

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

GREATHAM, NR PETERSFIELD GU33 6HB

'Lone Barn Farm'

Pasture Land and Buildings

Approx. 11.15 acres (4.51 ha) in all



A block of permanent pasture divided in to 4 fields. A range of self constructed Buildings. Mains Water and Electricity. Secluded Countryside location with Road Frontage. Within South Downs National Park.

	Description	Price Guide
Lot 1	Approx. 2.75 acres. Pasture Land and range of buildings.	£125,000
Lot 2	Approx. 4.07 acres. Pasture Land.	£100,000
Lot 3	Approx. 4.33 acres. Pasture Land.	£85,000
Whole	11.15 acres in all	£310,000

AVAILABLE AS A WHOLE OR IN 3 LOTS

FREEHOLD FOR SALE - OFFERS INVITED



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: It is recommended to view the Drone Video Footage available at the website www.gileswheeler-bennett.co.uk prior to visiting on site. Parking is available at the main entrance.

Lot 2 and Lot 3 - Please proceed to view the land when you wish unaccompanied during daylight hours and on foot.

The Buildings and Yard outlined bold in Lot 1 **VIEWING BY APPOINTMENT AND TO BE ACCOMPANIED** please make contact in order to make an appointment for the following opportunities: **Saturday 14th, Wednesday 18th or Saturday 21st September 2019, between 2pm—5pm.**

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and Drone Video Footage is available showing the whole Property.

LOCATION: See **Location Plan**. The Property is positioned off Church Lane approx. 600m to the north of the village of Greatham, approx. 2.5 miles north of Liss and approx. 6 miles north of Petersfield.

DIRECTIONS: From the A3 'Ham Barn Roundabout' follow Farnham Road A3006 north for approx. ½ mile turn right into Greatham signed 'Greatham Village'. After 300m at the church turn left onto Church Lane beside the church lamp post, the Property will be on your right within ½ mile and is signed 'Lone Barn Farm'.

DESCRIPTION: The Property for sale extends to 11.15 acres (4.51ha) in all comprised of pasture land and buildings as coloured on the **Site Plan**. The pasture is substantially fenced around the perimeter with post and barbed wire fencing, no stock has grazed the land in recent years. A Footpath crosses the Property as indicated on the **Site Plan** connecting with a network of quiet lanes, Bridleways and Footpaths in the local area. The buildings on the Property consist of a range of three self constructed storage/garage buildings, two open fronted and one enclosed as detailed below. There are also three caravans on the Property.

The Agricultural Land Classification Map indicates the land to be Grade 3. The land lies generally level ranging between 82m and 86m above sea level. The British Geological Survey indicates the land to be 'Denchworth - Some fine loamy over clayey soils with only a slight seasonal waterlogging'.

CARAVANS: There are three caravans on the Property, these are proposed to be left and included with the Property.

THE BUILDINGS: A range of 3 monopitch self constructed buildings with mains water and electricity connected set within hardstanding yard extending to 0.10 acres as outlined bold on **Site Plan**:

- 1) An open fronted steel and aluminium frame barn under a corrugated sheet metal roof and cladding with a hardcore floor with water connected. Approx. 5.3m x 2.1m. Height clearance 2.1m.
- 2) An enclosed timber frame storage shed/garage with wooden doors under a corrugated sheet metal roof. With an earth floor and electricity connected. Approx. 8.25m x 5.4m. Height clearance 2.1m.
- 3) An open fronted 2 bay shed of timber and scaffold frame under a sheet metal roof with concrete floor. Approx. 2.3m x 5.4m. Height clearance 2.3m at front.

THE LAND: Approx. 10.29 acres of grazeable pasture available in up to 3 Lots.

PUBLIC RIGHTS OF WAY: A Public Footpath crosses the Property (Lot 1 only) as indicated on the **Site Plan**.

Lot 1	Approx. 2.75 acres in all. A range of self constructed buildings, yard area and with 2.65 acres of mainly grazeable pasture.
Lot 2	Approx. 4.07 acres of pasture land as a single field.
Lot 3	Approx. 4.33 acres of pasture land as a single field.

PLANNING: The land lies within the South Downs National Park who act as agents for the Local Planning Authority of East Hampshire District Council and is currently zoned as Countryside where policies generally protect against development apart from agricultural or equestrian.

ACCESS: The Property is accessed through a 12ft tubular bar gate as identified off Church Lane on the **Site Plan** across a sleeper bridge and ditch. If sold separately, Lots 2 and 3 are to have a 12ft right of way along the route hatched black on the **Site Plan** over a further sleeper bridge.

DEVELOPMENT UPLIFT: The Vendors are mindful to reserve a share of any uplift in value as a consequence of planning consent being achieved by a Purchaser 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.

BASIC PAYMENT SCHEME: Whilst the land is eligible the Vendor has not previously claimed this agricultural subsidy on the land and there are no Basic Payment Scheme Entitlements available from the Vendor.

SERVICES: If sold separately, Lots 2 and 3 will have the right to connect to mains water and electricity by passing through Lot 1 to make connections at the frontage.

EASEMENT AND WAYLEAVES: No cables or pipelines cross the Property.

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park as outlined in yellow 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.

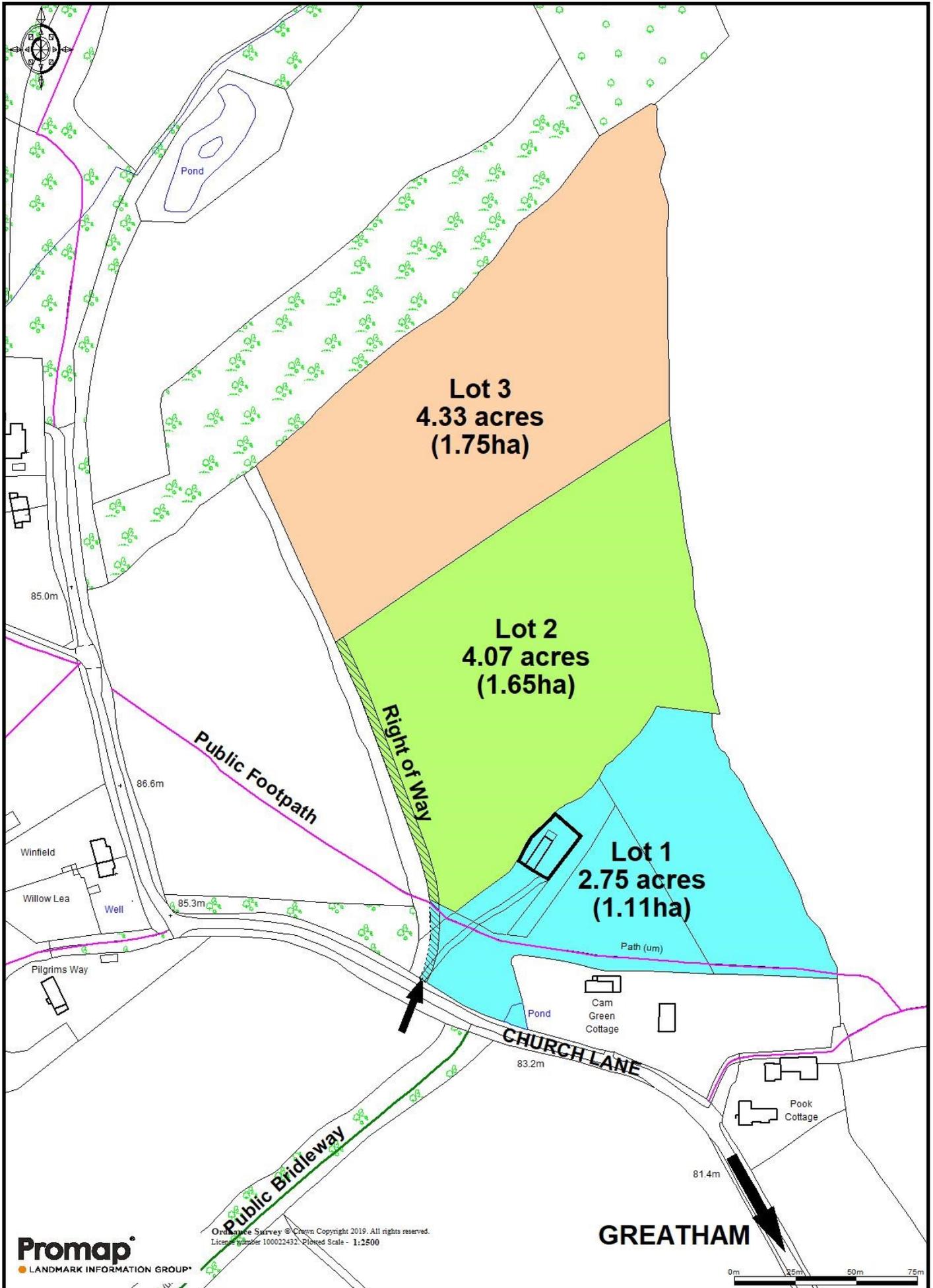
LOCAL AUTHORITY: East Hampshire District Council, Penns Place, Petersfield, GU31 4EX. Tel: 01730 266551. www.easthants.gov.uk.



For Further Information Contact:
Dominic Plumpton
Tel: 01489 896977 Mob: 07780 000201
Email: dominic@gileswheeler-bennett.co.uk



SITE PLAN



Subject to Survey



BUILDING 1

BUILDING 2



BUILDING 3



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.