

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

BURITON, NR PETERSFIELD

GREENWAY LANE, GU31 5SX

A Single block of Pasture Land with Ancillary Woodland

Approx. 74.88 acres (30.30 ha) in All



Close to Buriton village in the heart of the South Downs National Park. A block of pasture land with north-easterly aspect and elevated parts providing vistas across the surrounding landscape. Conveniently located just off the A3. Road frontage. Water connected. Consent for an agricultural building (2,690ft²) (Lot 1). Suitable for agricultural, conservation, biodiversity, equestrian or other uses, subject to planning where necessary. Adjoining the Queen Elizabeth Country Park.

Lot	Description	Acres	Price Guide
1	Approx. 5.90 acres Pasture land - Agricultural Building Consent	6.28	200,000
2	Approx. 20.13 acres Pasture land and 2.66 acres woodland	22.79	375,000
3	Approx. 38.09 acres Pasture land and 0.55 acres woodland	38.64	375,000
4	Approx. 7.00 acres Pasture land with Track	7.17	125,000
The Whole	Approx. 74.88 acres	74.88	£1,075,000

AVAILABLE AS A WHOLE OR IN UP TO 4 LOTS

OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY



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

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VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. NO DOGS - GRAZING SHEEP. 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 off Greenway Lane to the west of the village of Buriton and to the east of the A3 dual carriageway. Buriton is a historic village in the heart of the South Downs National Park and immediately adjoins the Queen Elizabeth Country Park. Main vehicular entrance to the Property. What3Words: [cosmic.captions.segmented](https://www.what3words.com/cosmic.captions.segmented)

DIRECTIONS: See **Location Plan 1**. From the A3 dual carriageway, leave via the slipways signed 'Buriton/Petersfield' and at the junction with the B2070 (to Petersfield). At the roundabout take the exit south-east signed 'Buriton' along Greenway Lane. The two vehicular access points are on the right hand side after 200 m.

DESCRIPTION: See **Lotting Plan**. The Property extends in all to approx. 74.88 acres (30.30 ha) consisting of approximately 71.12 acres (28.72 ha) of permanent pasture land along with approximately 3.21 acres (1.30 ha) of broadleaved woodland. The pasture land is divided into 5 parcels by internal fences with the whole being bounded by fences and established broadleaved hedgerows.

According to the Agricultural Land Classification the southern part of the land (most of Lots 3 and 4) is Grade 4 the remainder is Grade 3. The Geological Survey Map indicates the Property straddles a seam between freely draining lime-rich loamy soils to the north and shallow lime-rich soils over chalk or limestone to the south. The land is sloping along the southern edge with a north-easterly aspect.

The highest point is within Lot 4 at approximately 134 m (440 ft) above sea level with far reaching views to the north and east. The lowest point located in Lot 3 is approximately 97 m (318 ft) above sea level.

The Property has road frontage onto Greenway Lane and also the B2070. There are residential properties on the opposite side of Greenway Lane. The railway from Portsmouth to Woking with a station at Petersfield adjoins the eastern boundary of the Property.

LAND REGISTRY TITLE: The Property consists of the entirety of Land Registry Title **SH21485**. Please see **Additional Documents** for Copies of Register and Plan.

CURRENT OCCUPATION: The land is currently let out to a party who grazes sheep and harvests the grass. This written agreement expires in May 2024.

ACCESS: The main vehicular access off Greenway Lane is identified by the arrow on the **Lotting Plan**. This track is shared and provides access to Lots 1, 3 and 4. Lot 2 has its own vehicular access off Greenway Lane as identified on the **Lotting Plan**.

LOT 1 PLANNING PERMISSION FOR AGRICULTURAL BUILDING (2,690FT²):

- **6th October 2008: APP/M1710/A/08/2067316 – Two Agricultural Buildings for Use as Animal Shelters:** Appeal Decision following the refusal of planning permission for application ref: 49954/001/FUL. One of the consented buildings was to be on the property being marketed at the position marked X within Lot 1 on the **Lotting Plan** and **Site Plan**. Planning permission granted, however only one of the two buildings was subsequently constructed on other land belonging to the Vendor. See link - [APP/M1710/A/08/2067316](#)
- **27th June 2018: SDNP/18/02469/LDE – Certificate of Lawful Development:** As only one of the buildings was actually constructed following the above permission, the purpose of this application was to confirm that development had technically commenced and been 'implemented'. The result therefore means that the second building can now be lawfully constructed within Lot 1. See link - [SDNP/18/02469/LDE](#)
- **16th August 2018: SDNP/18/02459/CND - Removal of condition 10 of Appeal Decision APP/M1710/A/08/2067316 to allow land to be sold:** Condition 10 of the Appeal Decision in 2008 required that the two consented agricultural buildings be demolished within 3 months in the event that the holding is subdivided or split. This application sort to remove that condition and was approved subject to conditions. See link - [SDNP/18/02459/CND](#) . Therefore the buildings can remain, following any sale of the land.

SPECIFICATION OF AGRICULTURAL BUILDING

- **SIZE** - 25 x 9.5m, eaves, height 3.3m, roof pitch 27 degrees
- **CLADDING** - cedar cladding to 1.5m height with spaced, vertical timber slats to eaves - Timber to be left natural.
- **ROOF** - Onduline, or similar, dark brown in colour
- **FLOORING** - concrete throughout (both of these areas flood so the preferred flooring of crushed chalk is not viable in either of them).

Appeal Decision Notice, Specification and Approved Plans provided in **Additional Documents** on Giles Wheeler-Bennett website.

SERVICES: Mains water is connected to a number of troughs on the property.

PUBLIC FOOTPATH: A Public Footpath crosses over Lot 1 and Lot 3 as identified by the yellow dashed line on the **Site Plan**.

PRIVATE RIGHTS OF WAY LOT 3: A right of way was reserved for benefit of the Forestry Commission who at that point owned the woodland to the south and west of the Property (Land Registry Title No: SH20636) by conveyances dated 1st April 1958 and confirmed in one dated 1st November 1982. This right was specifically to pass over the Property (Lot 3) as shown by the blue dashed line on the **Site Plan** with or without vehicles from a point along the southern boundary making right damage caused but also the right to make up a metalled road of not more than 12 ft width along the route specified in the conveyance. The Forestry Commission also has the right to stack timber on the southern part of the land, although this is unlikely to be

exercised now as they no longer own the woodland adjoining the Property. These rights may never have been exercised and have not been exercised during the Vendor's ownership since 2006.

Copy of 1982 Conveyance provided in **Additional Documents**.

PLANNING: The Property is within the South Downs National Park and their Local Plan shows it to be in an area of 'Countryside' outside of settlement boundaries. South Downs Parkwide Local Plan policies apply. A small area of woodland located within the northern/southern boundary of Lot 3 is designated in the Local Plan as a Local Wildlife Site. An area of the land inside the northern boundary (Lots 1 and 2) against Greenway Lane and the B2070 is in the Mineral Safeguarding Zone.

An area of the land inside the northern boundary (part of Lots 1 and 2) against Greenway Lane and the B2070 is in the buffer zone of a safeguarded waste infrastructure site (John Huntly (Petersfield) Ltd.). See link - [Mineral and Waste Safeguarding Policy and Plan](#) . Under Policy 26 of the currently adopted Hampshire Minerals and Waste Plan (2013) current and potential waste sites are protected from development and also 'encroachment' where nearby land-uses impact their ability to operate.

SOUTH DOWNS NATIONAL PARK AUTHORITY: South Downs National Park, North Street, Midhurst, West Sussex, GU29 9DH. Tel: 01730 814810. <http://www.southdowns.gov.uk/>.

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

BIODIVERSITY NET GAIN (BNG): There may be the potential for parts of the Property to be managed in a way, or with new habitats established, to be suitable for use as part of the new requirement for development to provide a 10% biodiversity net gain. Such BNG Credits can then be sold to developers. See the RICS note for your interest - [BNG](#).

For Further Information Contact:

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For Further Information Contact:

Nathan Broome

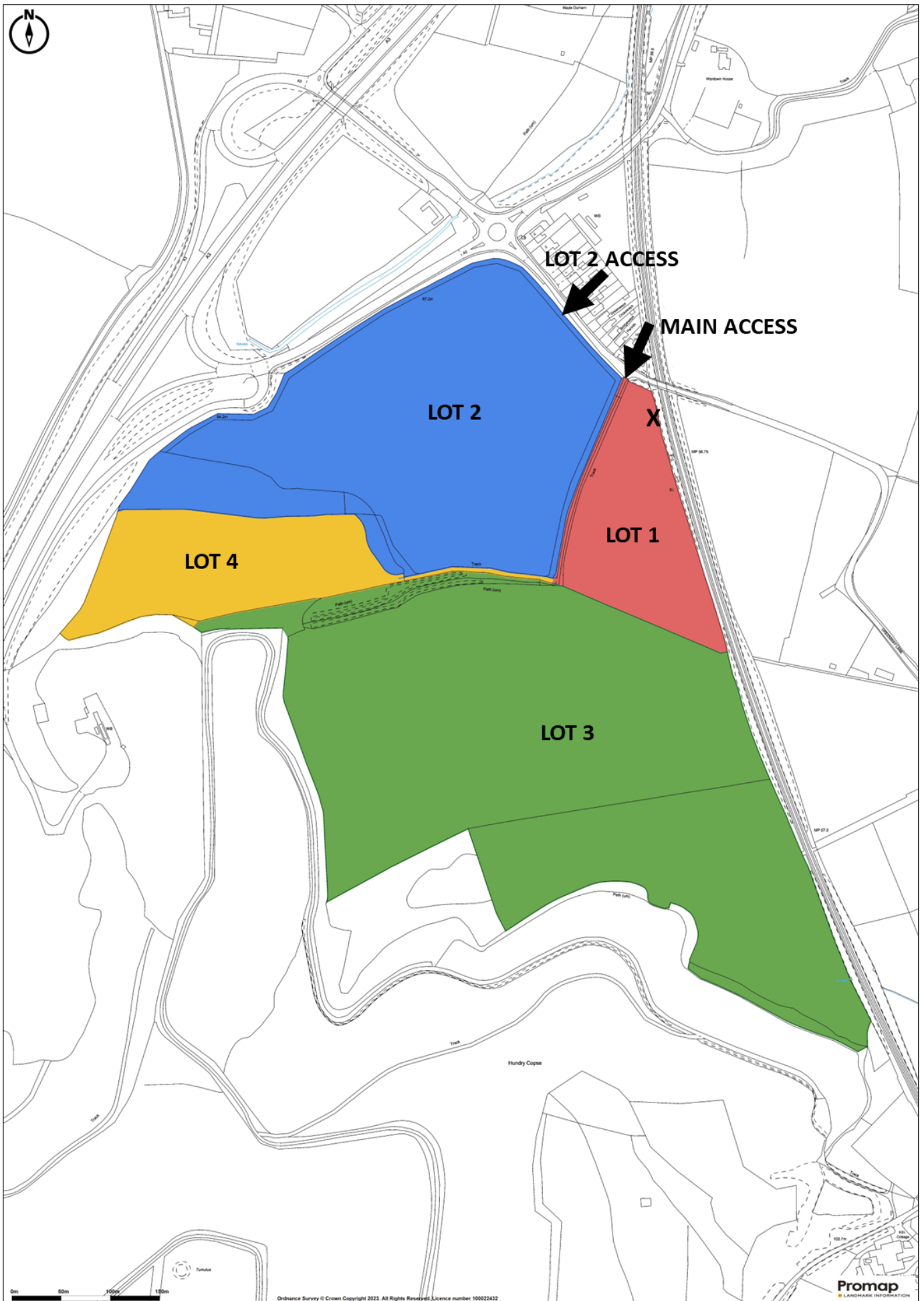
Tel: 01489 896977

Email: nathan@gileswheeler-bennett.co.uk

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



LOTING PLAN



Subject to Survey



LOT 1



LOT 1



LOT 1



LOT 1



LOT 1



LOT 1



LOT 1



LOT 2



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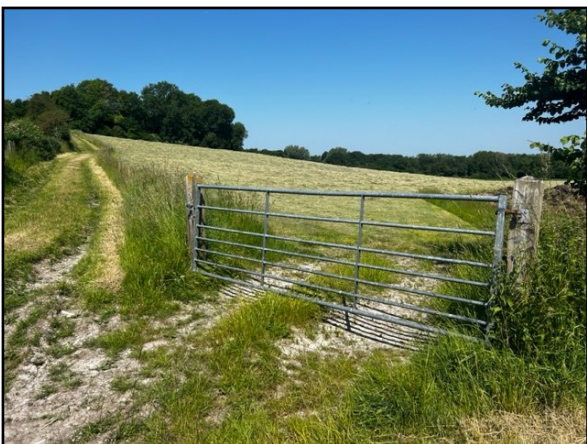
LOT 4



