

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Hensting Lane, Owslebury

ALPACA MEADOW

Approx. 2.04 acres (0.82 ha) in All



A compact paddock in an attractive and accessible rural location off a quiet country lane. Complete with field shelters and toilet. Off-road parking. Fenced and with water connected.

PRICE GUIDE £125,000

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY - VACANT POSSESSION



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VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

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 AND DIRECTIONS: See **Location Plans 1** and **2**. **Vehicular access:** What3Words: <https://w3w.co/ditched.played.dried>; Postcode: SO21 1LE.

DESCRIPTION: The Property extends to 2.04 acres (0.82 ha) in all as outlined red on the **Site Plan**. It comprises pasture land with field shelters and a toilet block connected to a septic tank. It has previously been grazed by alpacas but more recently has been in amenity use. The paddock is fenced separately away from the access allowing more convenient access and off-road parking. There is road frontage with Hensting Lane along the south-eastern boundary. An area of pens has been created with post and rail fencing at the southern corner of the Property.

The pasture land is well drained and level with grazing possible all year round. According to National Soil Classification data the land is Grade 3 with shallow lime-rich soils over chalk and limestone.

LAND REGISTRY: The Property comprises the entirety of Land Registry Title No. HP726595. The Land Registry Title Register and Plan are available on the Selling Agent's website.

BOUNDARIES AND FENCING: The Land is bounded by post and rail fencing. There is established native hedging between the Property and Hensting Lane.

FIELD SHELTER: There are three structures on the Property as listed below. These are included in the Property and Price Guide.

- **Building 1 (Approx. 5.15m by 5.73m)** - Timber framed field shelter with corrugated metal cladding and felt roof. Currently used for storage.
- **Building 2 (Approx. 5.81m by 2.31m)** - Open-sided low timber field shelter
- **Building 3 (Approx. 1.39m by 1.39m)** - Timber toilet cubicle

PLANNING AND PLANNING DESIGNATIONS: The Property is outside settlement boundaries and therefore Parkwide Policies Apply. The only recent planning application on record was for the siting of a temporary mobile home for occupation by an agricultural worker in 2014. This application was refused and a subsequent appeal dismissed. See Planning Authority contact details below.

DESIGNATIONS: The Property is situated within the South Downs National Park and a National Character area. It is also within a Nitrate Vulnerable Zone. No other significant environmental or planning designations have been identified.

SERVICES: The Property is connected to mains water. Electricity is likely to be available nearby. The toilet on site is serviced by a septic tank approximately at the position marked X on the Site Plan.

PUBLIC RIGHTS OF WAY: No public rights of way affect the Property.

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

SOUTH DOWNS NATIONAL PARK (SDNP): South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk

OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

For Further Information Contact:

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SITE PLAN



0m 10m 20m 30m

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Promap
LANDMARK INFORMATION





LOCATION PLAN 1



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.
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