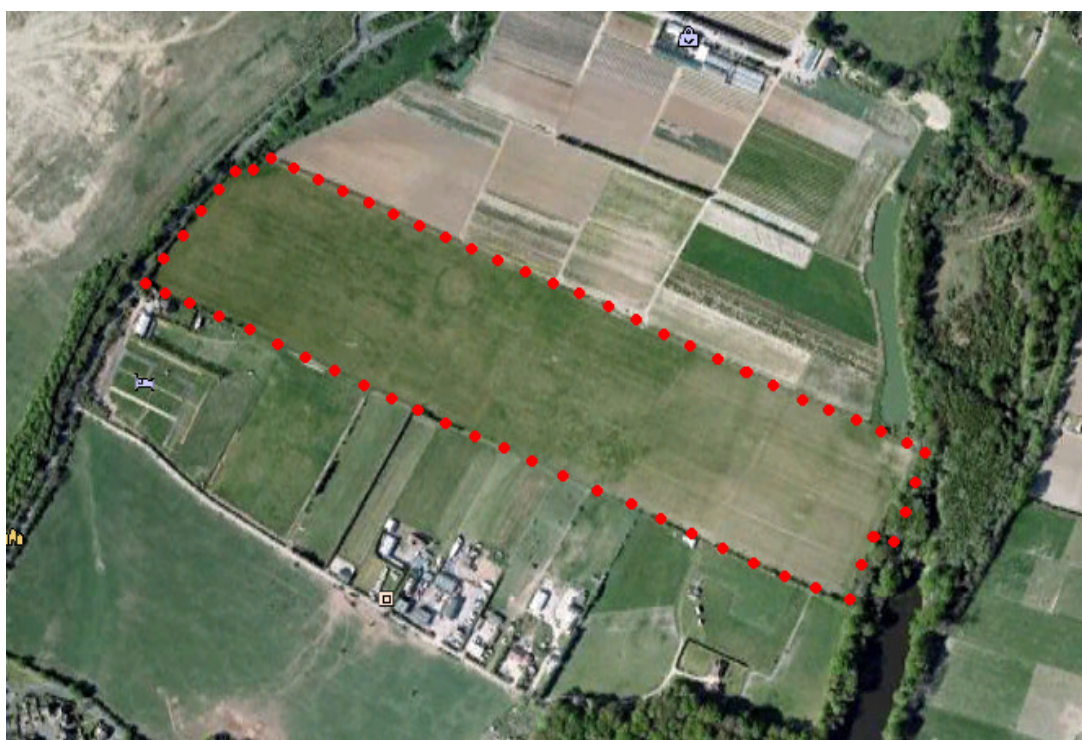


Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Southampton City Centre 3 miles • M27 (junction 8) 1½ miles

LAND ADJOINING GRANGE ROAD NETLEY, SOUTHAMPTON



**A BLOCK OF GRADE 1 QUALITY ARABLE LAND
EXTENDING TO AN ESTIMATED 13.05 HECTARES (32.24 ACRES)**

**OFFERED FOR SALE BY PRIVATE TREATY
AVAILABLE AS A WHOLE OR IN 4 LOTS**

GUIDE PRICES

LOT 1:	3.44ha (8.50 acres est.)	-	£175,000
LOT 2:	2.92ha (7.21 acres est.)	-	£130,000
LOT 3:	3.07ha (7.58 acres est.)	-	£130,000
LOT 4:	3.62ha (8.95 acres est.)	-	£135,000
THE WHOLE:	13.05ha (32.24 acres est.)	-	£550,000



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

LAND ADJOINING GRANGE ROAD, NETLEY, SOUTHAMPTON

SITUATION

The Land adjoining Grange Road, Netley is located between the western suburbs of Southampton, the waterside (Southampton Water) village of Netley to the south and the village of Bursledon to the east. Lying just south of the A3025 'Portsmouth Road' and the A3024 'Bursledon Road' further to the north, the land is easily accessible with junction 8 of the M27 also situated just 1½ miles away.

Please refer to the Location Plan attached hereto.

LAND

The Land adjoining Grange Road, Netley extends to an estimated 13.05 hectares (32.24 acres). It is positioned approximately 30 metres above sea level and has a slight south westerly aspect.

The land is shown on the Ministry of Agriculture Land Classification Plan as Grade 1 which is more particularly described as "land with very minor or physical limitations to agricultural use". Meanwhile, the Soil Survey for South East England indicates the land to be 571z Hamble 2 series which is described as "a deep stoneless well drained silty soil".

The land is being marketed for sale as a whole or in 4 separate Lots. Lot 1 (coloured blue on the attached site plan) extends to an estimated 3.44 hectares (8.50 acres), Lot 2 (coloured yellow) extends to an estimated 2.92 hectares (7.21 acres), Lot 3 (coloured green) extends to an estimated 3.07 hectares (7.58 acres), whilst Lot 4 (coloured red) extends to an estimated 3.62 hectares (8.95 acres).

Access to the land is obtained from a single gateway onto Grange Road which runs alongside the western boundary of the land. From this gateway access is obtained directly into Lot 1 and also into Lots 2, 3 and 4 via a right of way across Lot 1. Once off the road and through the roadside gate, access into Lots 2, 3 and 4 would be achieved over an access strip which would run along the northern boundary of the land as identified on the attached site plan. Initially, this access track will be 10 metres wide (to allow for adequate manoeuvrability in entering/exiting the highway) and then it will reduce to 5 metres wide upon running parallel with the northern boundary.

There are no buildings on the land and there is currently no connection to mains water.

The Mineral rights associated with the land are specifically excluded from the sale.

The land is also being sold subject to a development uplift clause. For more details please contact the selling agents.

GENERAL REMAARKS AND STIPULATIONS

Viewing: At any reasonable time on foot with a copy of these sales 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: office@gileswheeler-bennett.co.uk.

Tenure and Possession: The tenure of the Land adjoining Grange Road, Netley is freehold and vacant possession will be given upon completion.

All of the Mineral rights associated with the land are to be retained by the Vendor.

The Land is sold subject to a development Uplift Clause. For more details please contact the selling agents.

Lotting: The land is offered for sale as a whole or in 4 separate lots. The Vendor reserves the right to amalgamate, sub-divide or withdraw all or any of the lots/land.

Sporting Rights: The sporting rights over the land are included within the sale at no extra charge.

Single Payment Scheme: Single Payment Scheme (SPS) Entitlements relating to the property are available by separate negotiation. For more information please contact the selling agents.

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.

Boundaries: The land being available for inspection, potential purchaser(s) shall satisfy themselves with regard to the ownership of any boundaries.

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/Rural Payments Agency 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 aerial photograph on the front cover of these particulars was taken in 2007.

Services: There are no services connected to the land.

Authorities:

Eastleigh Borough Council, Civic Offices, Leigh Road, Eastleigh, SO50 9YN
Tel: 023 8068 8000

Southern Electric, PO Box 6009, Basingstoke, Hampshire, RG21 8ZD
Tel: 0845 744 4555

Southern Water, PO Box 41, Worthing, BN13 3NZ
Tel: 0845 278 0845

Hampshire County Council, The Castle, Winchester, Hampshire, SO23 9UJ
Tel: 01962 841841

LAND ADJOINING GRANGE ROAD, NETLEY

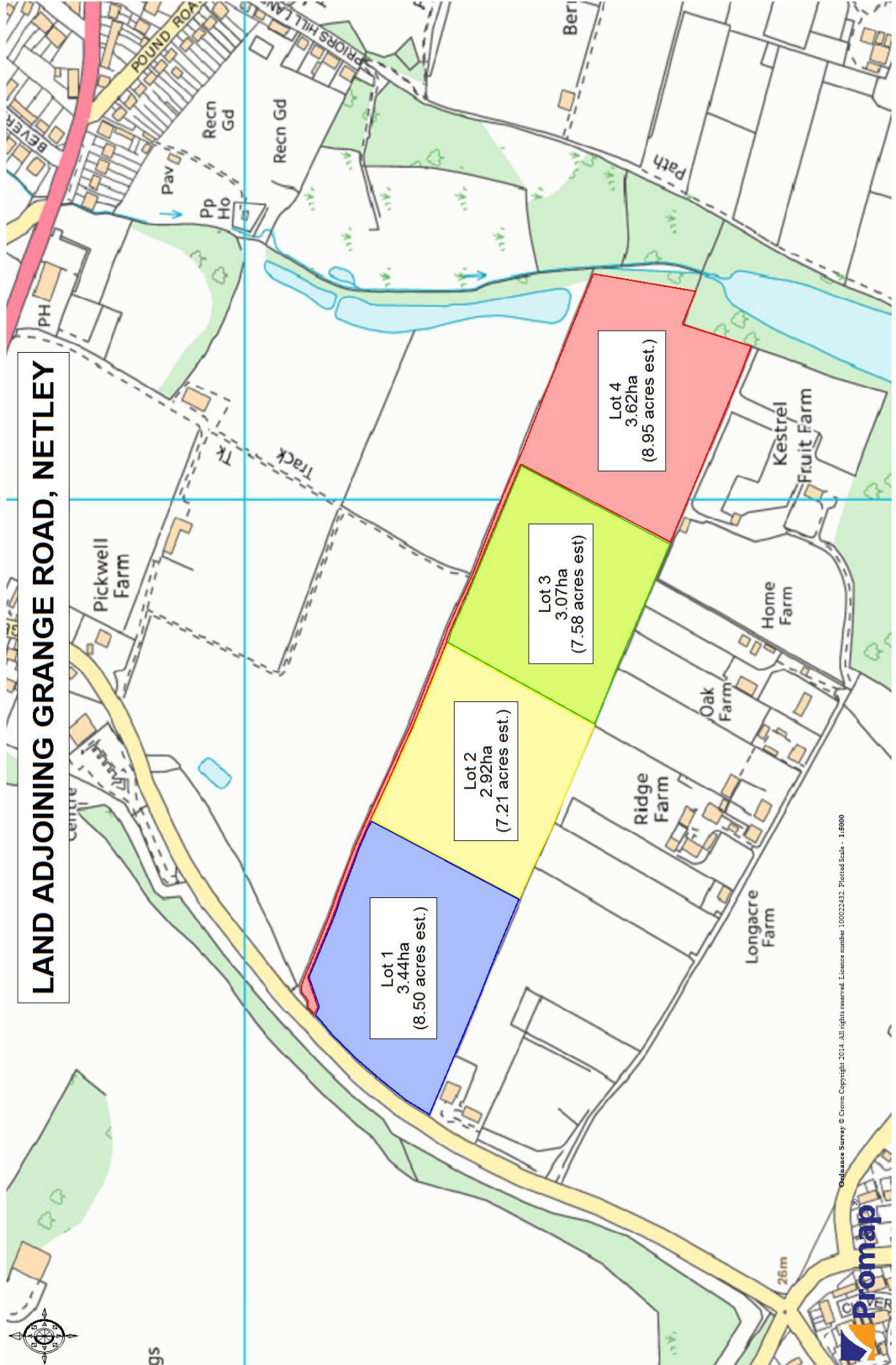


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Giles Wheeler-Bennett
Chartered Surveyors & Land Agents
Bishop's Waltham (01489) 896977

Based on the Ordnance Survey Map with the
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NOT TO SCALE



LAND ADJOINING GRANGE ROAD, NETLEY

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