

## BETWEEN BISHOP'S WALTHAM AND LOWER UPHAM

### AGRICULTURAL LAND

Approx. 14.25 acres (5.77 Ha)



A level parcel of land used for arable cropping in recent years. With road frontage. Mains water and electricity available close by. Being established with grass suitable for grazing or cutting in the 2017 season.

PRICE GUIDES	ACRES	£
Lot 1	5.00	125,000
Lot 2	5.00	100,000
Lot 3	4.25	75,000
Whole	14.25	300,000

**AVAILABLE AS A  
WHOLE OR UP TO  
3 LOTS**

**OFFERS INVITED**

**FREEHOLD FOR  
SALE**

**LOCATION:** See Location Plan. The land is positioned between Bishop's Waltham and Lower Upham off the northern side of the B2177 Winchester Road, the road to Fisher's Pond.

**DESCRIPTION:** The single block of land extends in all to 14.25 acres (5.77Ha) as shaded green on the Site Plan. The land is reasonably level and bound by hedges and fencing. The land has been harvested with arable crops in recent years.

**THE LAND:** The land was sown with grass in the Autumn 2016 in order for grazing or cutting of grass during the 2017 season.

The Agricultural Land Classification Map indicates that the land is of Grade 4 quality. The Soil Survey of Great Britain identifies the soils as Tertiary Clay. The land is approx. 42 m above sea level.

The land benefits from road frontage and access onto the B2177 Winchester Road along the southern boundary.

**LOTING:** If the land is sold as individual Lots there will be an obligation for Lot 1 and Lot 2 to erect fencing to divide the land. A shared access and 'utility strip' of approx. 3.10m (10 ft) will be required to allow access and services to connect to Lots 1, 2 and 3, as hatched as on the Site Plan. Wooden pegs on site identify the potential Lots. Lot 3 will include the ownership of the access strip to have a total area of 4.25 acres.

**WAYLEAVES:** An overhead 11kv electricity line on wooden poles crosses the northern part of the property.

**PUBLIC RIGHTS OF WAY:** A Public Footpath crosses the property immediately inside the northern boundary (Lot 3) just inside the hedge as indicated on the Site Plan.

**PLANNING:** The land lies within the South Downs National Park. The land lies within the Local Planning Authority of Winchester City Council and is currently zoned as Countryside where policies discourage development apart from agricultural or equestrian.

**SERVICES:** None are connected. Mains water and mains electricity are available in the locality.

**DEVELOPMENT UPLIFT:** The Vendors are mindful to reserve a share of any uplift in value as a consequence of either residential or commercial development in the future.

**LOCAL PLANNING:** Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ  
Tel: 01962 840222.

**SOUTH DOWNS NATIONAL PARK:** Please contact North Street, Midhurst, West Sussex GU29 9DH  
Tel: 01730 814810 [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

**VIEWING CAN BE UNACCOMPANIED. ON FOOT ONLY AND DURING DAYLIGHT HOURS. PLEASE TAKE A SET OF THESE SALES PARTICULARS WITH YOU.**

## OFFERS INVITED FREEHOLD FOR SALE



### IMPORTANT NOTICE

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

JANUARY 2017



## Site Plan



**For Further Information Contact :**

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# Location Plan



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE