

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

GREATHAM, NORTH OF PETERSFIELD GU33 6LB AGRICULTURAL LAND AT GOLEIGH FARM

Approx. 96.82 acres (39.19 ha) in all



Straddling the A3 dual carriageway at a junction north of Petersfield.
Productive arable land. Pasture suitable for grazing - fenced and water
connected. Good access and road frontage. Mains services in the locality.
Within South Downs National Park

FOR SALE BY PRIVATE TREATY

AVAILABLE AS A WHOLE OR IN UP TO 5 LOTS

	ACRES	DESCRIPTION	PRICE GUIDES £
Lot 1	8.18	Arable Land	125,000
Lot 2	25.96	Arable Land	335,000
Lot 3	19.06	Arable Land	250,000
Lot 4	20.84	Pasture Land	180,000
Lot 5	22.78	Pasture Land	170,000
Whole	96.82		1,060,000

**OFFERS
INVITED**

**FREEHOLD
FOR SALE**



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LOCATION: See Location Plan. The Property lies to the south of the Village of Greatham at the junction of the A3 dual carriageway and the B3006 Selborne - Liss Road. The Property lies approx. 4 miles north of Petersfield along the A3. M25 approx. 30 miles.

DESCRIPTION: The land at Goleigh Farm extends in all to approx. 96.82 acres (39.19 ha) as shown coloured on the **Site Plan** and contained within Land Registry title no. SH31620.

In all the land comprises a total of 96.82 acres (39.19 ha) of which 53.15 acres is arable land (Lots 1, 2 and 3) and approx. 40.95 acres pasture land (Lots 4 and 5). The remaining 2.73 acres being small or narrow blocks of woodland and access track.

The Property is bisected by the A3 Portsmouth - London dual carriageway which is set down in a cutting and the Property immediately adjoins a junction with the A3 and B3006 Selborne - Liss Road.

The northern and eastern boundary of the land front onto a stream being the upper reaches of the River Rother.

ACCESS: See arrows on **Site Plan**. The Property enjoys road frontage onto B3006 Selborne - Liss Road which also provides vehicular access to Lots 1, 2 and 3. There is also vehicular access off Forest Road serving Lots 2 and 4. Lot 5 if sold separately from Lot 4 will benefit from a right of way over lot 3 between positions A and B shown on the **Site Plan**.

THE LAND: The Agricultural Land Classification Map indicates that the land is of Grade 3 quality. The Soil Survey of Great Britain identifies the soils as Cretaceous and Jurassic Loam and Sand. Lots 1, 2 and 3 are reasonably level. Lots 4 and 5 very gently slope down towards the stream running along the eastern boundary. The land is approx. 75 m above sea level.

LOTING: The land is available for sale as a Whole or in up to 5 Lots as set out below and identified on the **Site Plan**.

LOT 1	8.13 acres (3.31 ha) of arable land with its own vehicular access onto B3006 Selborne Road.
LOT 2	25.96 acres (10.51 ha) of arable land with its own vehicular access onto B3006 Selborne Road.
LOT 3	19.06 acres (7.71 ha) of arable land split into two field. Vehicular access onto B3006 Liss Road. (Potential shared access and a right of way between A and B through, if Lot 5 sold separately from Lot 4).
LOT 4	20.84 acres (8.44 ha) in all comprising 18.42 acres pasture land and 2.45 acres woodland. Water trough.
LOT 5	22.78 acres (9.22 ha) in all comprising 22.53 acres pasture land and 0.28 acres woodland. Right of Way through Lot 3 between A and B, if purchased separately from Lot 4. Water trough.

WAYLEAVES: 11kv overhead electricity lines cross the land. A pipeline crosses the land (TBC).

PUBLIC RIGHTS OF WAY: None cross the Property. There is a Public Right of Way along the disused railway which is immediately south east of Lot 5.

PLANNING: The land lies within the South Downs National Park. There is no planning history.

DEVELOPMENT UPLIFT: The Vendors are mindful to reserve a share in any uplift in value as a consequence of future development.

BASIC PAYMENT SCHEME: Basic Payment: Entitlements for the annual agricultural subsidy are available to transfer to a Purchaser by separate negotiation. Please contact Messrs Giles Wheeler-Bennett for more details.

