

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

*Liphook approx. 5.5 miles • Petersfield approx. 5.5 miles • Guildford approx. 22 miles
• A3 approx. 0.5 miles*



FOR SALE BY PRIVATE TREATY

“CHURCH FIELD”, GREATHAM

**1.69 hectares (4.17 acres) pasture field with adjacent
0.39 hectare (0.96 acre) copse**

Available as a whole

PRICE GUIDE:

£95,000



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“CHURCH FIELD”, GREATHAM

SITUATION *(Please refer to the accompanying Location Plan)*

The property known as Church Field, Greatham is an attractive pasture field with adjacent copse extending to a total estimated area of 2.08 hectares (5.13 acres) and is situated in the peaceful village of Greatham.

Greatham itself lies equidistant between the towns of Liphook and Petersfield (approx. 5.5 miles away to the East and South respectively) with the Liss junction of the A3 trunk road around half a mile to the south.

DIRECTIONS

From Petersfield, take the A3 in a northerly direction. After approximately 4.5 miles, take the first exit off of the roundabout and proceed towards Selborne along the B3006. After approximately half a mile the road bears sharply left and at this point turn right signposted Greatham. Church field can be found on the left hand side after approximately 300 yards.

ACCESS *(Please refer to the accompanying Site Plan)*

As identified by the yellow arrows on the accompanying site plan the property benefits from two separate access points. The first via a single gateway onto Petersfield Road and the second via a Hampshire gate through the northern boundary of the copse.

THE LAND

The land is available as a whole and is more particularly outlined in red on the attached Site Plan.

In total, “Church Field” and the adjacent copse extends to an estimated 2.08 hectares (5.13 acres).

The main pasture field extends to an estimated 1.69 Hectares (4.17 Acres), it has a slight south westerly aspect and generally lies around 70-80 metres above mean sea level. The field is partially fenced, and bounded with established hedges. A significant drainage ditch runs alongside the entire length of the property’s western boundary. Historically the field has been used for the production of grass forage.

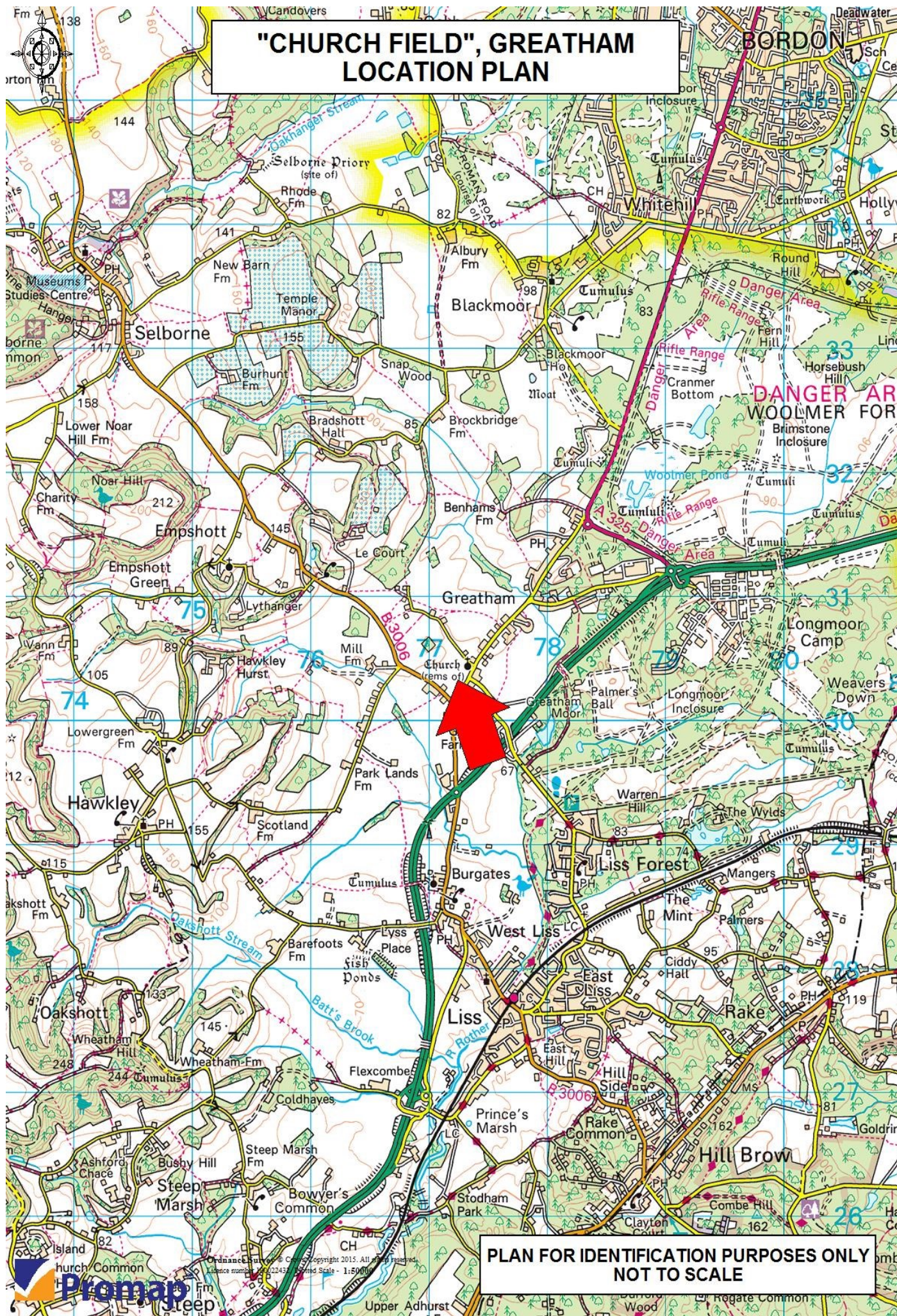
The adjacent copse provides an additional area of 0.39 hectares (0.96 acres) and lying behind (immediately west of) the Church, connects the pasture field to Church Lane on its northernmost boundary. The copse is currently unmanaged and is stocked with native and principally mixed broadleaf trees/bushes.

