

STEEP MARSH, NR PETERSFIELD GU32 2BG

LAND OFF SANDY LANE

Pasture Land

Approx. 7.30 acres (2.96 ha) in All



Adjoining the A3 carriageway. Set in the Countryside.

Within South Downs National Park (SDNP). Approx. 6.97 acres pasture and approx. 0.33 acres woodland. Mains Water and Electricity available nearby.

Road frontage and two vehicular access points.

	Description	Price Guide
Lot 1	Approx. 2.81 acres in all. Pasture.	£85,000
Lot 2	Approx. 4.49 Acres in all. Pasture.	£115,000
Whole	7.30 acres	£200,000

FREEHOLD FOR SALE - VACANT NO CHAIN

OFFERS INVITED

It is essential to read the Sales Particulars and view the drone video footage prior to visiting the Property.

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 prior to visiting the Property.

THERE ARE HORSES GRAZING AT THE PROPERTY. No dogs on the property and please ensure all gates/electric fencing tapes are left as you find them.

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**.

DIRECTIONS: From the A3, take the A272 East signed for Midhurst. At the roundabout, take the first exit left. After approx. 300m, turn left onto Inmans Lane. Proceed for approx. 1 mile, the property will then be on your right, the first access being indicated by tubular metal gate and the second being indicated by a short track opposite Downgate Farm Cottages.

DESCRIPTION: The Property for sale extends in all to 7.30 acres of pasture land and approx. 0.33 acres woodland as shown coloured on the Site Plan and is available as a whole or in two Lots. The pasture is bounded by mature hedgerows and some post and rail fencing. The Agricultural Land Classification Map indicates the land to be Grade 3. The British Geological Survey indicates the land to be "Fyfield 4 - Deep well drained often stoneless course loamy and sandy soils". The land is likely to be well drained. The land lies approx. 75 - 80m above sea level. The land is on a gentle gradient sloping down the centre to the East and West.

LOT 1: Coloured Green on the Site Plan, extending in all to 2.81 acres, comprising approx. 2.71 acres pasture land and approx. 0.10 acres of steep banked woodland margin adjoining Sandy Lane.

LOT 2: Coloured Blue on the Site Plan, extending in all to 4.49 acres, comprising 4.26 acres pasture land and approx. 0.23 acres woodland. The woodland strip adjoins Sandy Lane and is primarily mature Ash with some hazel.

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.

SERVICES: Low voltage electricity lines pass along Sandy Lane nearby, electricity is not connected to the Property. Water is available in the locality. Water is not currently connected but we understand that a mains supply is available in the locality to the west. Interested parties should make their own enquiries to South East Water. An SEW Assets plan is available from the GWB website under 'Additional Information'.

ACCESS: The land benefits from 2 vehicular access points off Sandy Lane as identified on the **Site Plan**.

OCCUPATION: A grazier has the right to graze horses on the land until 31st November 2020.

ENVIRONMENTAL DESIGNATIONS: No statutory designations affect the Property.

BOUNDARIES: The Property is bound by mature hedgerows with some barbed wire fencing, Lots 1 and 2 are divided by an existing tape and wooden post fence.

PUBLIC RIGHTS OF WAY: None cross the Property.

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.

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park who handle all planning enquiries at South Downs National Park, North Street, Midhurst GU29 9DH. Tel:01730 814810. www.southdowns.gov.uk

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

For Further Information Contact:

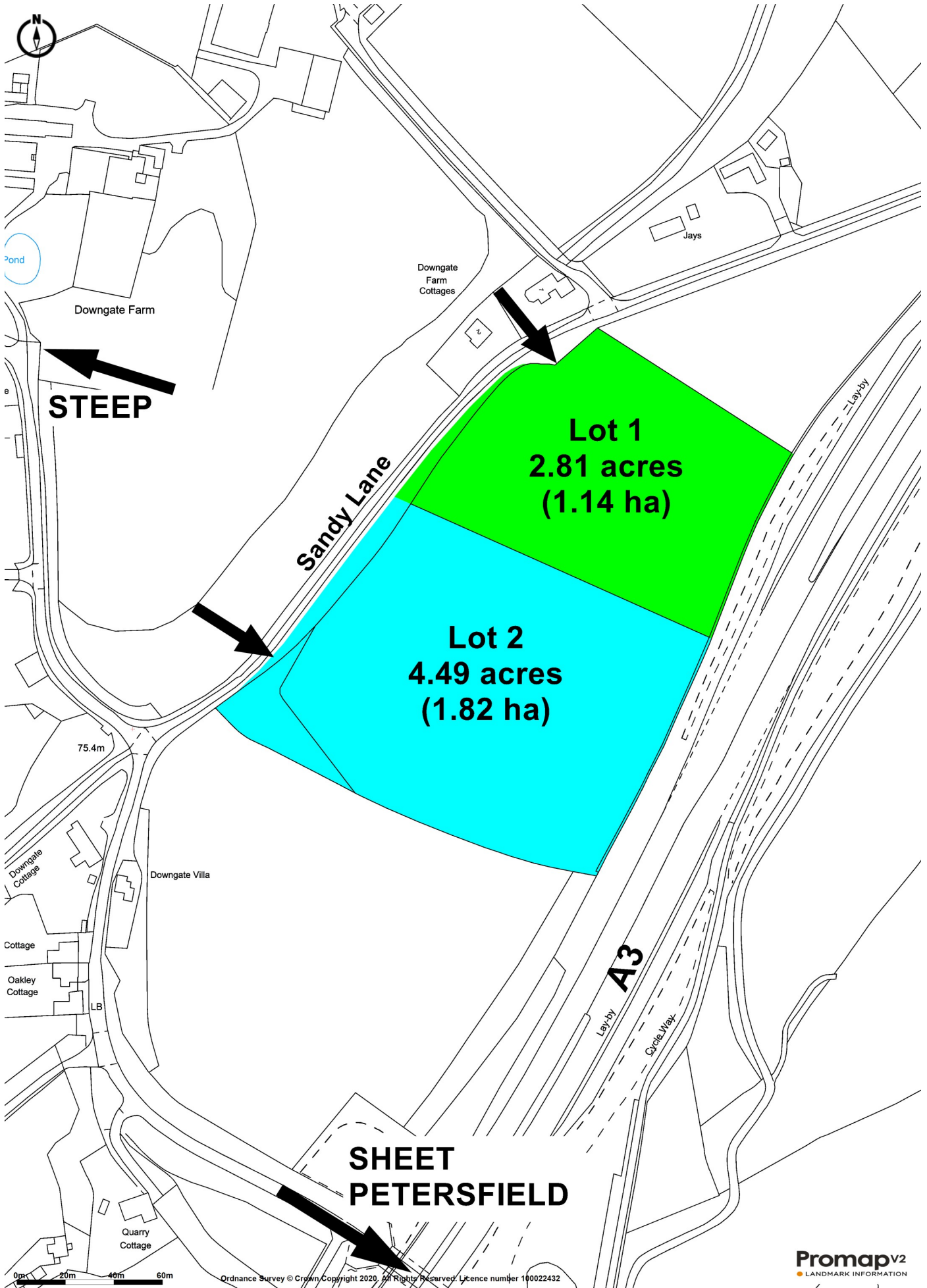
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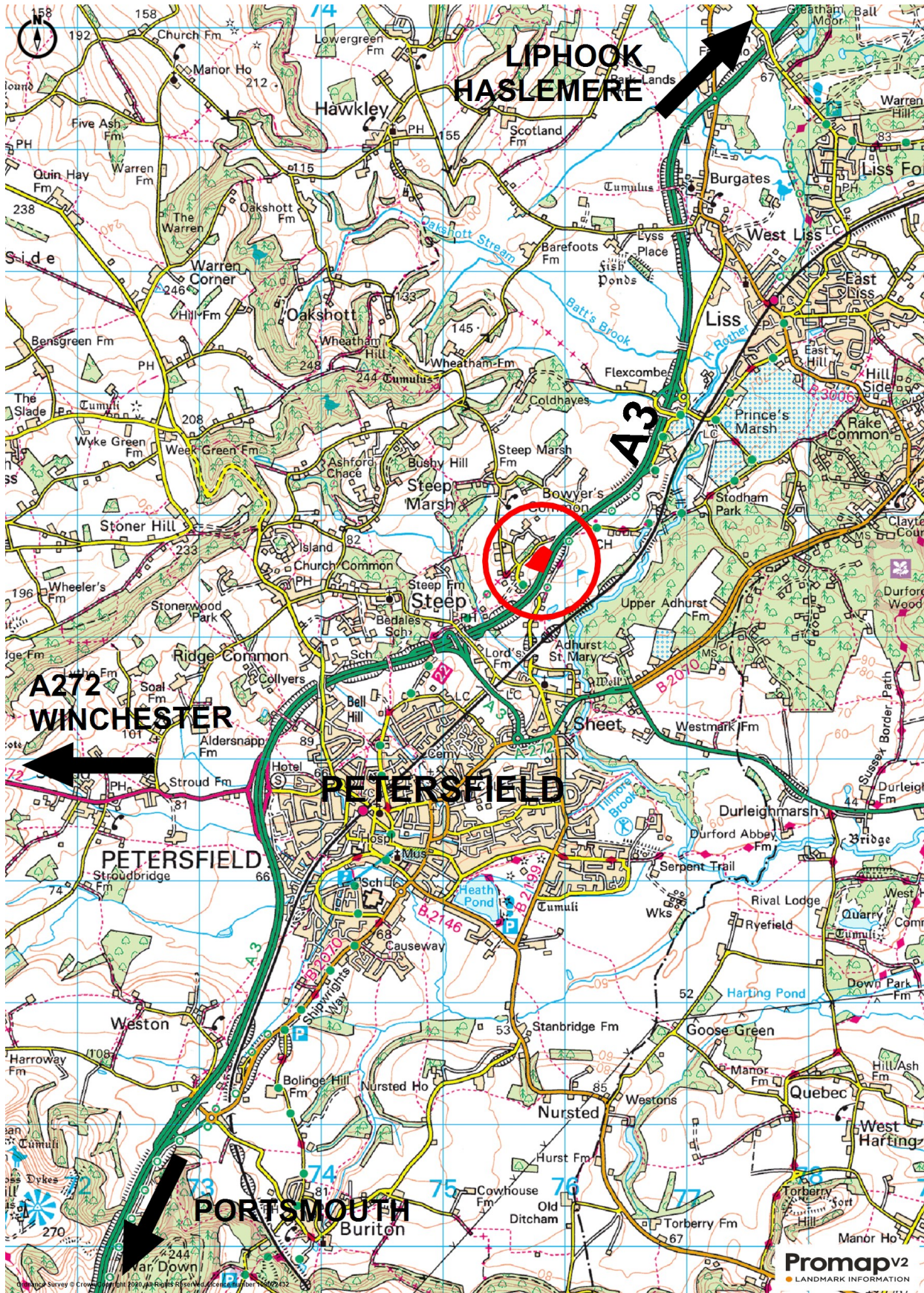
SITE PLAN



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.

October 2020