

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

**Headley, Nr Bordon, GU35 8RX**

**'LINSTED HILL'**

**Approx. 4.07 acres (1.65 ha)**

**PASTURE LAND**



**An attractive parcel of land within the village of Headley with road frontages and services available with elevated parts offering views. Suitable for grazing, agricultural, recreation, conservation and other uses, subject to planning where necessary.**

**PRICE GUIDE £250,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE BY PRIVATE TREATY - VACANT - NO CHAIN**



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**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](http://www.gileswheeler-bennett.co.uk) prior to visiting the Property.

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) and further details, photographs and drone video footage is available showing the whole Property.

**LOCATION:** See **Location Plan**. The field lies on the northern outskirts of Headley village and within approx. 1½ miles to the north-east of the centre of the town of Bordon. The A3 dual carriageway is within approx. 3½ miles.

**DIRECTIONS:** See **Location Plan**. Postcode: GU35 8RX. What3Words: <https://w3w.co/official.decanter.backlog>

**DESCRIPTION:** The land extends to 4.07 acres (1.65 Ha) in all as shaded green on the **Site Plan**. The land benefits from vehicular access onto the junction of Frensham Lane and Curtis Lane as identified by the arrow on the **Site Plan**. Parts of the field are elevated. The boundaries are generally established broadleaved hedgerows with some post and wire fencing. (At the top of the field there is a post and wire fence positioned approx. 4m inside part of the eastern boundary, historically to keep livestock from the boundary hedge).

**LAND REGISTRY:** The field is part of Land Registry Title No. SH49999 as shown on the Selling Agent's website (extract only).

**PLANNING:** The land lies with an area zoned as 'Countryside' within the Local Plan of East Hampshire District Council.

**DESIGNATIONS:** No environmental designations affect the land.

**SERVICES:** None connected but it is understood that mains low voltage electricity and mains water are available from the road frontages.

**PUBLIC RIGHTS OF WAY:** None cross the Property.

**LOCAL AUTHORITY:** East Hampshire District Council, (EHDC), Penns Place, Petersfield GU31 4EX. Tel: 01730 266551. [www.easthants.gov.uk](http://www.easthants.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:**

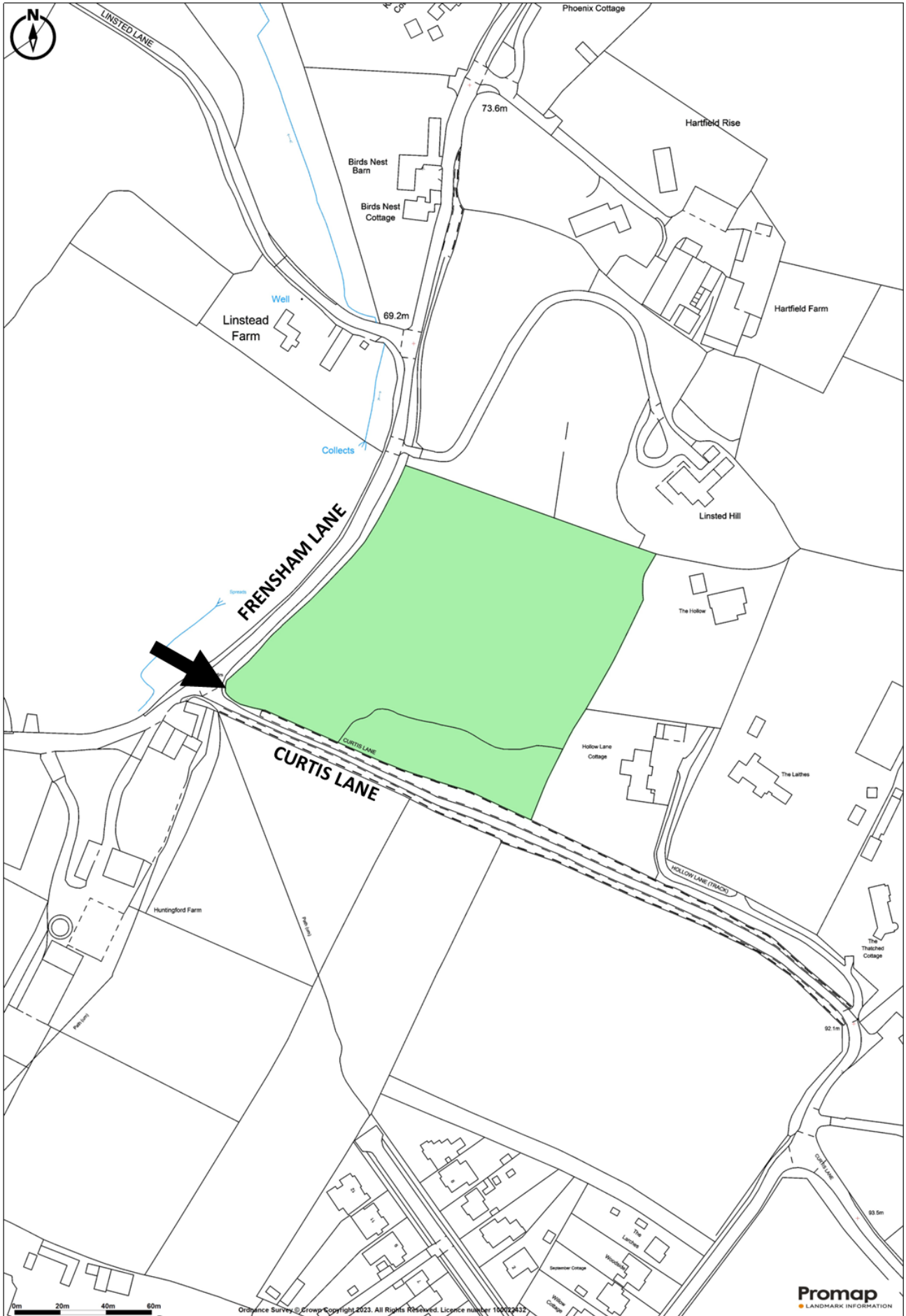
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# SITE PLAN



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.