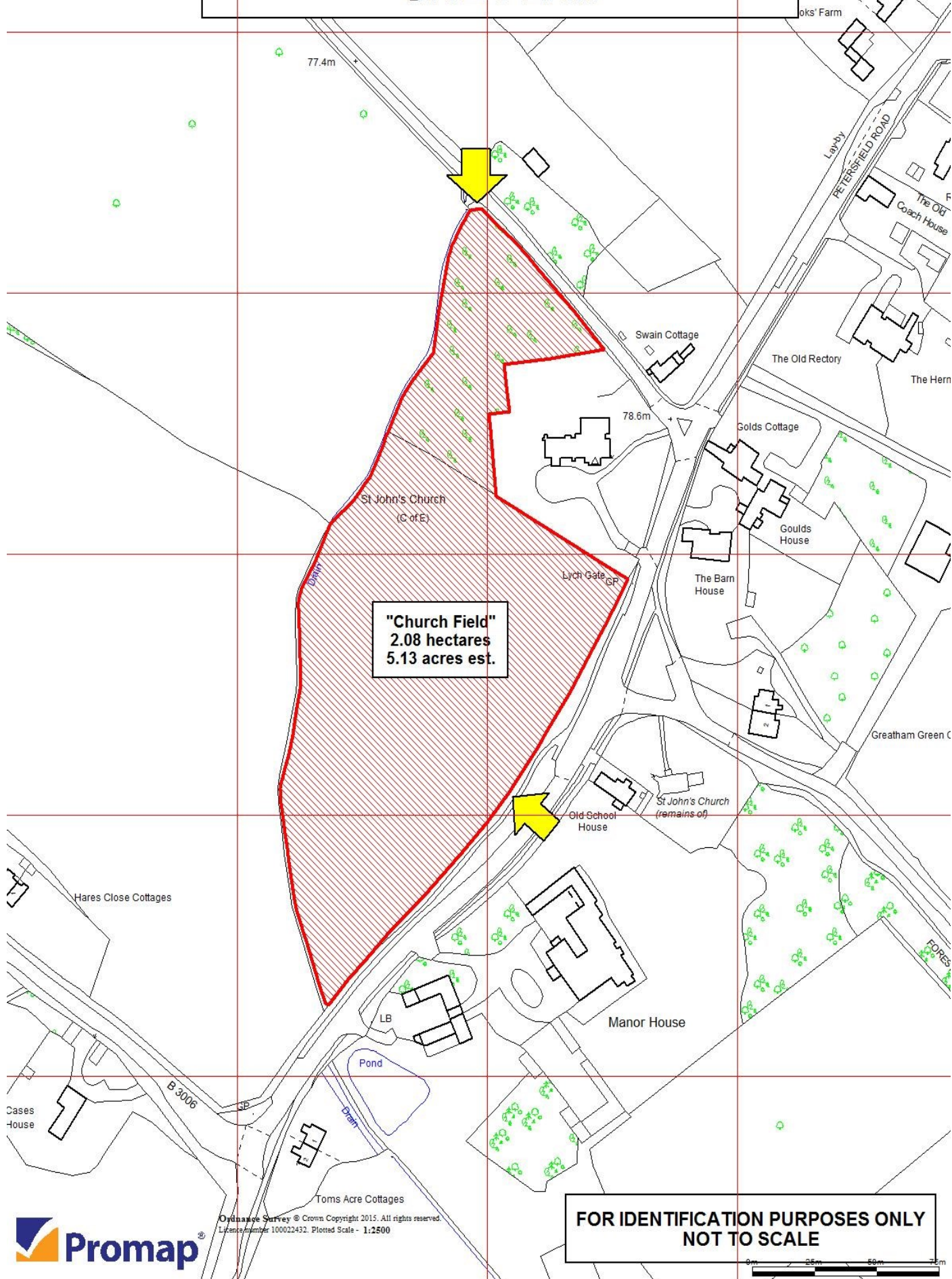
More generally, the land is classified as Grade 3 quality under the Agricultural Land Classification system which is more particularly described as “land with moderate limitations”. The soil is recognised as being of the Denchworth series which is a fine loamy over clayey soil.

There are no services connected to the land at present.

GENERAL REMARKS AND STIPULATIONS

1. **Viewing:** At any reasonable time on foot with a copy of these sale particulars and with prior approval from the selling agents: Giles Wheeler-Bennett, Chartered Surveyors and Land Agents, West Court, Lower Basingwell Street, Bishop's Waltham, Southampton, SO32 1AJ. Tel: 01489 896977. Fax: 01489 896985. E-mail: paul@gileswheeler-bennett.co.uk.
2. **Tenure and Possession:** The tenure of the land is freehold and vacant possession will be given upon completion.
3. **Lotting:** The land is offered for sale as a whole. The vendor reserves the right to sub-divide or withdraw all or any of the land.
4. **Sporting Rights:** The sporting rights over the land are included within the sale.
5. **Basic Payment Scheme:** No Basic Payment Scheme (BPS) Entitlements are being sold with the land. For more information please contact the selling agents.
6. **Rights, Easements and Wayleaves:** The land is sold subject to and with the benefit of all rights of way either public or private, all wayleaves and other easements whether specifically referred to in these particulars of sale or not. The vendor stipulates that the purchaser(s) will be responsible for notifying the appropriate authority with regard to the apportionment of any wayleave payments which may become due to the purchaser(s) e.g. electricity supply apparatus.
7. **Boundaries:** The land being available for inspection, potential purchaser(s) shall satisfy themselves with regard to the ownership of any boundaries.
8. **Sale Particulars and Plan:** All possible care has been taken in the preparation of the sale particulars and plan, the numbers and areas quoted having been taken, in so far as possible from Ordnance Survey maps. The descriptions and areas are believed to be correct, however their accuracy is in no way guaranteed and any errors or misstatements shall not annul the sale or be grounds for any abatement or compensation on either side. The photograph on the front cover of these particulars was taken in June 2015.
9. **Services:** There are currently no services connected to the land.
10. **Local Authorities:**
East Hampshire District Council, Penns Place, Petersfield, Hampshire,
GU31 4EX
Tel: 01730 266551





FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE

