### **Location Plan**



#### FOR ILLUSTRATION PURPOSES ONLY-NOT TO SCALE

#### IMPORTANT NOTICE



The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 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.

- Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated
- These particulars do not form part of any offer or contract.



## **OWSLEBURY, NEAR WINCHESTER** Hensting Lane, SO21 1LE **PASTURE LAND Approx 2.04 acres (0.83 Ha)**



Fenced and with mains water connected. A well drained parcel of land. With road frontage. Quiet lanes and access to network of Public Bridleways.

# **FREEHOLD FOR SALE PRICE GUIDE: £125,000 OFFERS INVITED**



T: 01489 896977 F: 01489 896985

**LOCATION:** See **Location Plan**. The property has the address: 'Alpaca Meadow', Hensting Lane, SO21 1LE and can be accessed from either Fishers Pond, or the villages of Owslebury or Twyford.

**DESCRIPTION:** The property extends in all to approx. 2.04 acres (0.82 Ha) as shaded green on the **Site Plan.** The land is bound by post and rail fencing on three sides and the road frontage is bound by mature broad leaved hedgerow with 6ft close board fencing which provides good screening. Vehicular access is provided via by a 12ft tubular gate set back off the road with hard standing. The land is currently sub-divided into four parcels by a post and rail fencing.

The Agricultural Land Classification indicates the land to be of Grade 3 and the Geological Survey Plan of England indicates the subsoils to be chalk. The land gently slopes towards road frontage and lies approx 50m above sea level.

There is a Field Shelter of timber frame with corrugated iron cladding and felt roof with approx. 17ft 9" by 18ft 4" (5.4m by 5.6m) which provides good storage. There is a second Timber Store 7ft 6" by 7ft 6" (2.3m by 2.3m).

There are a number of poultry houses currently in use at the property and these would be available to the Purchaser if required.

**WATER:** Mains water is connected with a meter and stop cock and serves three stand pipe positions and a trough.

**ELECTRICITY:** There is currently 6 x solar panels ground mounted which provide a 24 volt electricity supply for use on the holding, for example, electric fencing, power tools or equipment from time to time.

**DRAINAGE:** A klargester foul drainage tank has been installed on the property, besides the Field Shelter.

**NOTE:** The solar panels, batteries and invertor equipment will be available for a Purchaser to purchase separately for the sum £2,500.

**PUBLIC RIGHTS OF WAY:** None cross the property. There is a good network of Public Bridleways and quiet lanes in the locality.

**LOCAL PLANNING AUTHORITY:** Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ. Tel: 01962 840222. The Property is within the South Down National Park. Tel: 01730 814810. Email: Info@southdowns.gov.uk

**VIEWING:** Unaccompanied and to be on foot only during daylight hours, taking a set of these Sales Particulars with you.



For Further Information Contact : Dominic Plumpton Tel: 01489 896977 Mob: 07780 000201 Email: dominic@gileswheeler-bennett.co.uk







## Site Plan