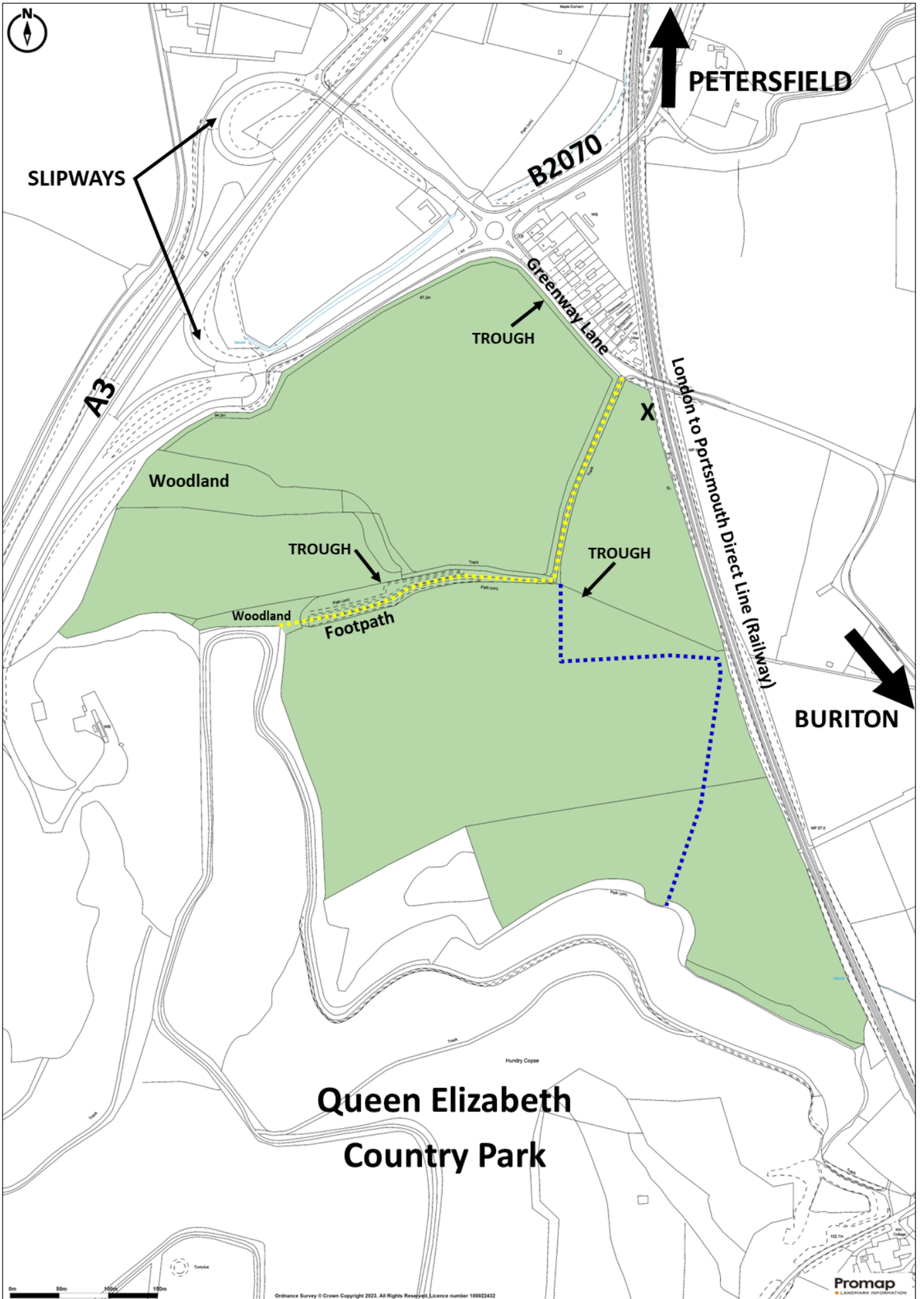
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