

East Street, HAMBLEDON PO7 4RX

Pasture Land

Approx. 4.45 Acres (1.80 Ha) in All



Close to the centre of Hambledon Village. An attractive parcel of pasture land with road frontage on to East Street. Gently sloping. Water connected. Suitable for agricultural, equestrian or other uses, subject to planning where necessary.

PRICE GUIDE IN EXCESS OF £250,000

OFFERS INVITED

FREEHOLD FOR SALE - BY PRIVATE TREATY

VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a printed set of these Sales Particulars with you. Please be mindful of nearby properties not to block driveways or the Lane. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

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 located near to the centre of the historic village of Hambledon off East Street. **What3Words:///dish.parsnips.repaying.**

DIRECTIONS: From the 'Peoples Market' village shop in the centre of Hambledon (close to the Church) head eastwards out of the village along East Street towards Clanfield and the entrance gate to the field is after approx. 600m on the right hand side.

DESCRIPTION: The Property extends in all to approx. 4.45 acres (1.80 Ha) as shaded on the **Site Plan**. The Land is in permanent pasture and historically has been cut for hay and grazed with sheep and is bound by fences and established broadleaved hedgerows. According to the Agricultural Land Classification the land is Grade 3. The Geological Survey Map indicates loamy and free-draining, shallow lime-rich soils over chalk or limestone. The land is gently sloping and lies approximately 62 m (213ft) above sea level.

Historically the field has formed an important part of community life in Hambledon and is known as 'Donkey Field' hosting local community events on certain days. There are neighbouring residential properties. The Property comprises the whole of Land Registry Title HP40037.

BUILDING: There is a small timber framed building in the southern corner of the field with approx. dimensions 8.8m x 3.9m.

SERVICES: Mains water connected to a trough close to the road frontage.

PUBLIC FOOTPATH: No Public Rights of Way cross the Property.

PRIVATE RIGHT OF WAY: A nearby property 'Little Mead' off East Street has the benefit of a right of way between positions A and B on the **Site Plan** for agricultural use and in connection with amenity use for land at the rear of 'Little Mead'. This right of way is currently fenced off. More details can be obtained from the Selling Agent.

PLANNING: The Property is within the South Downs National Park and their Local Plan shows the land to be 'countryside'. It is currently within the Hambledon Conservation Area, but outside the Hambledon Settlement boundary. The site has no known planning history.

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

WINCHESTER CITY COUNCIL: City Offices, Colebrook Street, Winchester, Hampshire SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk

DEVELOPMENT UPLIFT: The Vendors wish to retain a 35% share of any increase in value caused by Planning Consent achieved for residential development effecting any part of the Property over a 40 year period. This will not effect any equestrian or agricultural development on the Property.

For Further Information Contact:

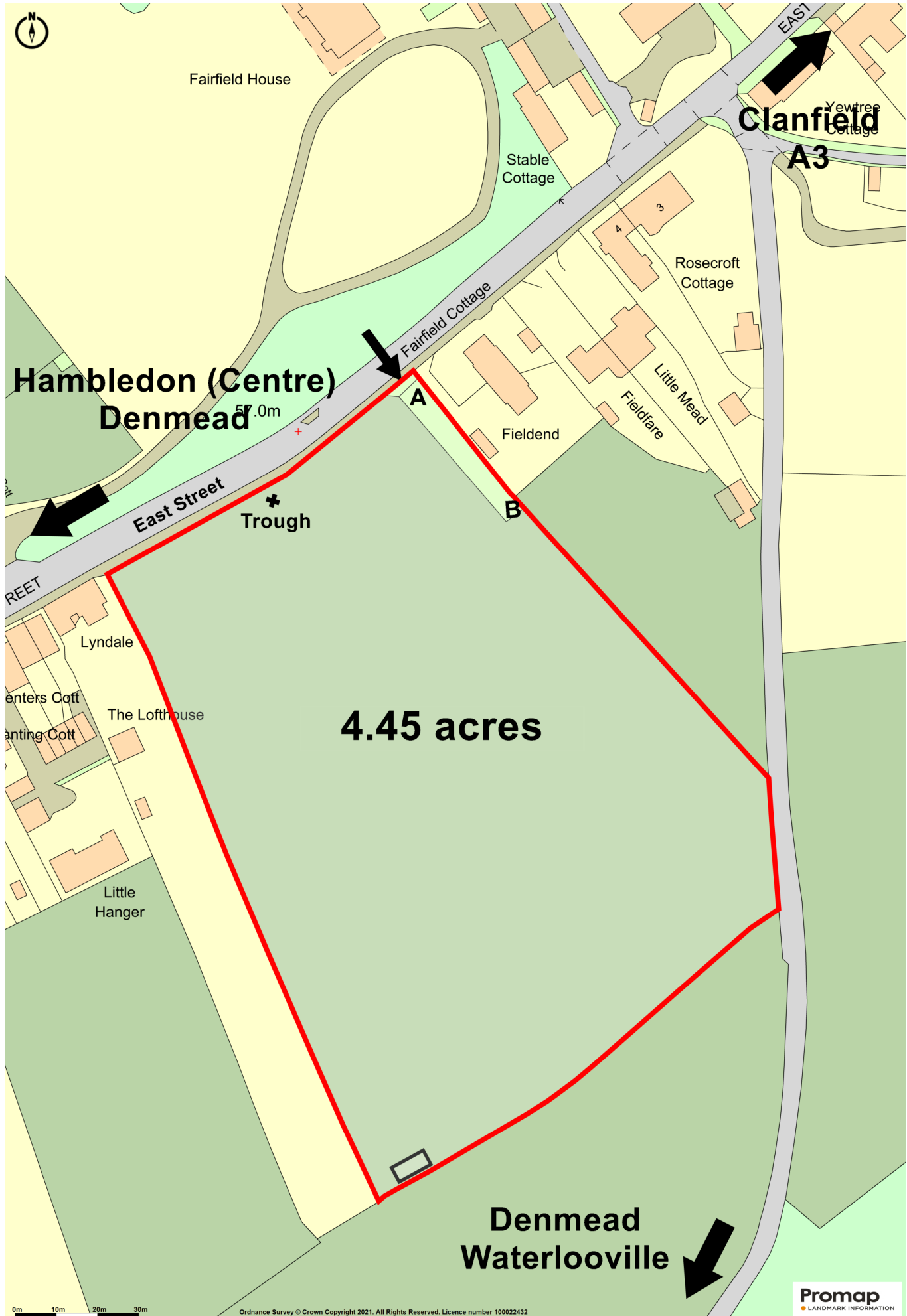
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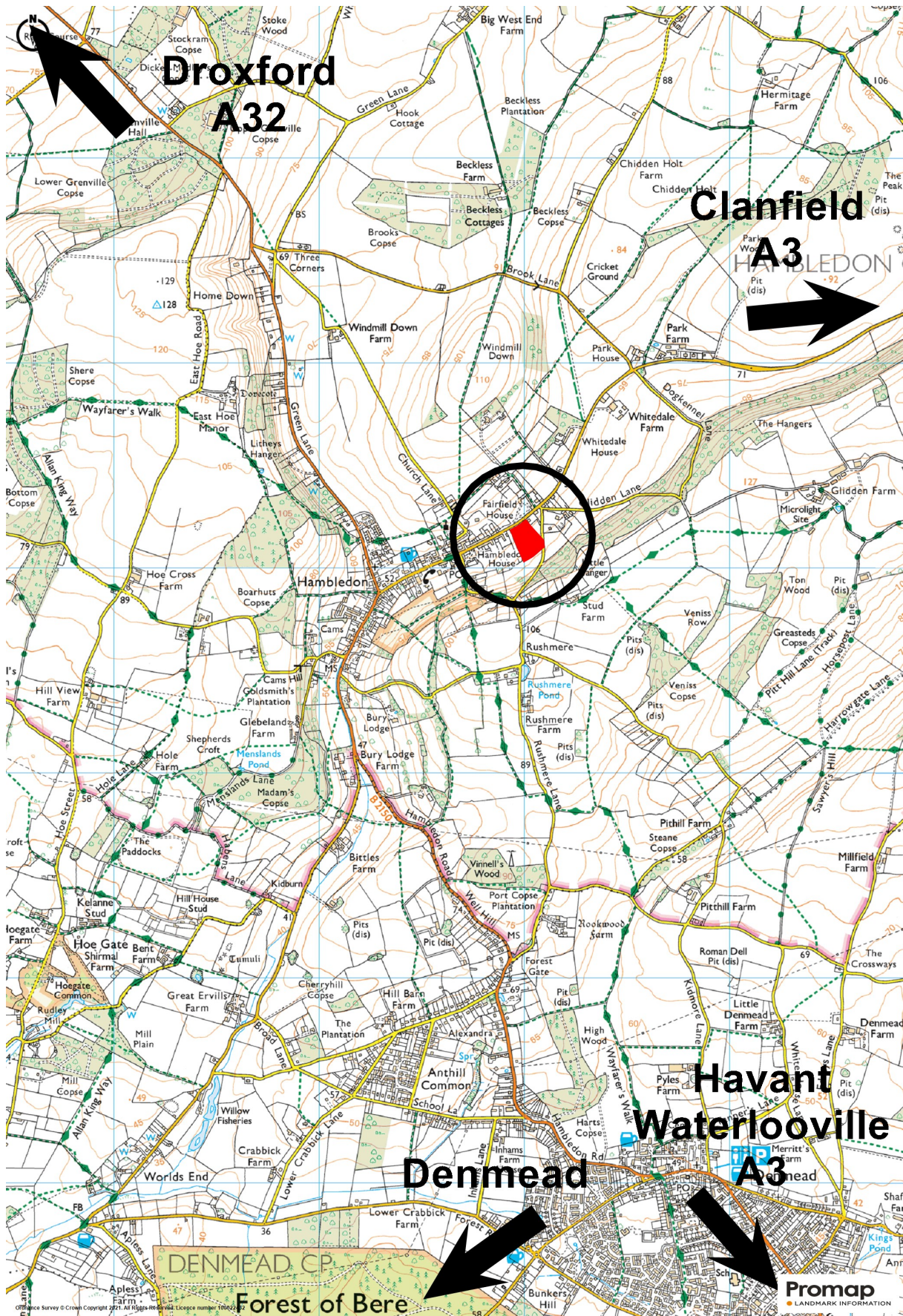
SITE PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE



LOCATION PLAN



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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.
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4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
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