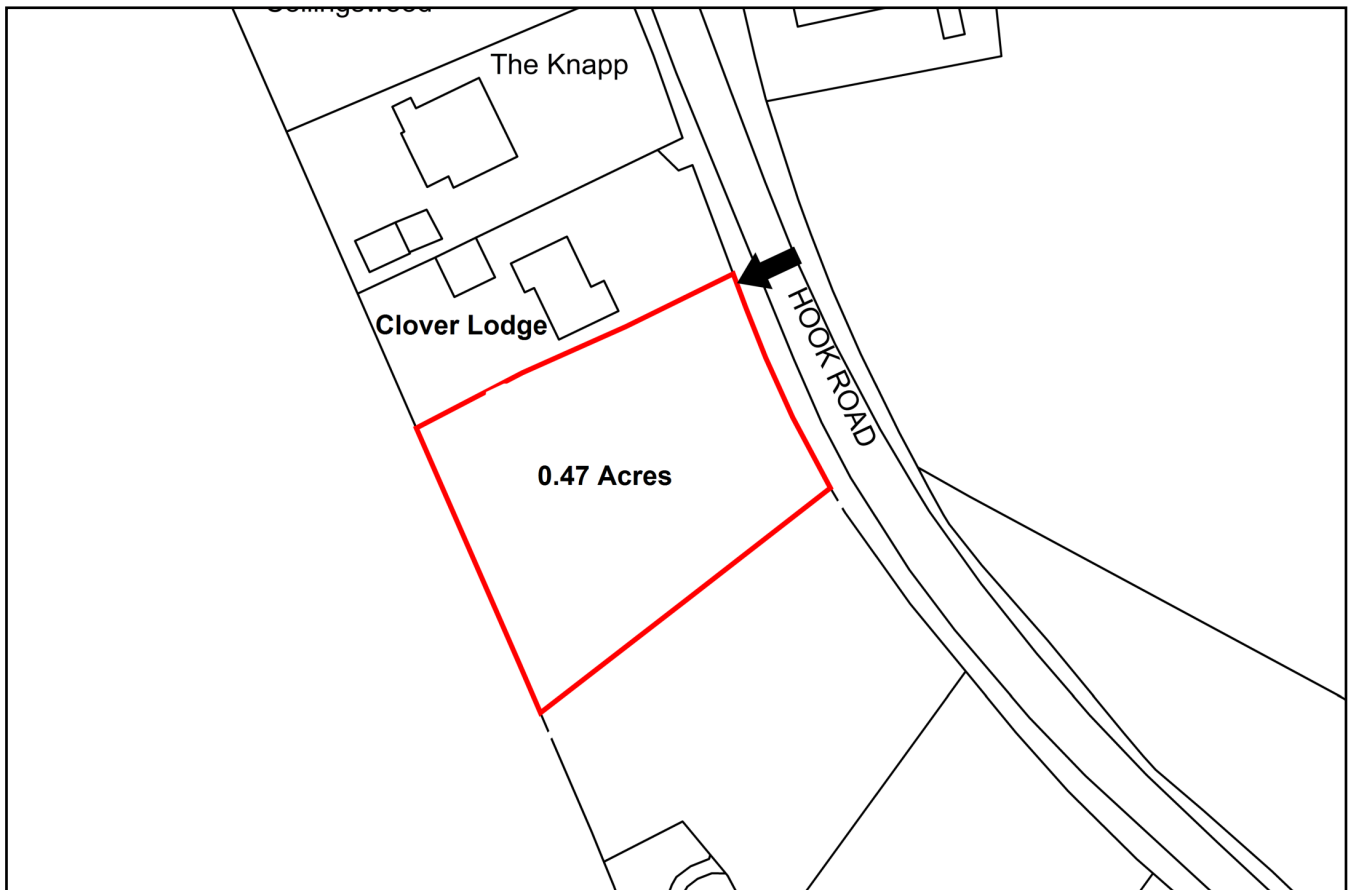


Rotherwick, Nr Basingstoke RG27 9BY

A Parcel of Bare Land

Approx. 0.47 acres (0.19 Ha) in All



A level parcel of pasture land off Hook Road in the centre of Rotherwick Village. With Road Frontage. Services close by. Currently with pedestrian access only.

PRICE GUIDE £50,000

OFFERS INVITED

VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. Access the Property from Hook Road on foot only through the hedge. It is essential to view the video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

DIRECTIONS: See **Location Plan** and **Site Plan**. The land is off Hook Road in the centre of Rotherwick Village. **What3Words:** ///revisits.overheat.assure

DESCRIPTION: The Property extends to approx. 0.47 acres (0.19 Ha) in all as identified on the **Site Plan**. A parcel of bare and level pasture land adjoining residential development to the north and open countryside to the west and south. This is an established hedge along the road frontage being the eastern boundary adjoining Hook Road. There is an area surfaced with woodchip

The Property is registered with the Land Registry Title No. HP586386. See more details on the **Selling Agent's website**.

BOUNDARIES: The boundaries of the land are defined on site by existing hedgerows and tree line. Where the boundary is unclear along the southern edge it has been temporarily identified on site with wooden pegs painted orange.

SERVICES: None are currently connected. Mains electricity, water and telephone appear to be close by.

LOCAL AUTHORITY: Hart District Council, Harlington Way, Fleet, Hampshire GU51 4AE. Tel: 01252 622122. <https://www.hart.gov.uk/contact-us>

PLANNING: The land is currently zoned as 'Countryside' in the current Local Plan. The land is outside the Hook Settlement Boundary in the Neighbourhood Plan (2018-2032). However, the land does form part of a parcel of land that was submitted in the Strategic Housing and Economic Land Availability Assessment (SHELAA) April 2015.

ACCESS: Property currently only has pedestrian access off Hook Road. There is the potential to provide a vehicular access, subject to planning and any other consents needed.

For Further Information Contact:

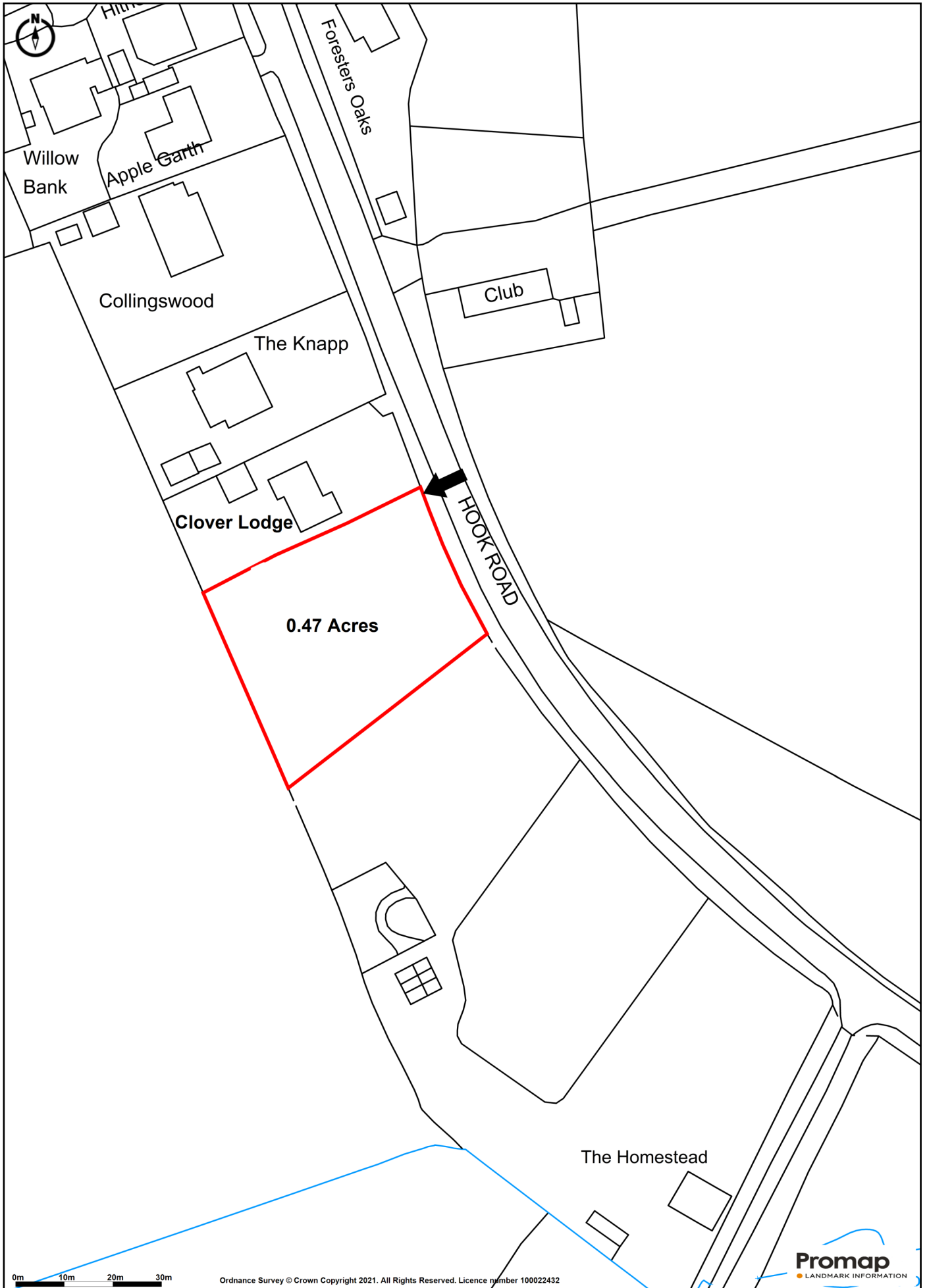
Dominic Plumpton
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Chris Salmon
Tel: 01489 896977
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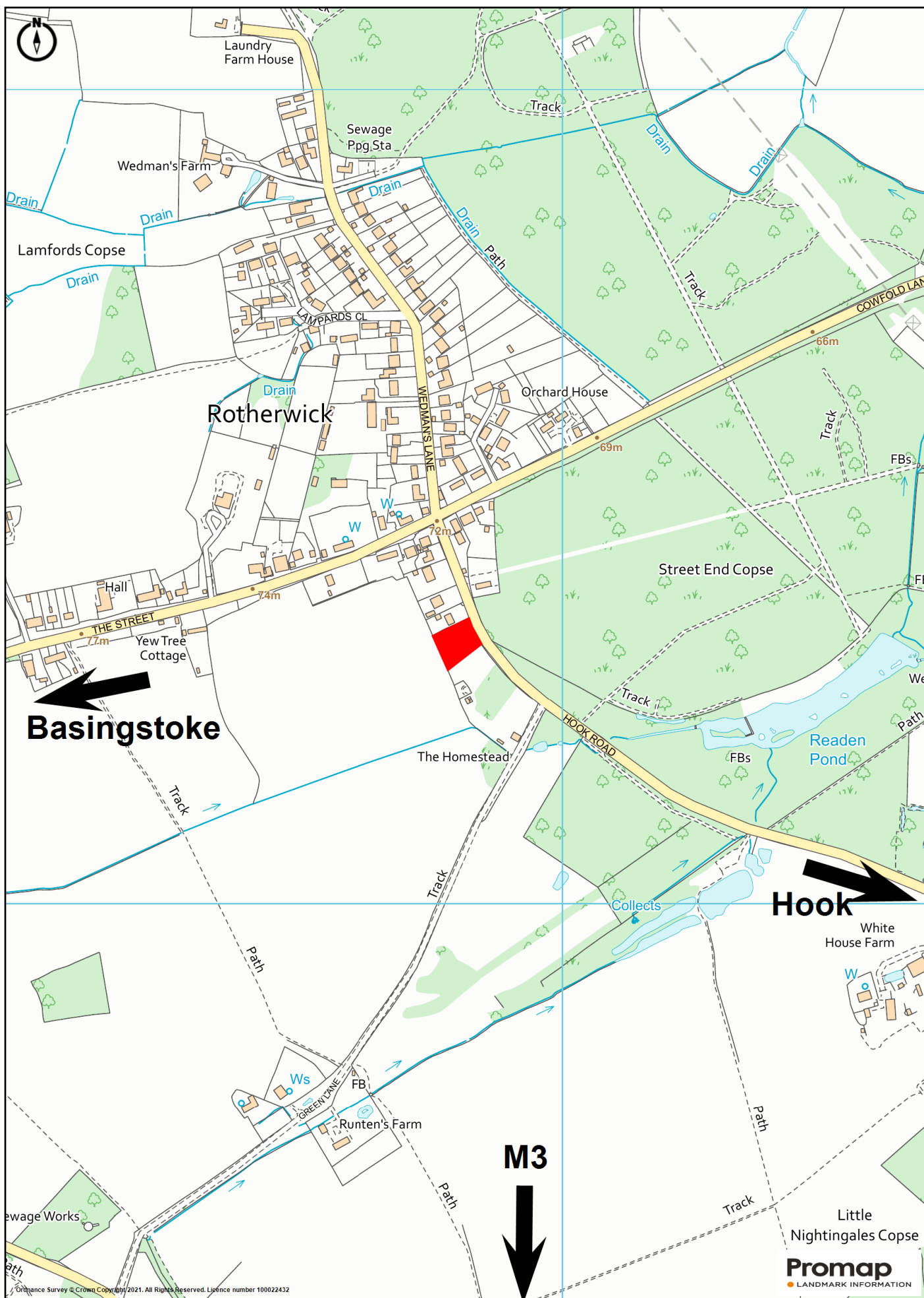