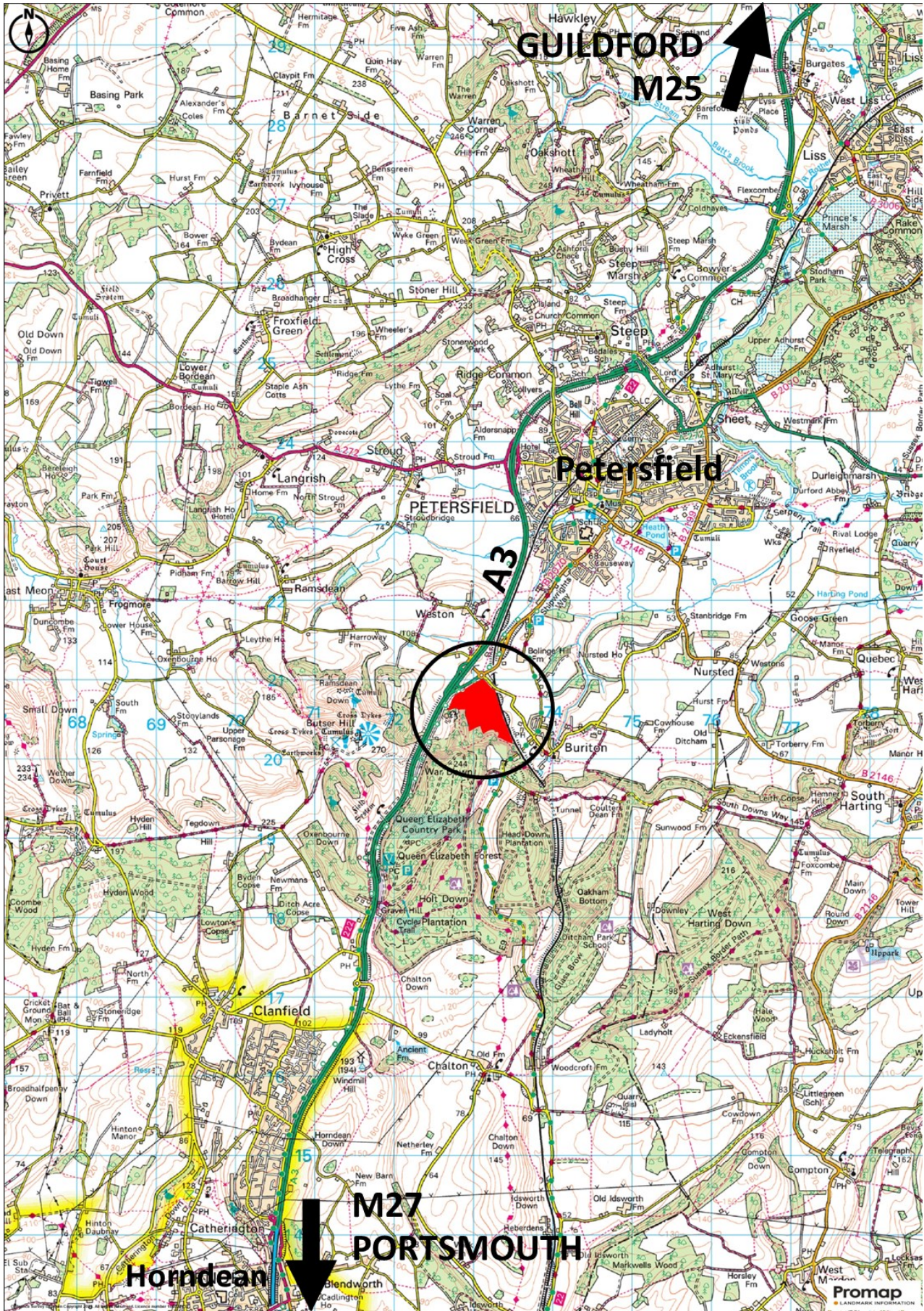
SHARED ACCESS



SITE PLAN



LOCATION PLAN

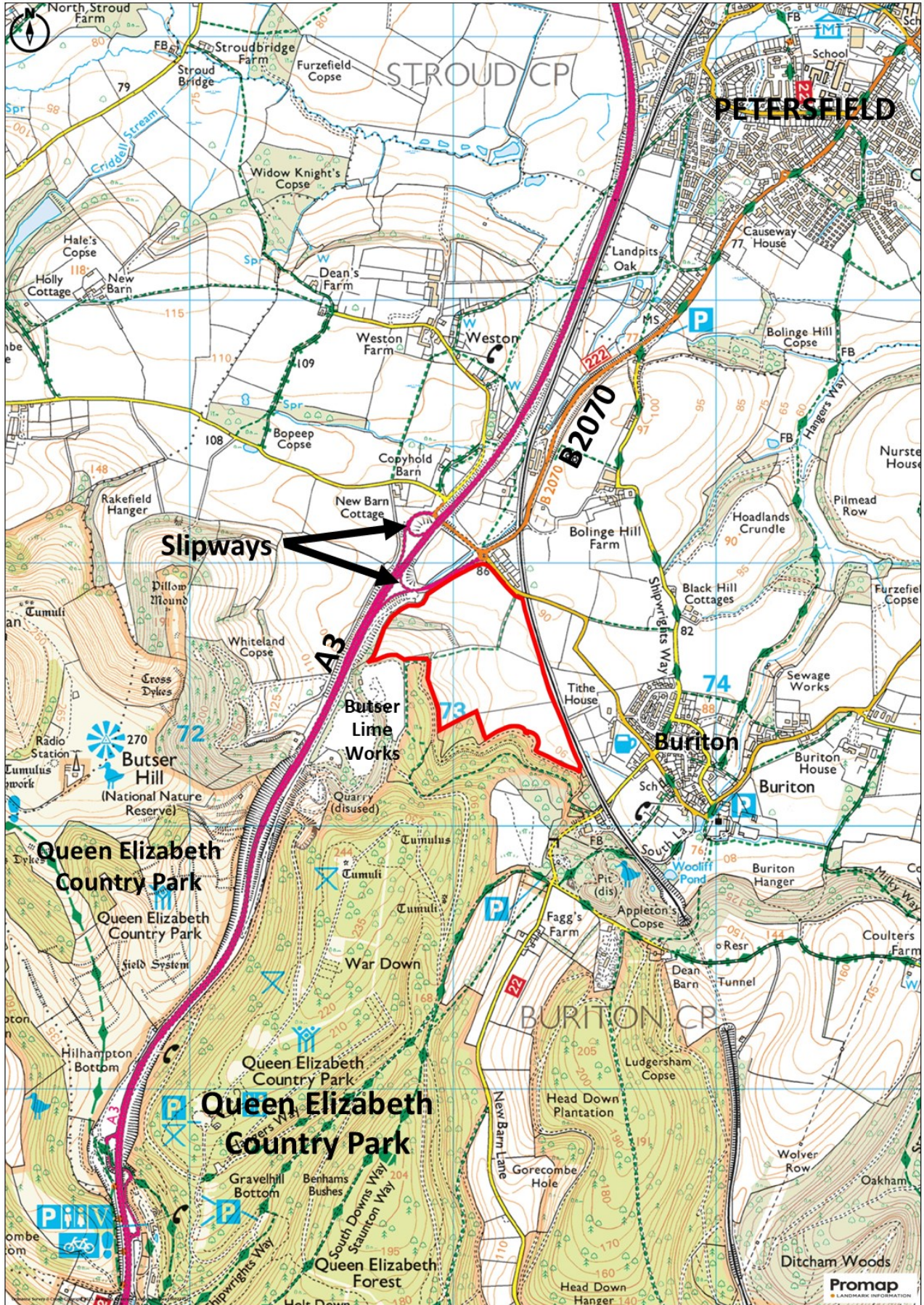


FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal and 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 1



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