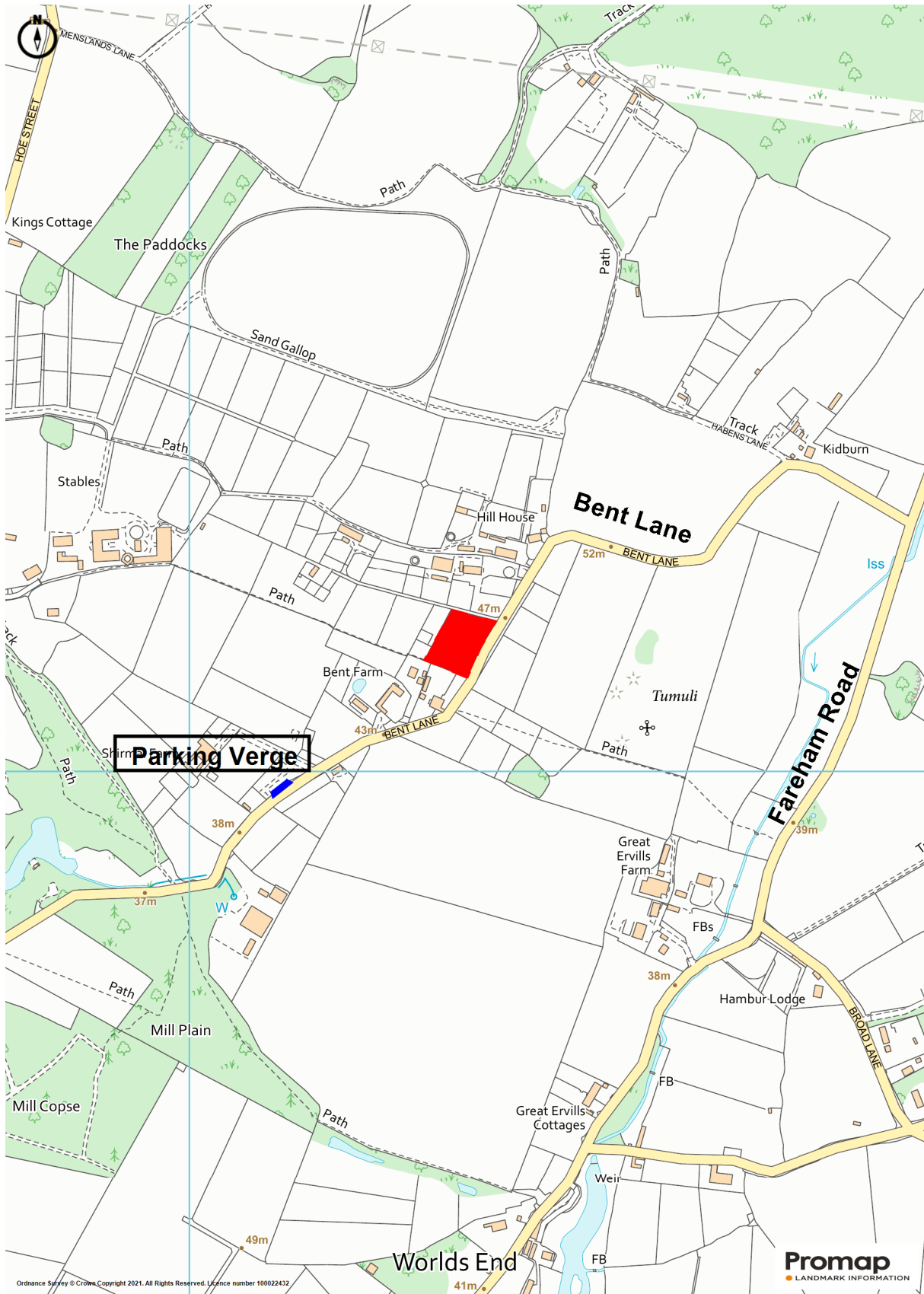
IMPORTANT NOTICE

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.

July 2021



VIEWING PLAN



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LOCATION PLAN



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