

Location Plan

Giles Wheeler-Bennett
CHARTERED SURVEYORS & LAND AGENTS

MEDSTEAD
Jennie Green Lane, Alton GU34 5PA
‘REDWOOD PADDOCK’

Approx 2.34 acres Pasture Land



An attractive parcel of land located on the village outskirts. Fenced and with mains water available nearby. With access directly onto a public path and set in an area with a good network of quiet lanes and bridleways.

FREEHOLD FOR SALE
PRICE GUIDE: £75,000
OFFERS INVITED



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

- 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.
- 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.

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LOCATION: : See **Location Plan**. Within 3 miles of Alton and approx 2½ miles off A31. The southern end of Jennie Green Lane is located at the eastern outskirts of Medstead Village. The land is located approx 525m from the southern end of Jennie Green Lane and the access gate is then on the left hand side. The property has its own vehicular gate (12ft).

DESCRIPTION: The Property in all extends to approx 2.34 acres (0.95 Ha) of pasture land as shaded on the Site Plan. The land is stock proof provided by a mixture of post and rail and post and wire fencing. The land is currently divided in to two parcels with a 12ft vehicular gate between.

The larger parcel of land set back off the road is gently sloping. A tree lined southern boundary provides shelter and screening. Neighbouring land is currently used for agriculture and equestrian grazing.

The Agricultural Land Classification indicates the land to be of Grade 3 quality and the Geological Survey of England indicates the subsoils to be Plateau drift and clay with flints, describing ‘Well drained fine silty over clay with flints’. The land lies approx 220m above sea level.

RESTRICTIVE COVENANT: The Vendors restrict the use of the Property to that of agricultural or equestrian only, including buildings.

PUBLIC RIGHTS OF WAY: None cross the property but are readily available from the Property. Jennie Green Lane is a Byway Open to All Traffic (BOAT),

WAYLEAVES: An 11kv overhead electricity line on wooden poles passes through the Property.

LOCAL PLANNING AUTHORITY: East Hampshire District Council, Penns Place, Petersfield GU31 4EX.
Tel: 01730 266551

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



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