

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

WHITEPARISH, Near Salisbury, SP5 2QQ

PASTURE LAND (LOTS 2 AND 3)

Up to approx. 17.02 acres (6.89 Ha) in all



A block of bare pasture land with road frontages, services available and with established boundaries. Vehicular access (shared if Lots sold separately). Located in a rural setting close to the New Forest National Park well positioned on the Romsey to Salisbury A36 road. Suitable for alternative uses, subject to planning where needed.

	Description	Price Guide
Lot 2	7.13 Acres (2.88 Ha) of Pasture Land	£180,000
Lot 3	9.89 Acres (4.00 Ha) of Pasture Land	£250,000

FREEHOLD FOR SALE BY PRIVATE TREATY—OFFERS INVITED



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: Please contact the Selling Agent to make an appointment to view. It is possible to view Lots 2 and 3 from the Public Footpath without an appointment (see **Site Plan**). However, we would ask that if doing this you keep to the route of the Footpath. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to contacting the Selling Agent or viewing the Property, telephone 01489 896977.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and additional details, photographs and drone video footage showing the whole Property.

LOCATION: Along its south-western boundary the Property has road frontage along the northern side of the A36 main road which connects the Town of Romsey (close to Junction 2 of the M27 motorway) and the City of Salisbury. The Property's vehicular access is approx. 250m along Newton Lane off the A36 close to the village of Whiteparish. **What Three Words:** <https://w3w.co/fuss.shipyards.jiffy>. Postcode SP5 2QQ. See **Site Plan** and **Location Plan**.

Directions from Salisbury: Travel south-east along the A36 towards Romsey for approx. 5 miles, continue past the A27 signed Whiteparish and then take the next left hand turn after a further 1 mile at a crossroads, into Newton Lane. (7.5T limit, Single Track with passing places). The vehicular entrance gate to the land is approx. 250m along Newton Lane on the right beside the Public Footpath.

Direction from Romsey/M27 Motorway Junction 2: Proceed west along the A36 main road towards Salisbury. After approx. 6 miles pass the right hand turning signed 'Whiteparish' after a further mile you will see the **For Sale Board** along the road frontage on the right hand side. Then take the next right hand turn at the crossroads into Newton Lane (7.5T limit, Single Track with passing places). The main vehicular entrance gate to the land is approx. 250m along the Lane on the right hand side beside the Public Footpath.

The Property extends in all approx. 17.02 acres (6.89 Ha) of pasture land divided into 2 Lots as identified on the **Site Plan**.



For Further Information Contact:
Dominic Plumpton
Tel: 01489 896977 Mob: 07780 000201
Email: dominic@gileswheeler-bennett.co.uk



The land is available For Sale as a Whole or in up to 2 Lots - see **Site Plan**. Rights of access and services to Lot 2 will be reserved over Lot 3 if the Property is split up. Proposed width of vehicular right of way is 13ft (4.00m).

THE LAND: Currently used for grazing horses and the production of hay/haylage in connection with a near by Livery business. The Land is classified as Grade 3, on the Agricultural Land Classification survey. Freely Draining, Slightly Acid Loamy Soils on the National Soil Survey Database. Lot 3 is generally level with Lot 2 gently sloping and approx. 55m above sea level.

HACKING: There is access to Public Bridleways in the village ½ mile from the land. The New Forest is close with transport.

PUBLIC RIGHTS OF WAY: See Site Plan. There are short sections of Public Footpaths: between C, D and E (C-D is not over the Property).

SERVICES: Mains water is connected.

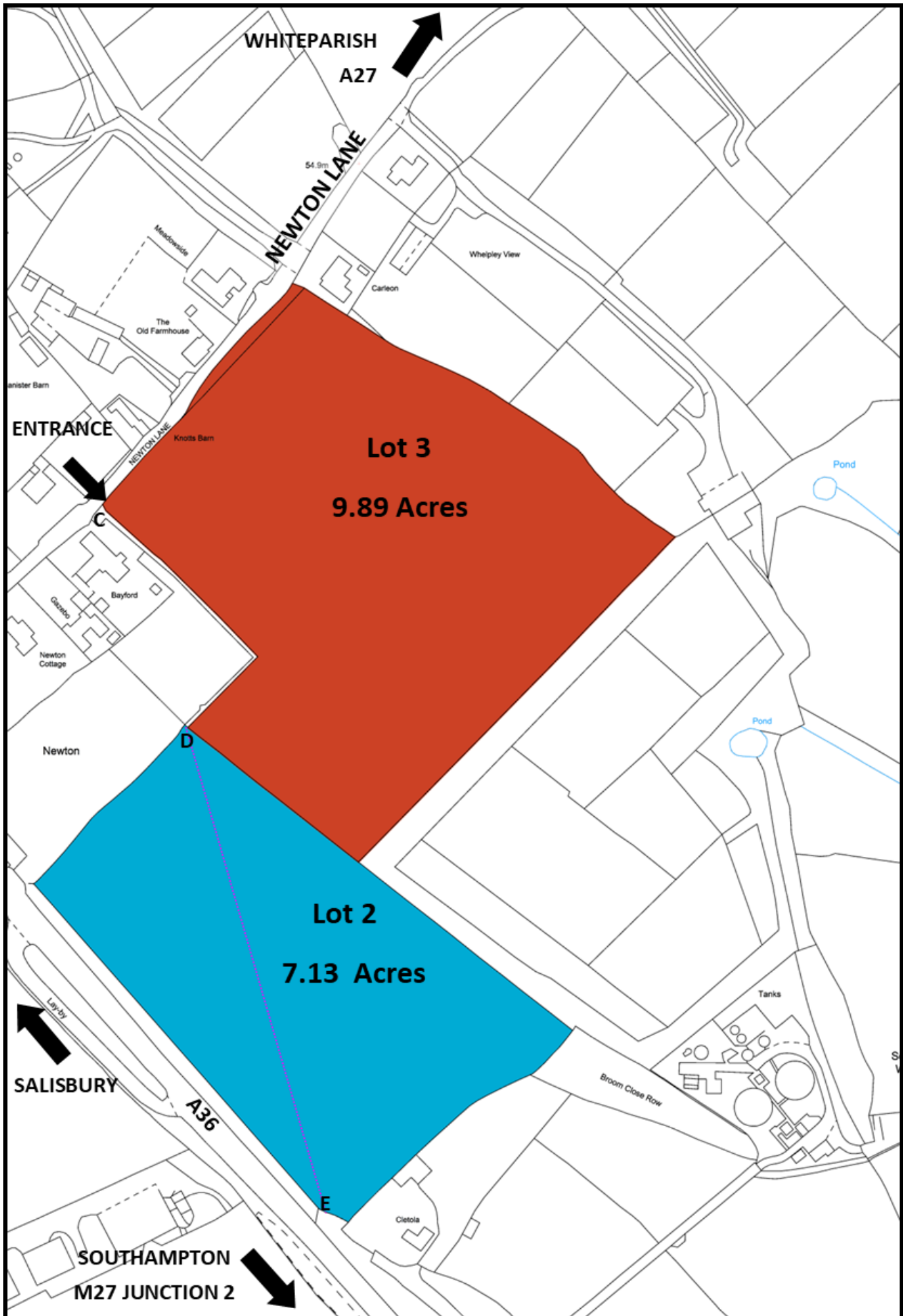
PLANNING AUTHORITY: Wiltshire Planning Department, County Hall, Bythesea Road, Trowbridge BA14 8JN. Telephone No. 0300 456 0114. Email Address: developmentmanagement@wiltshire.gov.uk. The Property is not within the New Forest National Park.

PLANNING POLICY: The Property lies outside the Whiteparish Settlement Boundary and so in the 'Countryside' where countryside policies apply. Within the Wiltshire Local Plan it is within an area designated under Policy CP43 as Affordable Housing Zone requiring 40% affordable housing to be built on all residential development sites above 5 dwellings. Under saved policies of the Salisbury District Local Plan the Property falls into a Special Landscape Area and a Development Restraint Area. The Property falls within the **Whiteparish Neighbourhood Plan** area.

ENVIRONMENTAL DESIGNATIONS: None effect the Property.

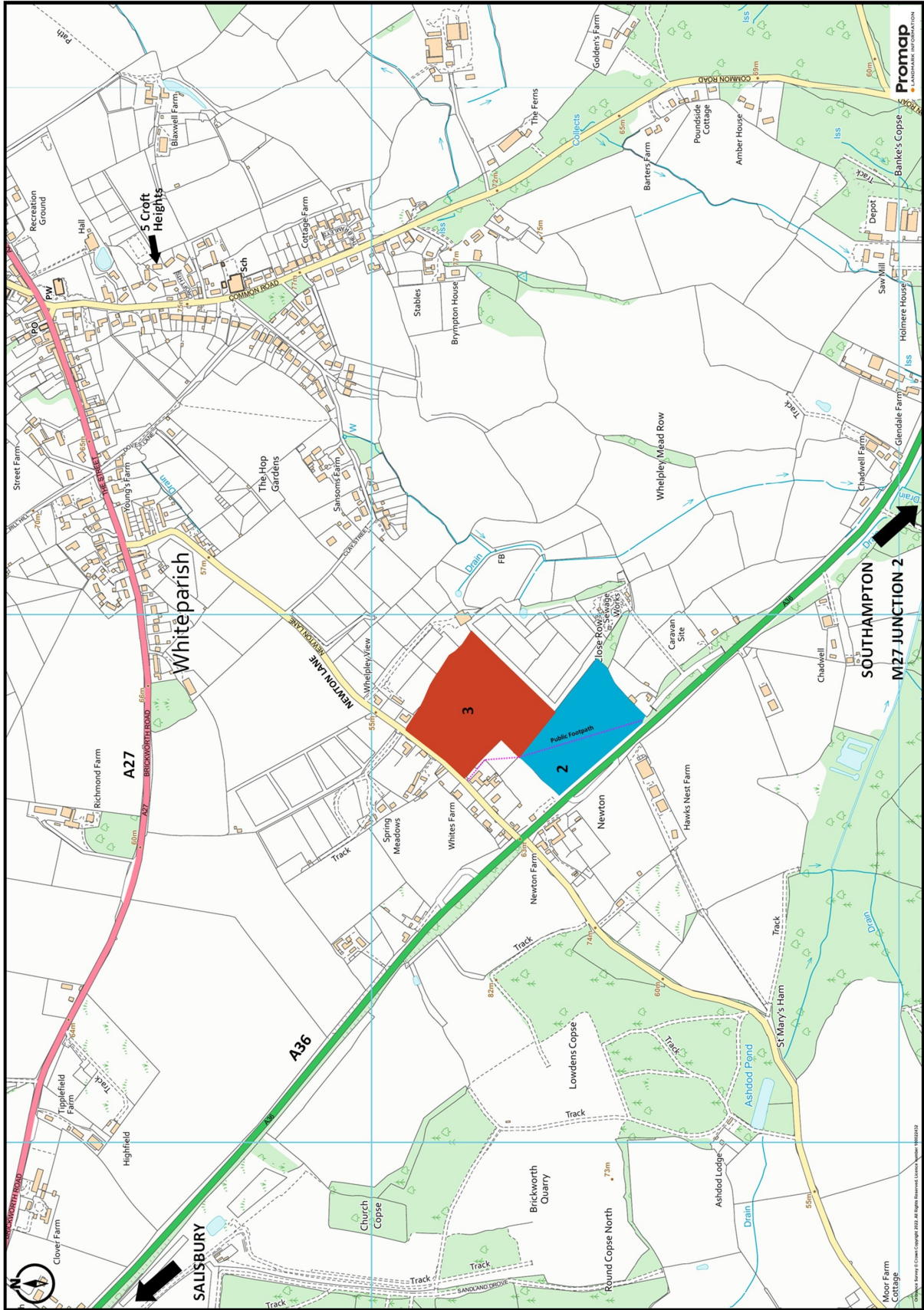
LOCAL AUTHORITY: Wiltshire Council, County Hall, Bythesea Road, Trowbridge BA14 8JN . Tel: 0300 4560117. <https://www.wiltshire.gov.uk/> .

SITE PLAN



Subject to Survey

SITE PLAN 2



Subject to Survey





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.