

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Sciviers Lane, UPHAM, SO32 1HB

Pasture Land (Lots 3 – 5)

Extending up to 6.57 acres (2.66 Ha) in All



A block of pasture land divided into 3 separate paddocks benefitting from road frontage and bound with established hedgerows and positioned in the countryside. Outside the South Downs National Park. Services Available.

Lot	Description	Area (acres)	PRICE GUIDE
3	Pasture with shared Access	1.91	£150,000
4	Pasture with exclusive access	2.33	£150,000
5	Pasture with exclusive access	2.33	£150,000
	Whole	6.57	£450,000

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY



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: Lots 3 - 5 Only. On foot, unaccompanied, during daylight hours taking a set of Sales Particulars with you. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to contacting the Selling Agent, telephone 01489 896977.

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**. Oaktree Farm is located off Sciviers Lane in the village of Upham close to, but not in, the South Downs National Park and within a mile of Bishop's Waltham and with good access to the M27 and M3 motorways.

DIRECTIONS: From Bishop's Waltham: Take the Winchester Road (B2177) towards Fisher's Pond. After approximately 0.5 miles turn left signed Durley onto Winters Hill. After approximately 0.7 miles turn right at the Robin Hood Pub and Restaurant into Sciviers Lane, go along Sciviers Lane for approximately 0.6 mile and the **access gates for Lots 3 - 5 are signed on the left hand side**.

PASTURE: 6.57 acres (2.66 Ha) of grazeable pasture split into 3 paddocks, upon slowly permeable base-rich loamy and clayey soils. Agricultural Land Classification Grade 4 and being reasonably level land. Approximately 50m above sea level.

There is a 'Grasscrete' track serving Lot 3 from Sciviers Lane. This access will be shared with Portsmouth Water who have a borehole compound adjoining Lot 3 and who require occasional access.

Lot 4 - A fence can be erected by a Purchaser to separate the field from the access to Lot 3. Lot 4 benefits from exclusive access via the left hand gate (a new post and design can be installed so that the gates operate independently).

SERVICES: Mains water is currently connected via the Farm supply. If the land is sold separately from the Farm (Lots 1 and 2) Purchasers will be required to either fund the installation of a submeter, or to make a new connection to the water main believed to be in Sciviers Lane (the road frontage). Mains electricity is understood to be available along the road frontage but parties must make their own enquiries.

PUBLIC FOOTPATH: No Public Footpaths cross the Property.

DEVELOPMENT UPLIFT: The Vendors are mindful to retain a 25% share over a 40 year period of any increase in value caused by Planning Consent achieved for residential development affecting any of the pasture land.

ENVIRONMENTAL DESIGNATIONS: The Property lies outside the South Downs National Park, No other significant environmental designations affect the Property.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk

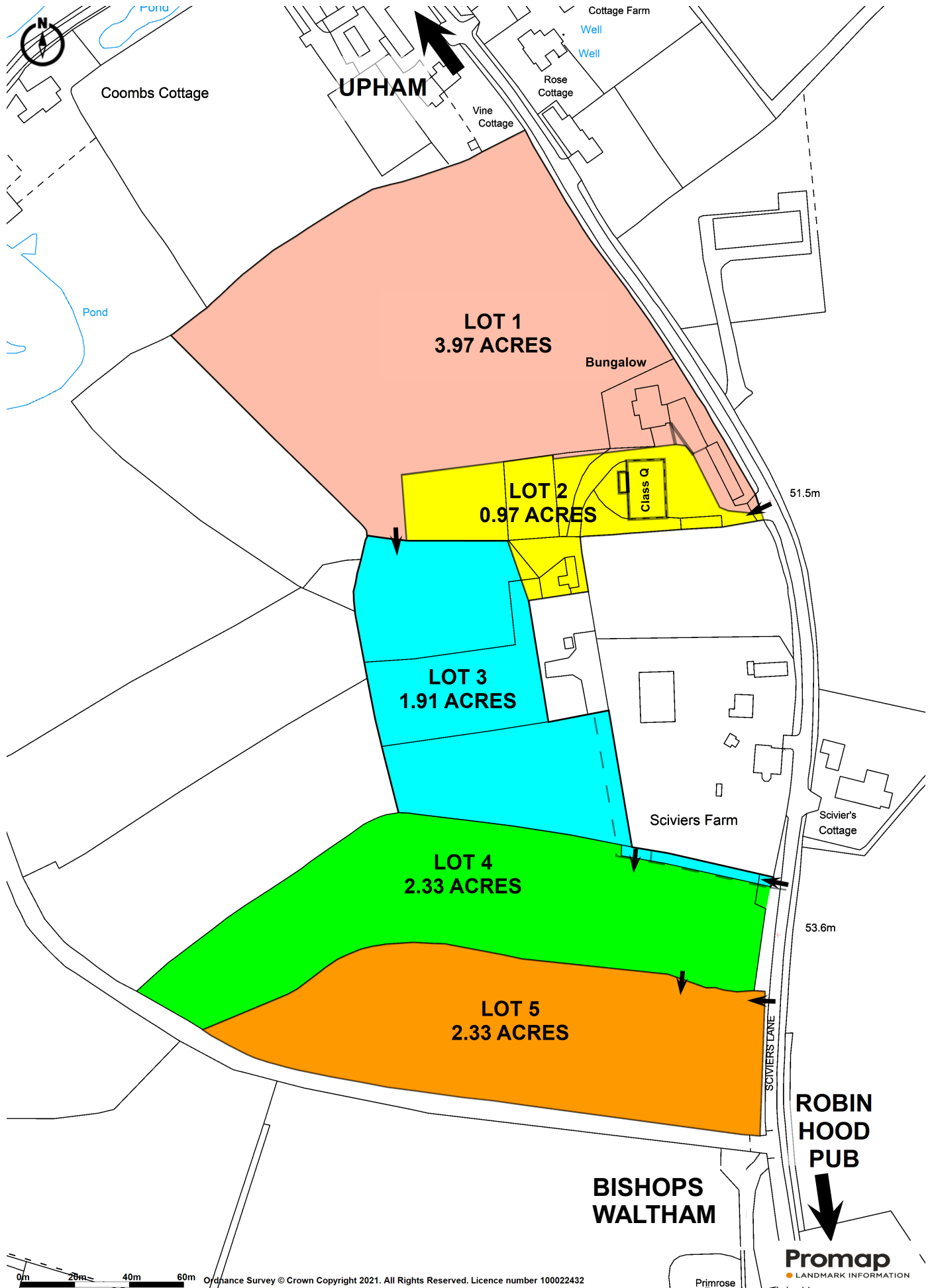
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SITE PLAN



0m 20m 40m 60m Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022432

Promap
LANDMARK INFORMATION

Subject to Survey

LOT 3



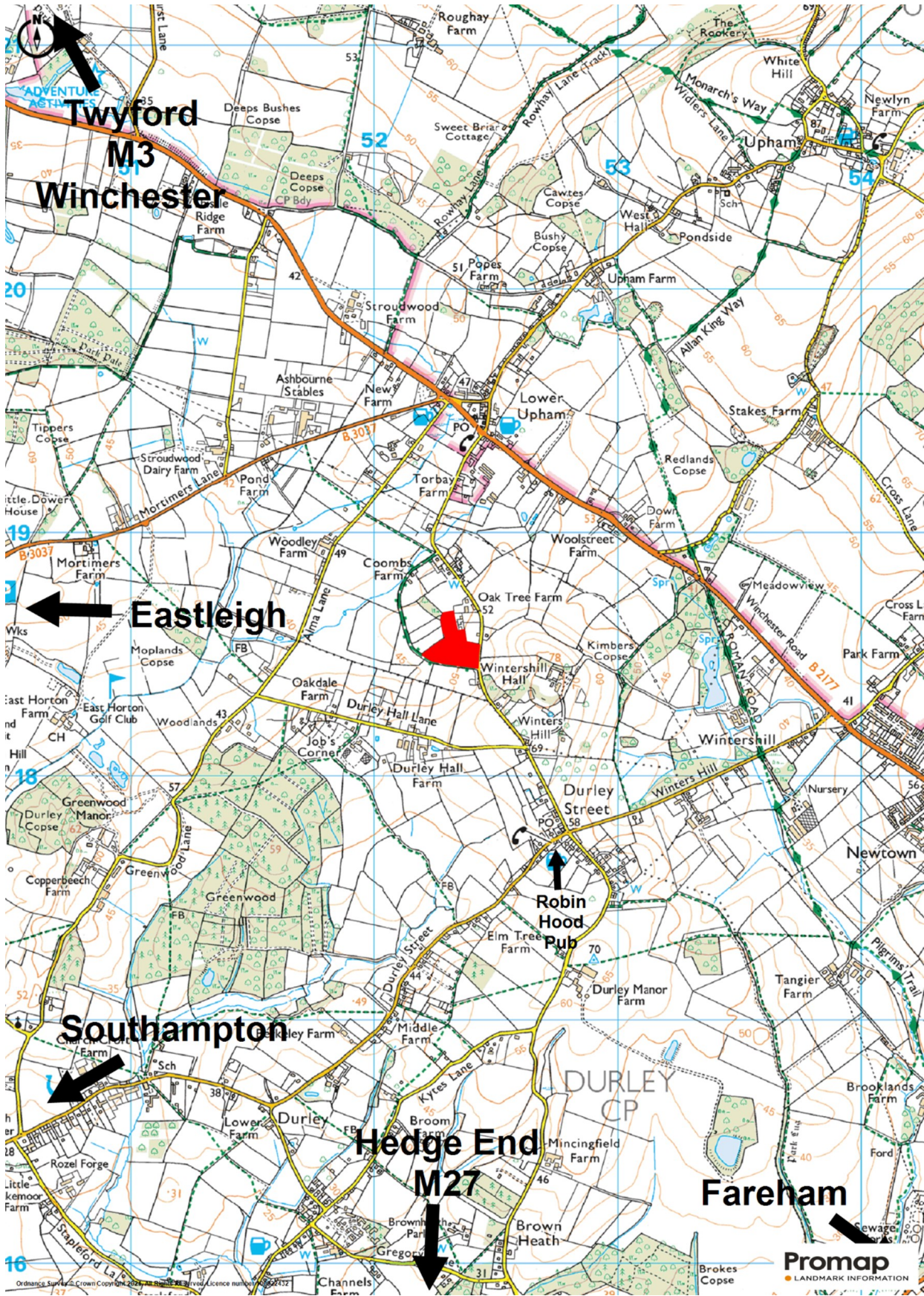
LOT 4



LOT 5



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.