

**BURITON, NR PETERSFIELD**

**Greenway Lane GU31 5SQ**

**Stables and Pasture Land**

**Approx. 3.58 acres (1.45 ha) in All**



**A high quality pasture holding with two Stables along with Orchard, Fruit Cage and Storage. With road frontage, mains water and position between Petersfield and the village of Buriton and close by to Queen Elizabeth Country Park. Within South Down National Park.**

**PRICE GUIDE £125,000**

**FREEHOLD FOR SALE - OFFERS INVITED**

**VIEWING INSTRUCTIONS:** Note: Any party viewing this Property should do so only at their own risk. 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 on site. **UNACCOMPANIED VIEWING BY PRIOR APPOINTMENT.** Please contact Giles Wheeler-Bennett in advance to provide name and contact details and approximate time of viewing. Then proceed on foot during daylight hours taking a set of these Sales Particulars with you.

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://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 located to the south of Petersfield and close by to the village of Buriton and within ½ mile of the A3 Junction.

**DIRECTIONS:** From the A3 take the turning to Buriton at the southern end of Petersfield. The entrance to the Property is approx. 550m along Greenway Lane with the entrance on the right hand side on the bend.

**THE LAND:** The Property comprises a single block of pasture land extending in all to approx. 3.58 acres (1.45 ha) as shaded green on the **Site Plan** and contained within Land Registry parcel SH23976. The land is bound by hedgerows and is reasonably level and currently down to permanent pasture and has historically been used for grazing horses or cropping the grass for hay when. When on the Property the established hedgerows provide good privacy especially from the road. The subsoils are Chalk and the approx. height above sea level is 85m.

**STABLES:** Erected approx. 10 years ago. Timber framed and each with external dimensions approx. 3.00m x 3.70m. Earth floor with rubber matting.

**GRASS SPECIES:** BOSTON SEEDS Choice Horse Paddock Seed - A ryegrass free mixture which is high in fibre yet low in sugars. Diverse mixture which reduces grazing output but still allows for a hay cut with 35% strong creeping red fescue, 10% tall fescue, 15% timothy, 20% meadow fescue, 7% hard fescue, 7% cocksfoot, 6% smooth-stalk meadowgrass. This was oversown (twice) on the original pasture and has created grazing that is suited to horses turned out into small paddocks and only exercised at weekends.

**Grazing:** The majority of the land (approx. 2.96 acres (1.20 ha)) is available for grazing or hay production.

**Orchard and Fruit Cage:** The eastern end of the Property has been used to establish in part an orchard (31 trees - comprising apple, peach, pear, plum, cherry and damson) and a Fruit Cage approx. dimensions 19.1m x 7.2m (protected with 6ft fences and net). This area also accommodates storage and an open pasture area fenced away from the main area.

**Storage:** There is a small aluminium clad storage building (approx. 3.00m x 2.60m dimensions) on a hardcore base.

**PUBLIC RIGHTS OF WAY:** None cross the Property.

**PLANNING:** The land is identified as 'Countryside' in the current Local Plan where policies protect against development other than for agricultural or equestrian use. Stables: The Stables are 'temporary' in construction and do not require planning consent.

**SERVICES:** Metered mains water connected and with approx. 8 taps/T-off points across the land. Mains electricity not connected but available in the locality or if needed provided by a generator.

**ACCESS:** Via a 14ft gate of Greenway Lane.

**BOUNDARIES:** The entire perimeter of the Property is bound by matured broadleaved hedgerows providing shelter for livestock, security and privacy from the road. The boundary adjoining the public highway Greenway Lane.

**ENVIRONMENTAL DESIGNATIONS:** None affect the Property.

**HORSE RIDING:** Queen Elizabeth Country Park is close by along a suitable road and riding permits can be acquired to ride horses within the park. See website [www.hants.gov.uk/things/todo/countryparks/qecp/](http://www.hants.gov.uk/things/todo/countryparks/qecp/). Telephone number 023 9259 5040. Email: [qecp.enquiries@hants.gov.uk](mailto:qecp.enquiries@hants.gov.uk). There is access to quiet lanes and public bridleways in the locality.

**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 pink on the **Location Plan**. South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. [www.southdowns.gov.uk](http://www.southdowns.gov.uk). The South Downs National Park Authority deals with all planning enquiries.

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

**NOTE:** The Property for sale excludes equipment, materials and tools currently on site. But these may be available by separate negotiation in due course.



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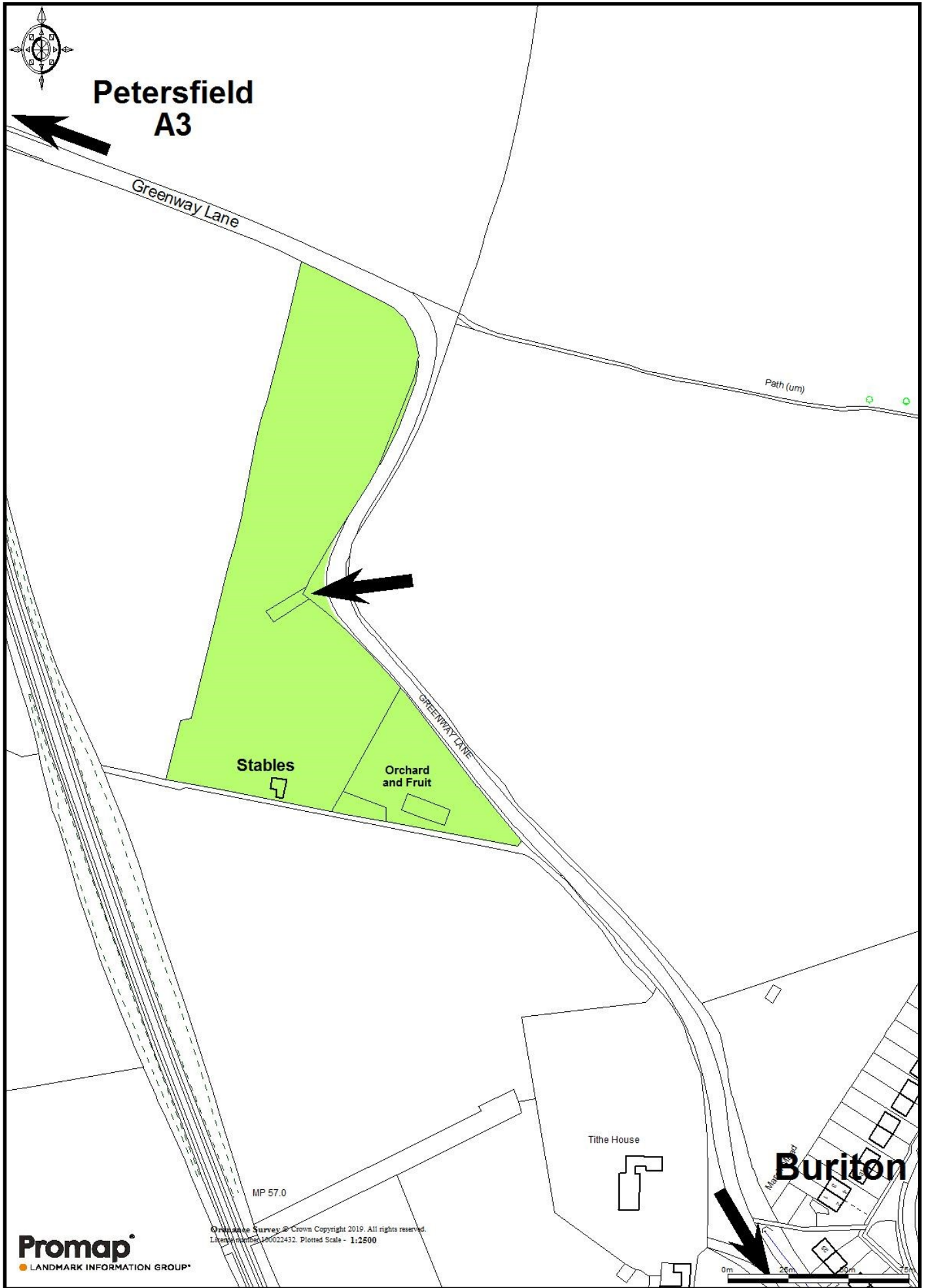








