

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

**Binsted, Nr Alton GU34 4NY**

## **DEVELOPMENT OPPORTUNITY**

**Approx. 1.28 acres (0.52 ha) in All**



**A clear and level site on the edge of the village allocated for residential development within the South Downs National Park Local Plan - recently adopted. Proposed 10 to 12 units. Services available.**

**FOR SALE BY PRIVATE TREATY**

**PRICE GUIDE - IN EXCESS OF £1,000,000**

**FREEHOLD FOR SALE - OFFERS INVITED**



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**VIEWING INSTRUCTIONS:** On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. It is recommended to view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to visiting the Property.

**LOCATION AND DIRECTIONS:** See **Location Plan 1**. The village of Binsted is located approx. 2 miles east of the town of Alton and the A31 dual carriageway which connects between Winchester and Guildford. The site is located on the southern outskirts of the village as identified in red on **Location Plan 2**. Turn into 'Clements Close' off 'The Street' and the land is at the southern end of the cul de sac.

**DESCRIPTION:** The parcel of land shaded green on the **Site Plan** extends to approx. 1.28 acres in all and comprises a relatively level clear site currently pasture and immediately adjoining residential development off 'Clements Close' and 'Thurstons'. Along the eastern southern boundary on the site there are belts of mature woodland which provide good screening. The site has recently been allocated for residential development within the South Downs National Park Local Plan which was adopted recently.

**SOUTH DOWNS NATIONAL PARK LOCAL PLAN:** Adopted on 2nd July 2019 the Local Plan includes this site under **Allocation Policy SD60** 'Land at Clements Close, Binsted' for a development of 10 to 12 residential dwellings (Class C3 Use). Traditional buildings materials used elsewhere in Binsted reflect the location of the village on the edge of the weald with brick, hung tiles, malmstone and half-timbered buildings.

**WAYLEAVE AND EASEMENTS:** An existing 11kv overhead electricity line crosses the site and will need to be placed underground to the next existing pole to the south, just beyond the Property.

**CONSERVATION AREA:** The site lies outside the Conservation Area in the village.

**Strategic Policy SD28 - Affordable Homes** (Extract from SDNP Local Plan)

1. Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum the following are met:
  - a. On sites with gross capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure.
  - b. On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

**9 homes** 3 affordable homes, at least 2 of which is a rented affordable tenure.

**10 homes** 4 affordable homes, at least 2 of which is a rented affordable tenure.

**SERVICES:** Mains electricity, water and sewer and gas are available in the locality but interested parties must make their own investigations and enquiries.

**ENVIRONMENTAL DESIGNATIONS:** Within ground water vulnerability area. Within East Hampshire Hangers BOA. Within 5km of Wealden Heath SPA.

**PUBLIC RIGHTS OF WAY:** None cross the Property. Policy SD60 requires a connection to Footpath 28 as identified on the **Site Plan**.

**LOCAL AUTHORITY:** East Hampshire District Council, Penns Place, Petersfield, GU31 4EX. Tel: 01730 266551. Website: [www.easthants.gov.uk](http://www.easthants.gov.uk)

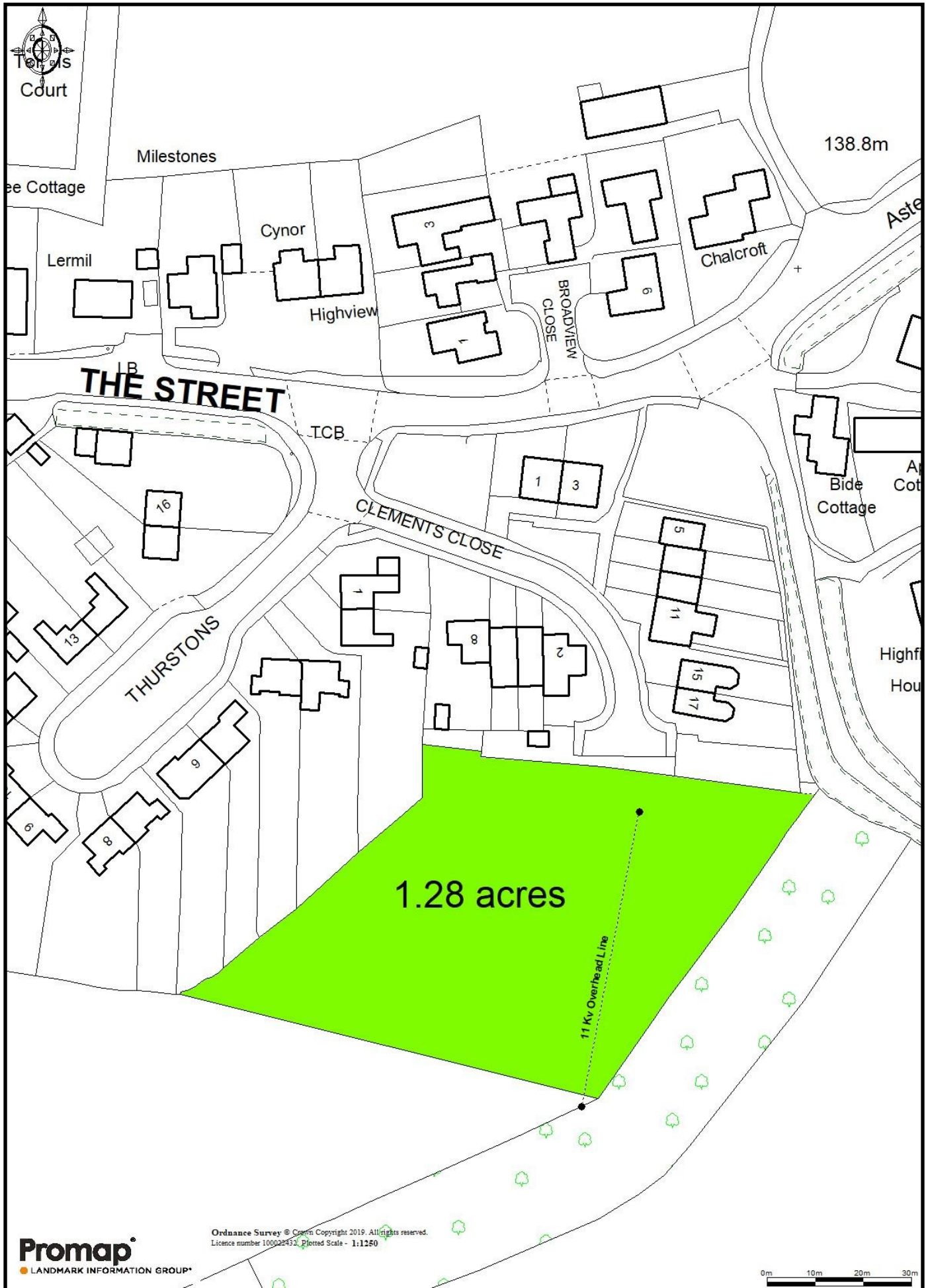
**SOUTH DOWNS NATIONAL PARK:** South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. Website: [www.southdowns.gov.uk](http://www.southdowns.gov.uk)



