

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

BENTWORTH, NR ALTON GU34 5QZ

Pasture Land

Approx. 5.35 Acres (2.16 Ha) in All



Close to the centre of Bentworth Village. An attractive parcel of pasture land with road frontage on to Station Road. Divided into 3 fenced and level paddocks. Water connected. Suitable for agricultural, equestrian, recreational or other uses, subject to planning where necessary.

**PRICE GUIDE
IN EXCESS OF £250,000
OFFERS INVITED**

FREEHOLD FOR SALE - BY PRIVATE TREATY



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VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a printed set of these Sales Particulars with you. **NOTE: There may be grazing horses and so please keep a sensible distance away from them.** There is parking on the verge adjacent to the gateway on Station Road. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property. Viewing parties do so at their own risk.

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 village of Bentworth, off Station Road. **What3Words: /// highlighted.newsreel.spooned**

DIRECTIONS: From the St. Mary's school in the centre of Bentworth (close to the Church) head north for approximately 200m to the T-junction with Drury Lane. Turn right onto Drury Lane and then after approximately 450m at the T-junction turn left onto Station Road. The entrance gate to the field is a short distance from the junction on the right

DESCRIPTION: The Property extends in all to approx. 5.35 acres (2.16 Ha) as outlined red on the **Site Plan**. The land is level and in permanent pasture and is currently divided into three paddocks by internal gates and post and rail fencing.

The land has been grazed by horses for a number of years and has been well managed. The land is bound by fences and established broadleaved hedgerows. According to the Agricultural Land Classification the land is Grade 3, and the Geological Survey Map indicates freely draining slightly acid loamy soils. The site lies approximately 177m. (581ft) above sea level. The whole Property is comprised within Land Registry Title HP578205 which is available to view on the **Selling Agent's website**.

There is a narrow gateway in the eastern corner of the land which provide only temporary access to the neighbour who is currently grazing the land with horses.

SERVICES: Mains water connected to a trough close to the road frontage. Council-run sewage treatment plant adjoining the south-east corner of the Property. See more detail below.

EASEMENTS AND WAYLEAVES: There is a sewage pipe passing through the land just inside the southern boundary. The Property benefits from the right to connect to this pipe in the future. **More details can be obtained from the Selling Agent.**

PUBLIC RIGHTS OF WAY: No Public Rights of Way cross the Property. A Byway Open to All Traffic (Wadgett's Lane) adjoins the southern boundary of the Property.

PLANNING AND DEVELOPMENT: The Property is within the East Hampshire Area and the Local Plan shows the land to be 'countryside' under Local Plan policy CP19. The Property is just outside the Settlement Boundary for Bentworth. The Property was included in the 2016 Strategic Housing and Economic Land Availability Assessment (SHELAA) and has been assessed by East Hants District Council along with 5 other sites for potential residential development. These sites were also considered by Bentworth Parish Council in the Neighbourhood Plan. See the **Selling Agent's website** for additional information on these matters.

DEVELOPMENT UPLIFT: The Vendors are mindful to retain a share of any increase in value caused by Planning Consent achieved for residential development affecting any part of the Property over a period of years. It is not intended that this will effect any equestrian or agricultural development on the Property.

EAST HAMPSHIRE DISTRICT COUNCIL: Council Offices, Penns Place, Petersfield, GU31 4EX. Tel: 01730 266551. www.easthants.gov.uk

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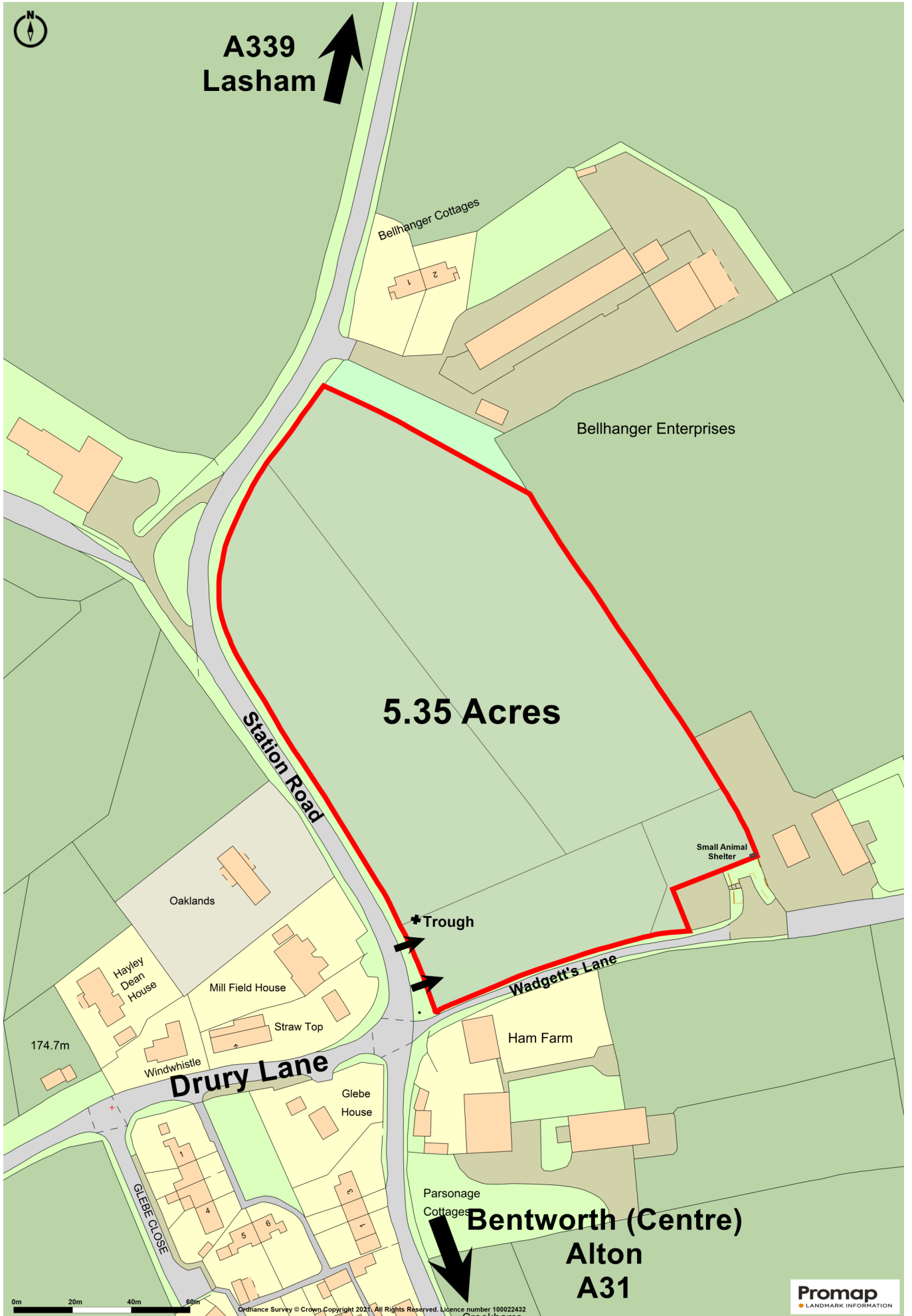
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SITE PLAN



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.
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.