

Bramshott, Nr Liphook
Church Road GU30 7SH - Adjoining the A3
Pasture Land
Approx. 4.09 Acres (1.66 Ha) in All



On the edge of Bramshott Village. A secluded parcel of pasture bound by mature hedgerows. Adjoining a junction to the A3 carriageway. Private road, mains electricity and water. Allocated for community use within the East Hampshire District Council Draft Local Plan.

Development Potential

PRICE GUIDE £175,000

**FREEHOLD FOR SALE - OFFERS INVITED
BY PRIVATE TREATY**

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 PASTURE - park at point 'A' off the private road.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the Property. It is recommended to view the footage and read these full details before a viewing.

LOCATION: See **Location Plan**. The Property lies approx. 1 mile to the north of Liphook on the south eastern edge of Bramshott village. The Property is positioned off Church Road at the Liphook junction of the A3 dual carriageway as identified on the **Site Plan**.

DIRECTIONS: Travelling towards Guildford along the A3, turn left onto the B2131 signposted Liphook and Haslemere. After approx. 100 yards off the A3 turn immediately right onto Church Road. Access to the Property is then immediately on the right hand side via a cul-de-sac. Proceed through the white wooden five bar gate and along the private road.

ACCESS: Access to the Property is identified by black arrows on the **Site Plan**. Once on the Property, a private road has a number of access points into the pasture land, also identified by black arrows on the **Site Plan**.

THE LAND: The Property extends in all to approx. 4.09 acres (1.66 Ha) in all as outlined red on the **Site Plan** and comprises a block of pasture land which extends to 3.57 acres (1.44 Ha) and a private road which extends to 0.52 acres (.22 Ha). The block of pasture is bounded by a combination of post and wire fencing, post and rail fencing and established hedgerow. The north eastern boundary is a bank with standard trees.

RIGHTS OF WAY: There are no public rights of way on or adjoining the Property. The neighbouring residential properties 'Ballerica' and 'Overstream' as shown on the **Site Plan** have a right of way along the tarmac road as identified on the **Site Plan**.

COVENANTS: The Property is subject to a number of existing covenants including restrictions on the use of the Property including:

- Not to operate any trade/business on the Property other than agriculture, horticulture or equestrian.
- Not to erect more than a single dwelling house on the Property without the consent of the Vendor at that time. Ask selling agent, Giles Wheeler-Bennett for more details.

PLANNING: The land lies within East Hampshire District Council and is classified as policy CP19 - countryside within the current Local Plan (2014) where policies generally restrict development to agricultural or equestrian uses. Further details available from East Hampshire District Council's website, www.easthants.gov.uk.

The Property is allocated within the East Hampshire District Council Draft Local Plan (2017-2036) as a site for community facilities.

SERVICES: Mains electricity is connected to a meter on the Property. Mains water is connected to the Property although currently not actively metered. Mains electricity, water, gas and telephone lines cross the Property close to the road for the benefit of the two residential adjoining properties.

ENVIRONMENTAL DESIGNATIONS: The Property lies within 400m of the Wealden Heaths Phase II Special Protection Area (SPA). Planning Applications for new residential dwellings within this buffer will be required to meet additional planning criteria to prove that they do not harm the SPA. Additional supplementary information is available from the selling agent .

DEVELOPMENT UPLIFT: The Vendors are mindful to reserve a share of any uplift in value as a consequence of planning consent for residential development in the future. This would not apply to any agricultural or equestrian development on the Property. Further details available from the selling agent.

LOCAL AUTHORITY: East Hants District Council, Penns Place, Petersfield, GU31 4EX. Tel: 01730 266551. Website: www.easthants.gov.uk.



For Further Information Contact:

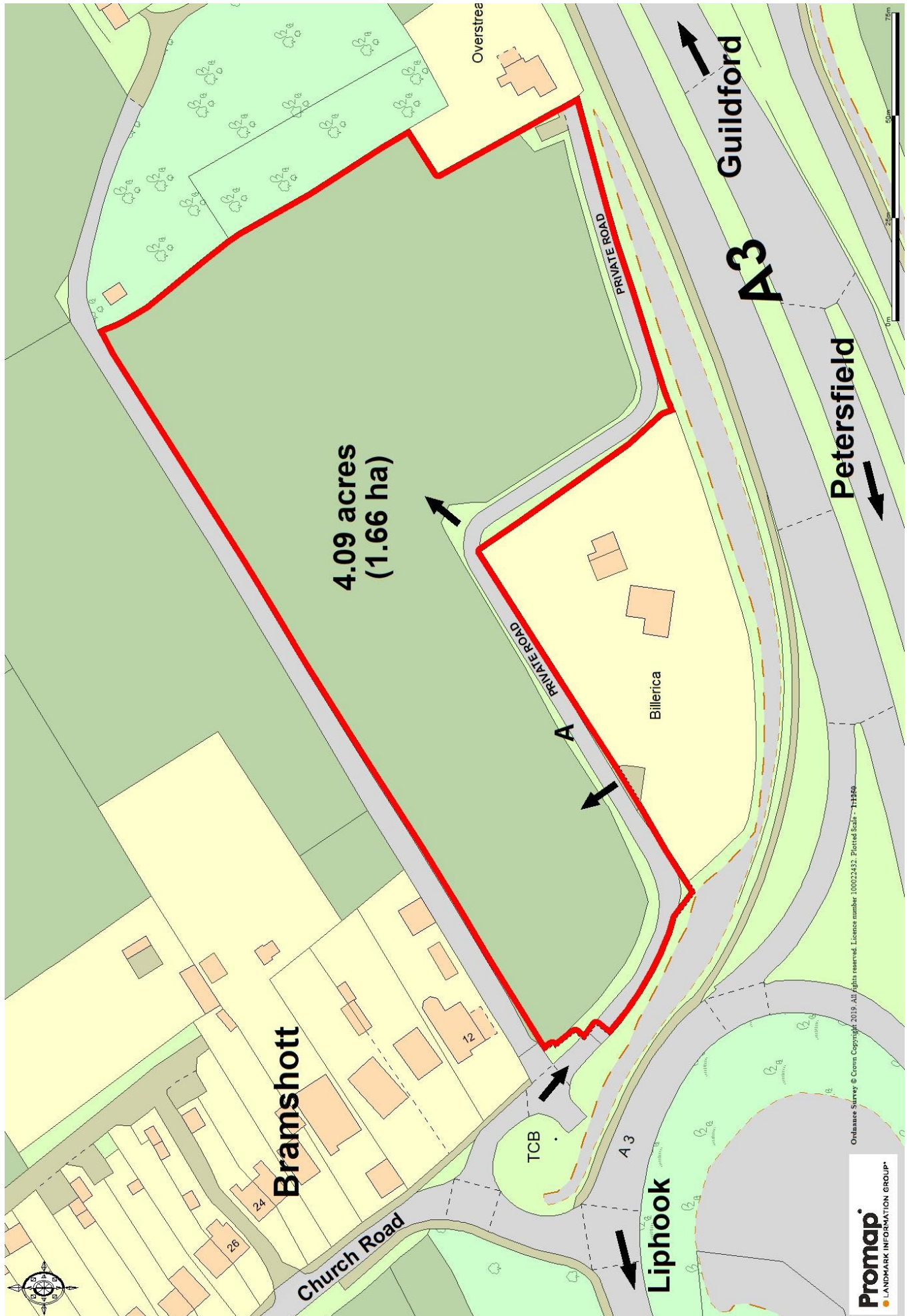
Dominic Plumpton

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

Email: dominic@gileswheeler-bennett.co.uk

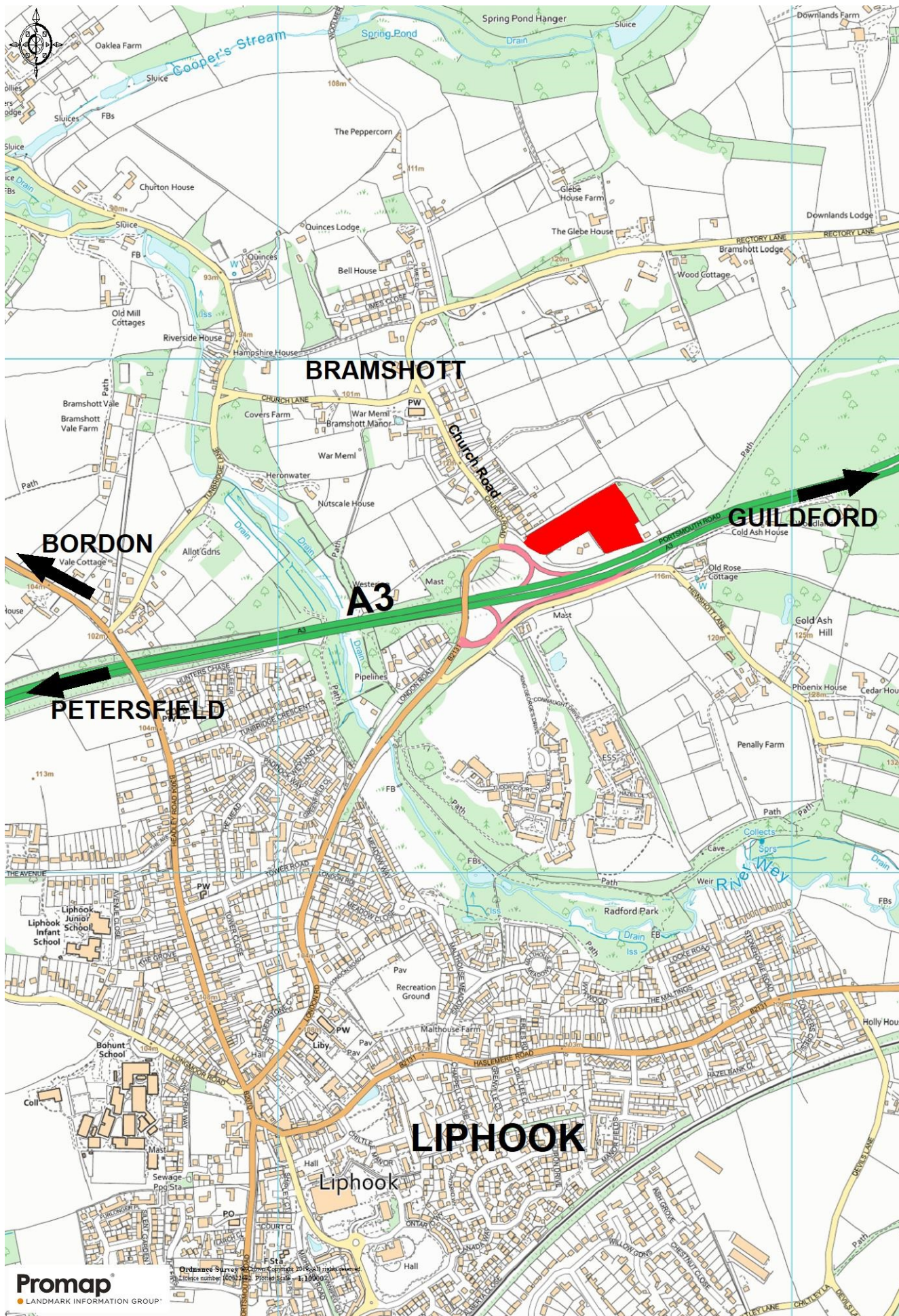


SITE PLAN



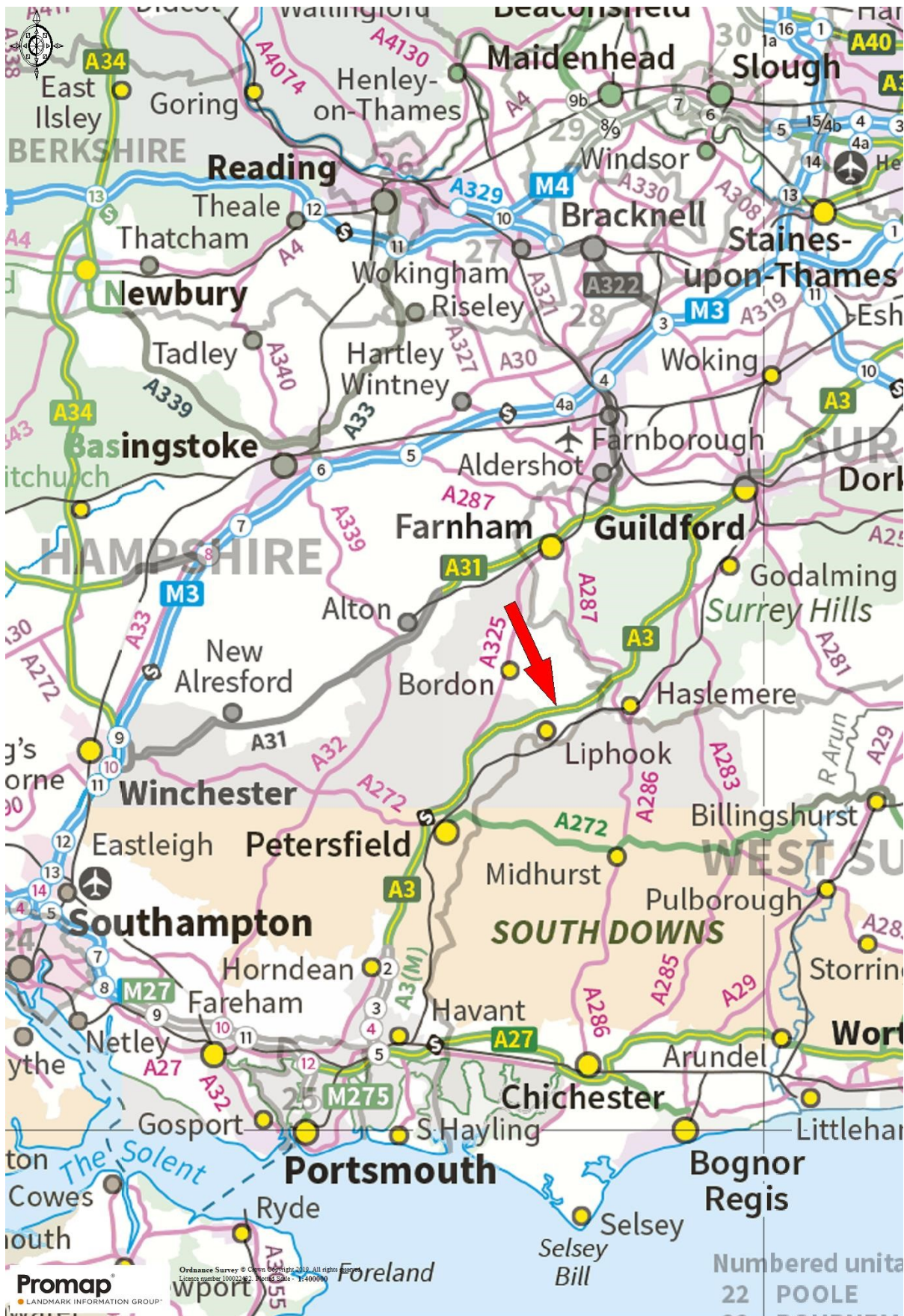
Not to Scale - Subject to Survey

LOCATION PLAN



Not to Scale

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.
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.

July 2019