SERVICES: Mains water is connected to troughs in Lots 4 and 5. Mains services in the locality.

LOCAL PLANNING: East Hampshire District Council, Penns Place in Petersfield, Penns Place, Petersfield, GU31 4EX. Tel: 01730 266551. www.easthants.gov.uk

SOUTH DOWNS NATIONAL PARK: Please contact North Street, Midhurst, West Sussex GU29 9DH
Tel: 01730 814810 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.

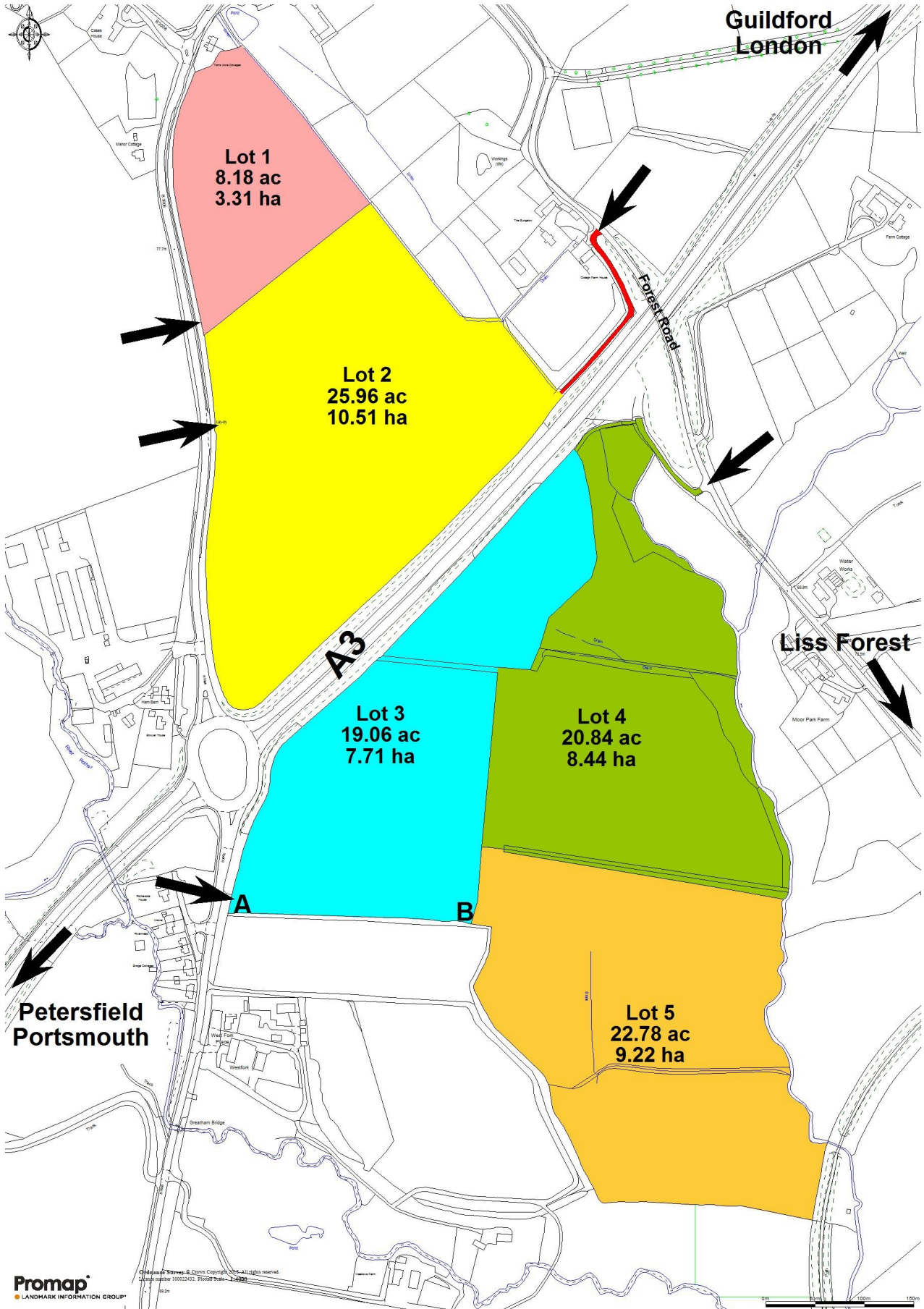
IMPORTANT NOTICE

1. 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.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. 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.
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.

