

‘Cutts Arch Field’, SOBERTON, SO32 3PS

Pasture Land

Approx. 1.40 acres (0.56 ha)



Pasture land with road frontage and mains water. In the heart of the Meon Valley and within Soberton village. Gently sloping. Suitable for various uses including equestrian, agricultural, recreational, subject to planning where necessary. South Downs National Park.

PRICE GUIDE IN EXCESS £75,000

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY

VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. 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 within the village of Soberton in the South Downs National Park and within ½ mile of the A32 main road. Access: What3Words: ///horses.clip.innocence. The field is within 200 yards of the White Lion Public House and St Peters Church, Soberton. Within 150 yards of the River Meon.

DIRECTIONS: **From Wickham:** Head north on the A32, after approximately 4.6 miles turn right off A32 signed Soberton and the 'White Lion Pub' into Cutts Arch Lane. Proceed down the lane, over the River Meon and over the disused railway bridge and the entrance gate to the land is located on the left hand side on the tight right bend in the road.

DESCRIPTION: The land extends to 1.40 acres (0.56ha) of pasture. The land gently slopes down to the west towards the disused railway. The boundaries consist of mainly equine or sheep wire net topped with two strands of barbed wire on wooden posts. The western boundary fence against the disused railway is located approximately a metre inside the concrete posts which denote the legal boundary. The Property benefits from good road frontage with an established hedge which is maintained by the Vendors. The land is currently in the process of being registered with the Land Registry (Provisional Title Number: HP861199).

With access nearby to quiet lanes and Public Rights of Way over routes across open countryside and along the River Meon. The Property benefits from vehicular access through a gateway off Cutts Arch Lane as identified on the **Site Plan**.

TEMPORARY STABLES: There are currently two temporary timber stable blocks providing 3 Stables and secure Store which are owned by a previous grazier and are not part of the Property and are not included with the sale. These can either be removed prior to completion or they may be available for purchase from the that party direct for consideration in the region of £5,000.

PLANNING: The Property is within the South Downs National Park and their Local Plan shows the land to be 'countryside'. We are not aware of any planning history on this site. The temporary field shelters on the site do not require planning permission.

SERVICES: The Property benefits from a metered mains water supply with the meter located at point "W" close to the access on the roadside verge on the **Site Plan**. There is a standpipe inside the field. Low Voltage Mains Electricity is not connected but is available close by.

PUBLIC ACCESS: No Public Rights of Way cross the Property. There is a ample provision of local Rights of Way including the 'Wayfarers Walk' as well as the Restricted Byway along the disused railway line known as the Meon Valley Trail which can be used for walking, cycling or horse riding and can be accessed easily at the western end of the field off Cutts Arch Lane identified at position X on the **Site Plan**.

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

PLANNING AUTHORITY: South Downs National Park, North Street, Midhurst, West Sussex, GU29 9DH. Tel: 01730 814810. <https://www.southdowns.gov.uk>.

OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

For Further Information Contact:

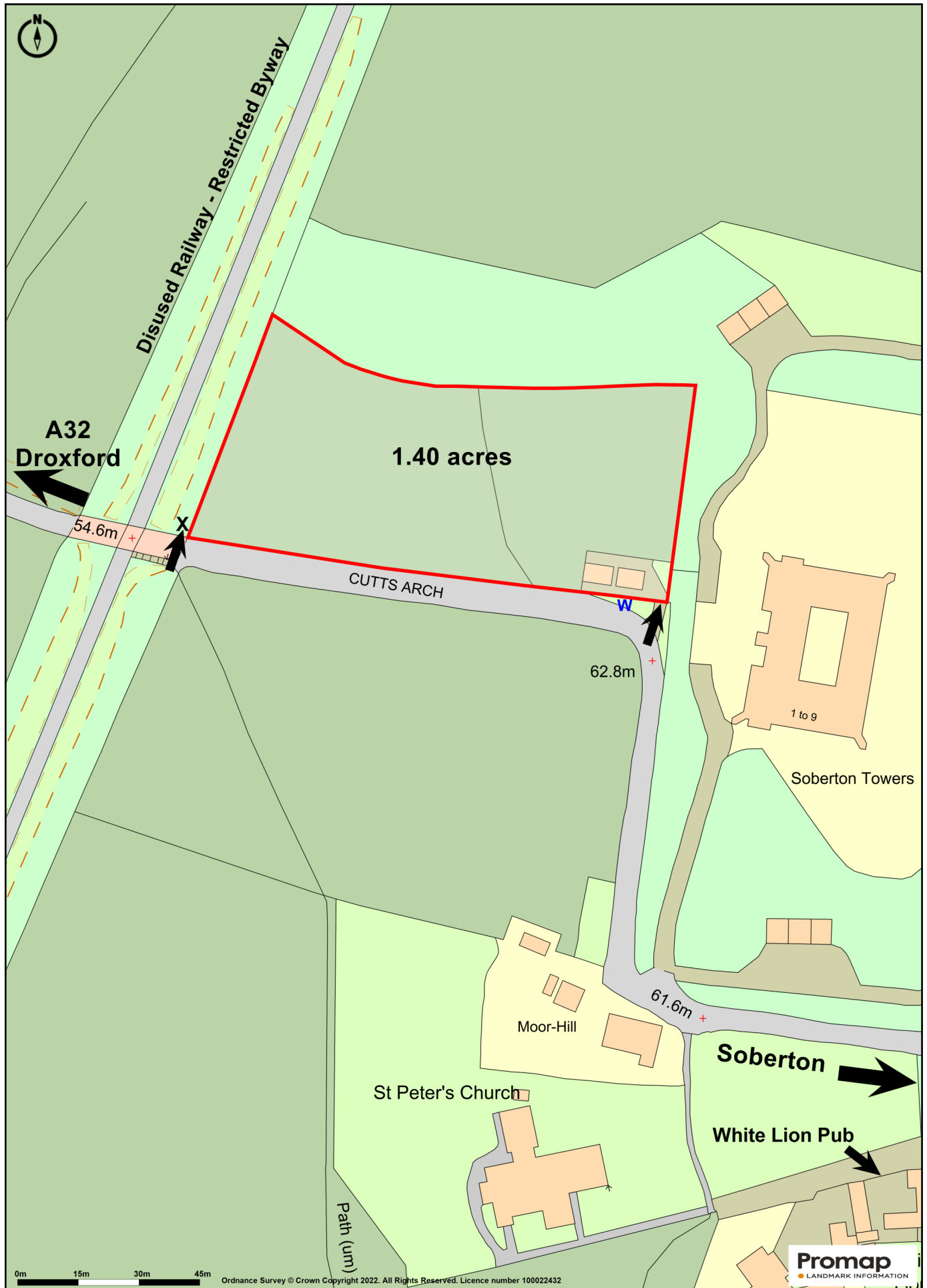
Dominic Plumptre

Tel: 01489 896977 Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk



SITE PLAN



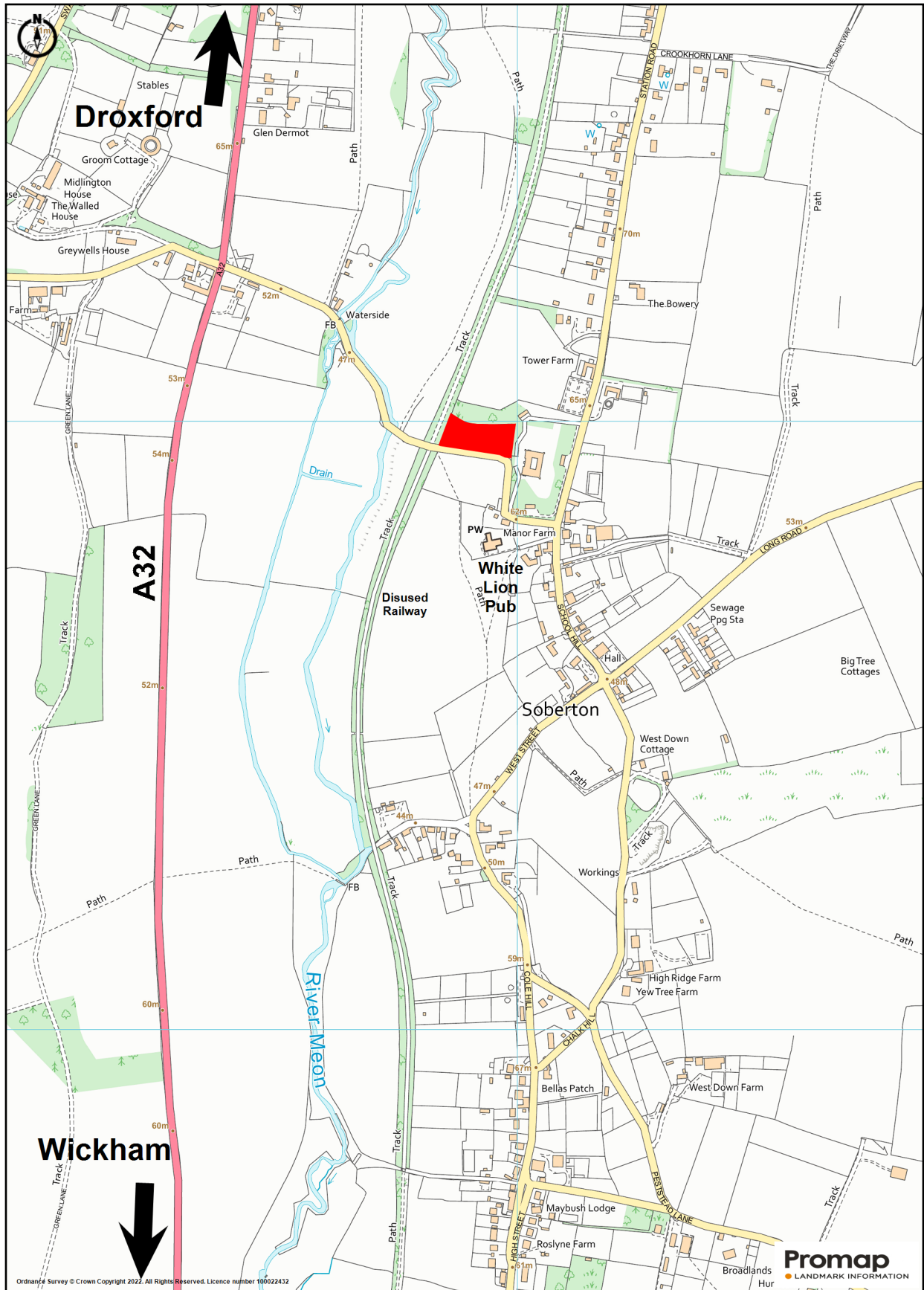
Subject to Survey