SITE PLAN

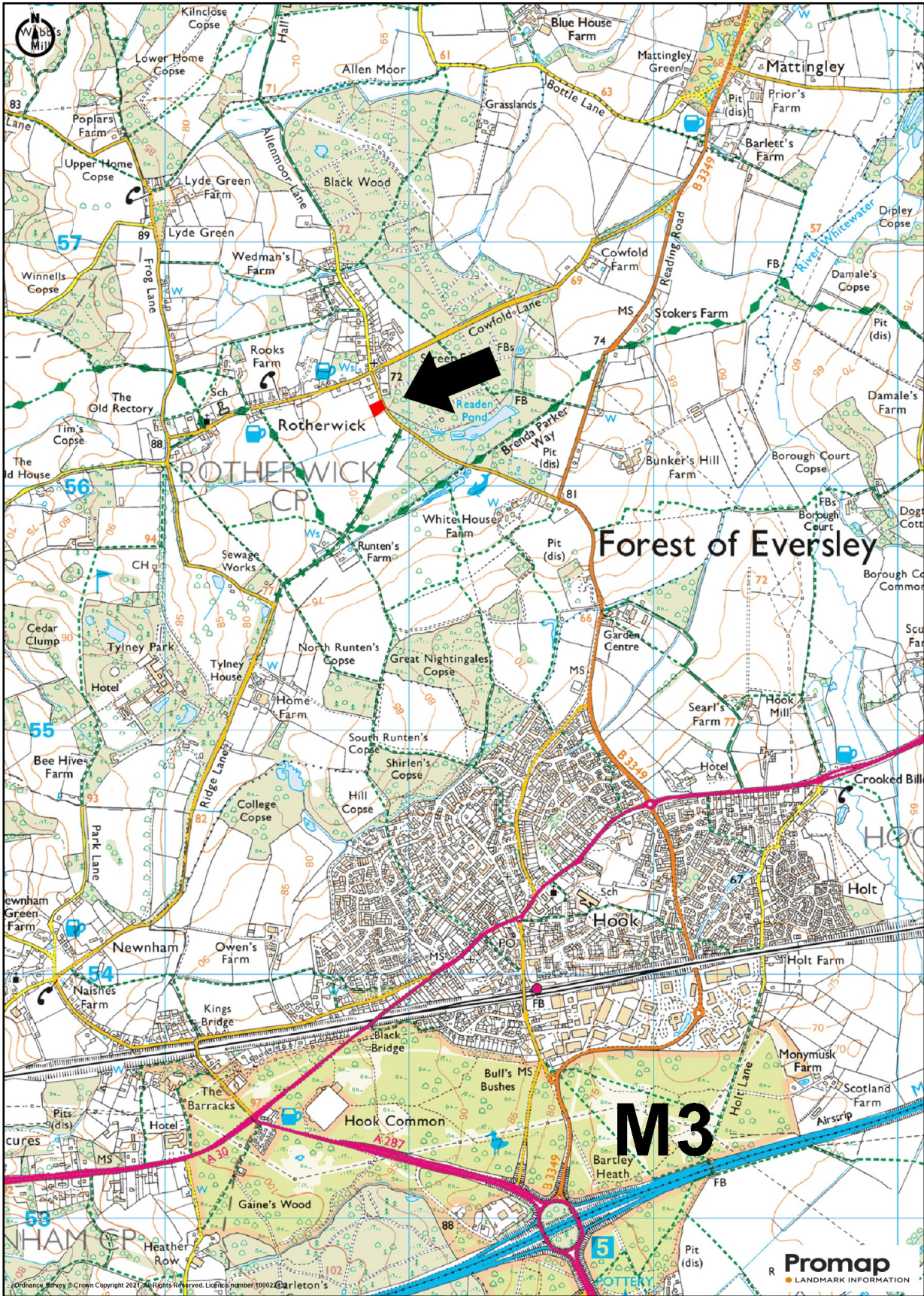


Subject to Survey

LOCATION PLAN 1



LOCATION PLAN 2



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 2021