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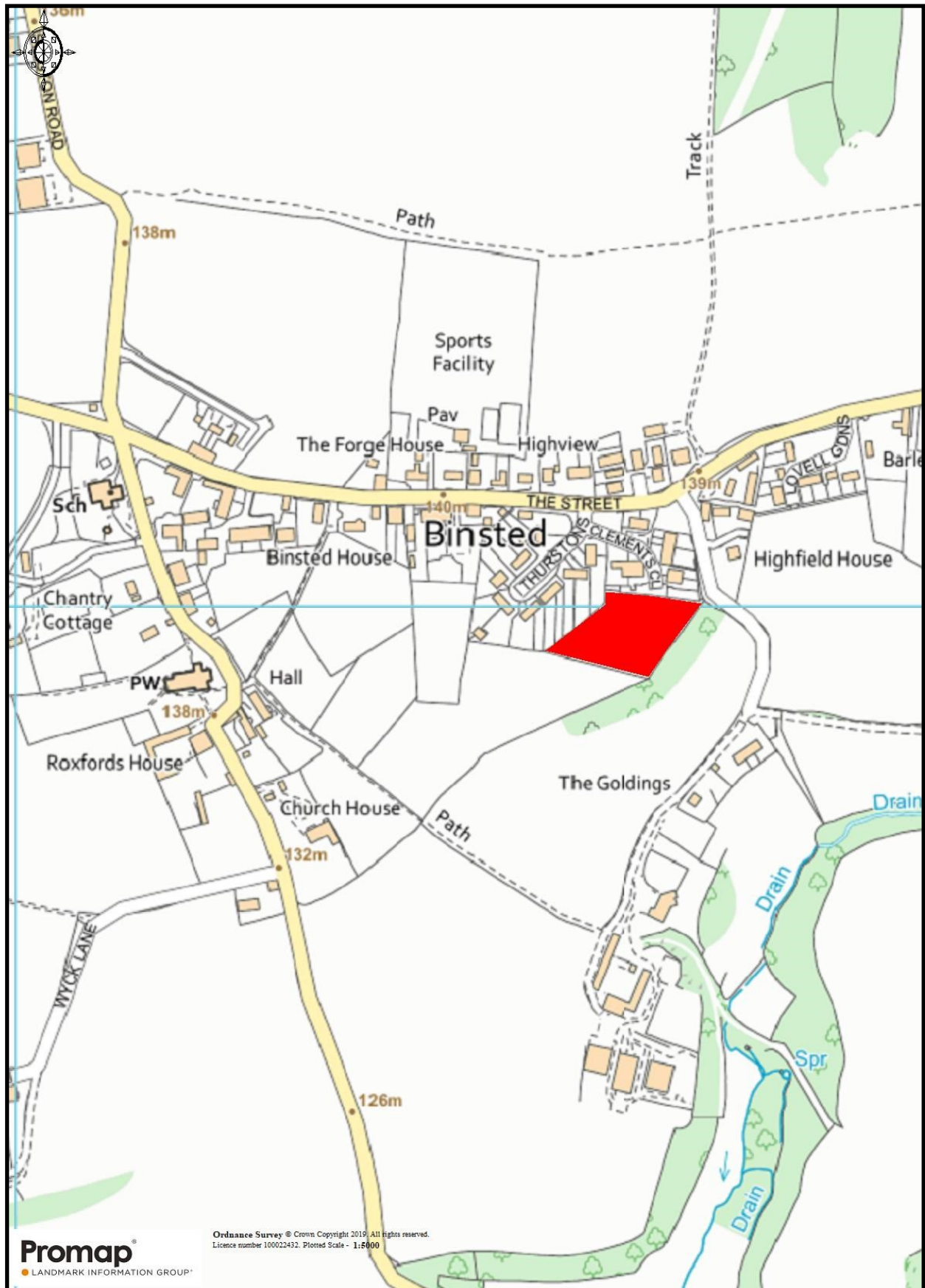
# SITE PLAN



Subject to Survey



## LOCATION PLAN 2



**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.

August 2019

# LOCATION PLAN 1