AUGUST 2018



Site Plan



Promap
LANDMARK INFORMATION GROUP

GWB

For Further Information Contact :

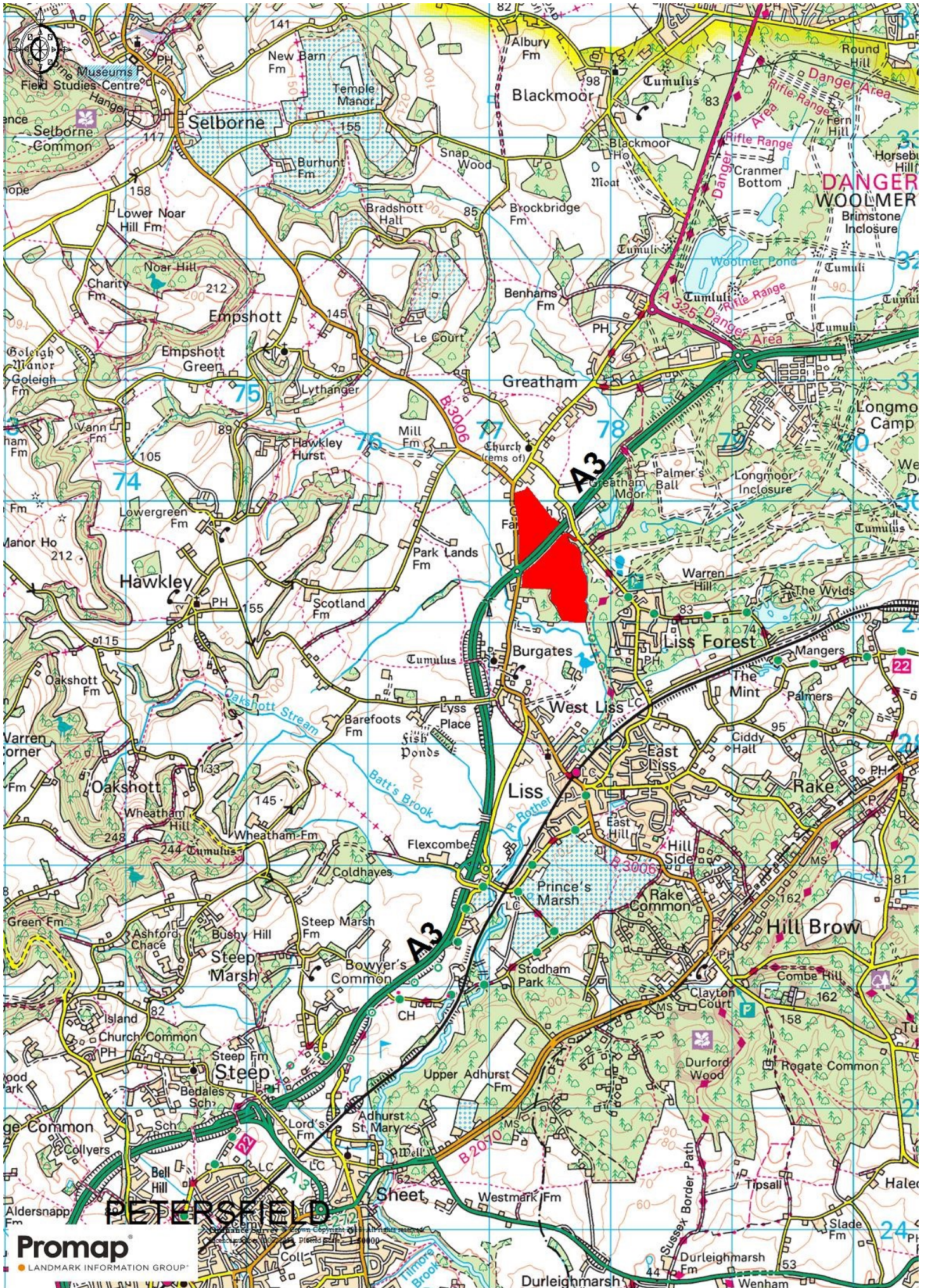
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Location Plan



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE