

Hensting Lane, between Fishers Pond and Owslebury, Nr Winchester

Pasture Land

Approx. 10.76 acres (4.35 ha) in All



Pasture land with established boundary and 2 vehicular access points and mains water connected. Public Bridleways and quiet lanes immediately adjoining and connecting to an extensive network of routes. South Downs National Park.

AVAILABLE AS A WHOLE OR IN SMALLER LOTS FROM 2 ACRES.

PRICE GUIDE - NOT LESS THAN £25,000 PER ACRE

FREEHOLD FOR SALE - OFFERS INVITED

VIEWING: Please proceed unaccompanied and on foot only during daylight hours, taking a set of these sales particulars with you.

PLEASE DO NOT DRIVE ONTO THE PROPERTY - PARK AT ACCESS 'A' OFF HENSTING LANE

LOCATION: See **Location Plan** on which the Property is shaded red. Approx. 6 miles from Winchester, Bishop's Waltham and Eastleigh.

DIRECTIONS: From Fisher's Pond, turn in to Hensting Lane which adjoins the Fisher's Pond Public House. After 1.3 miles the property is on the left hand side from Owslebury.

DESCRIPTION: The Property for sale extends in all to 10.76 acres of pasture land as shown shaded green on the **Site Plan** and is available as a whole or in smaller lots. The pasture is bounded by mature hedgerows. The Agricultural Land Classification Map indicates the land to be Grade 3. The British Geological Survey indicates the land to be "Newhaven Chalk Formation - Chalk". The land is likely to be well drained. The land lies approx. 40 - 61m above sea level. The land is on a gentle gradient from the north-east sloping down to Hensting Lane. Access to the Bridleway can be achieved via Hensting Lane and Lot 1 has the benefit of access directly onto the Bridleway as indicated by the black arrow on the **Site Plan**.

LOTING: The Vendors will consider offers for smaller parts of the land from 2 acres but this may impact on their expectation on the resulting Price Guide.

SERVICES: Water is to be connected to the Property but if the land is sold in more than one Lot, each part will have the right to install a sub-meter and take a supply. There is mains electricity nearby.

PUBLIC RIGHTS OF WAY: None cross the Property. A Public Bridleway adjoins the Property as identified on the Site Plan.

HORSE RIDING: Public Bridleways and quiet lanes immediately adjoining and connecting to an extensive network of routes across the South Downs National Park.

PLANNING: The land lies within the South Downs National Park who act as agents for the Local Planning Authority of Winchester City Council and is currently zoned as Countryside where policies generally protect against development apart from agricultural or equestrian. We are not aware of any applications having been made in relation to the property.

ACCESS: The land benefits from 2 vehicular access points as identified on the **Site Plan** off of Hensting Lane and the other from the adjoining track with a right of access over the track coloured yellow on the **Site Plan**. These access points may be shared if the land is sold in more than one Lot.

BOUNDARIES: The property is bound by mature hedgerows with some barbed wire fencing. If sold separately, there will be an obligation for the purchasers to erect a stock proof fence between any Lots.

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park as outlined in pink on the **Location Plan**. South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk. The South Downs National Park Authority deals with all planning enquiries.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [http:// www.winchester.gov.uk/](http://www.winchester.gov.uk/).



For Further Information Contact:

Dominic Plumptre

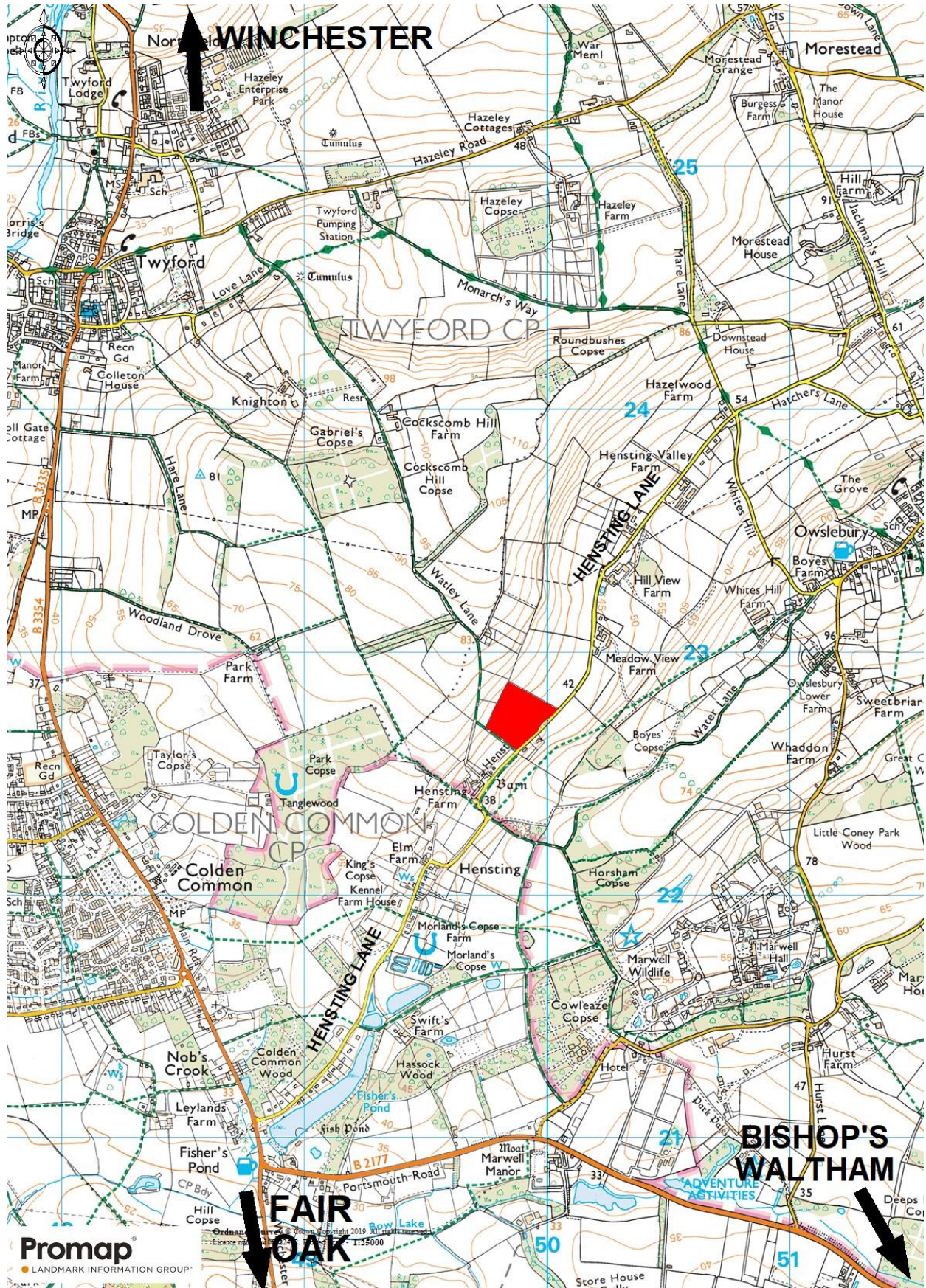
Tel: 01489 896977 **Mob:** 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

SITE PLAN



LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

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.
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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.

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