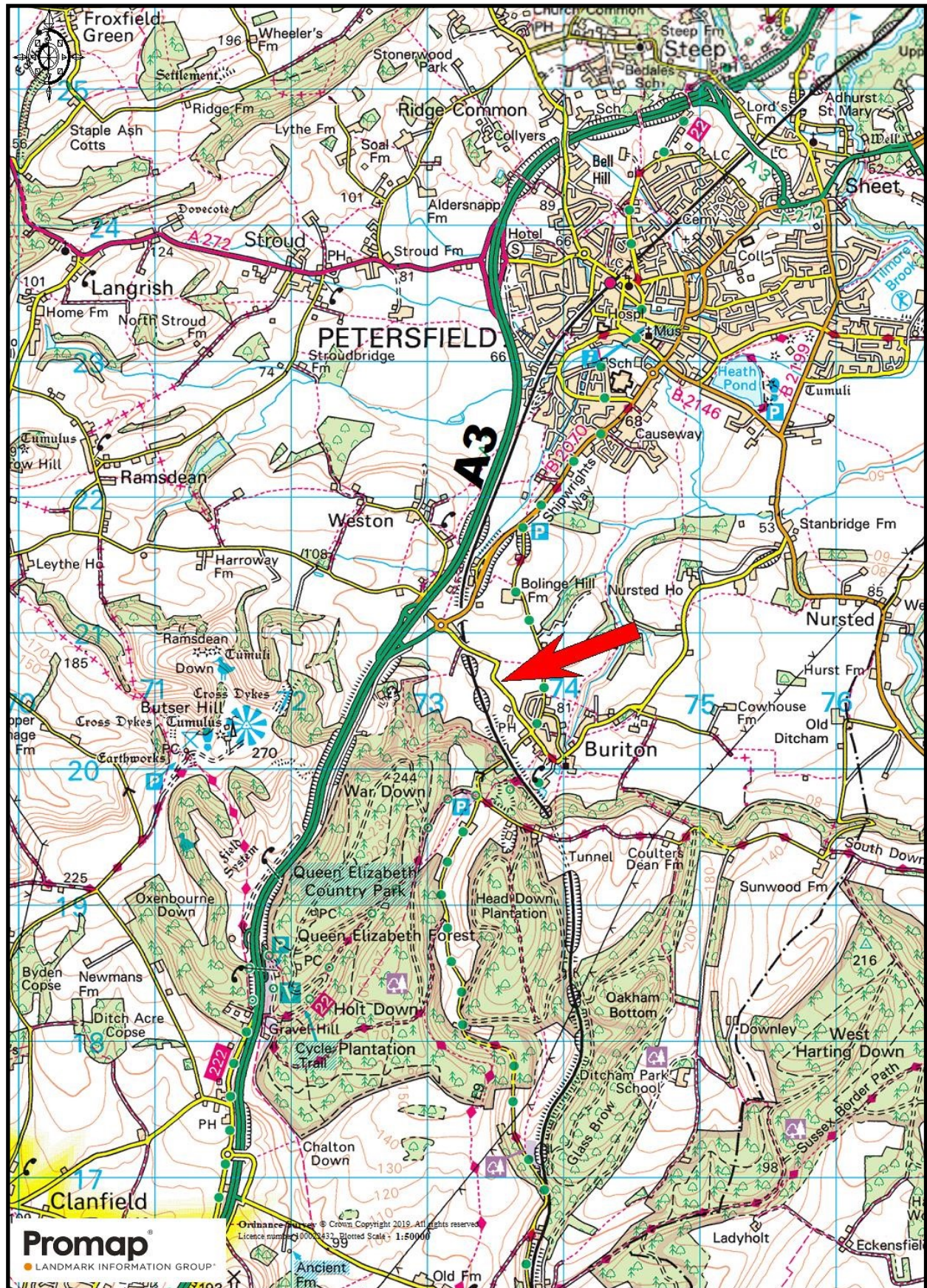
# SITE PLAN



Subject to Survey



# 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.

August 2019