LOCATION PLAN 1

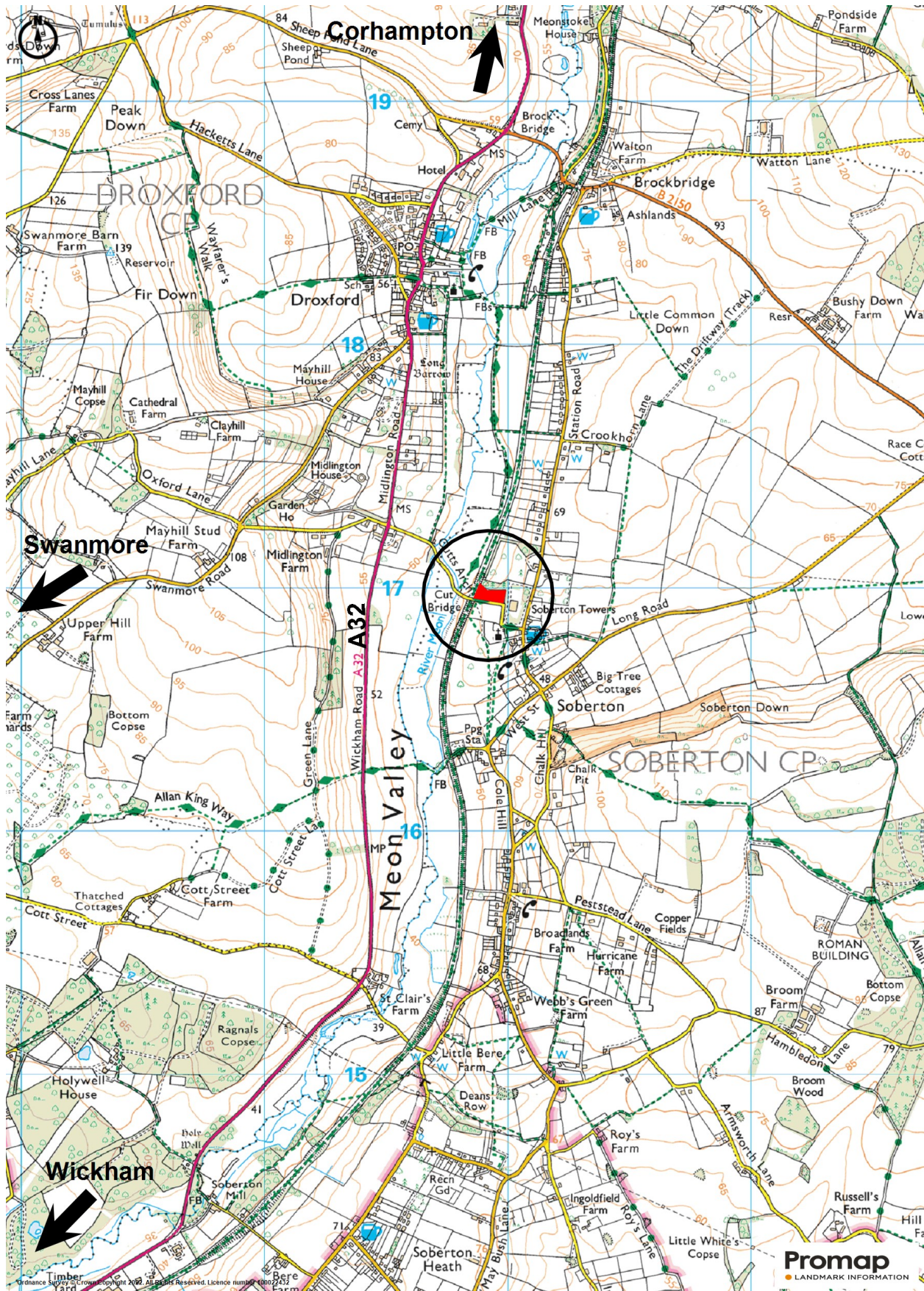


FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

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.

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.