

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

BURITON

Kiln Lane, Nr Petersfield

PASTURE LAND

Approx. 6.85 acres (2.78 ha) in All



An attractive parcel of pasture land with road frontage on to Kiln Lane and Greenway Lane, close to the centre of Buriton Village in the heart of the South Downs National Park. Convenient location close to A3 dual carriageway. Services available close by. Suitable for equestrian, agricultural, conservation, biodiversity, tourism or other uses, subject to planning where necessary.

OFFERS INVITED

	Acres	Price Guide
Lot 1	3.91	250,000
Lot 2	2.94	150,000
The Whole	6.85	£400,000

**AVAILABLE AS A
WHOLE OR IN
2 LOTS**

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. Please enter Lot 1 vehicular access only on foot. Park rear by along Greenway Lane. Lot 2 - park temporarily and briefly in front of the gate. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property. Please be aware parking is very limited on site.

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 and Kiln Lane near the centre of the village of Buriton and within 1 mile to the east of the A3 dual carriageway. **What3Words Access to Lot 2:** <https://what3words.com/shepherdess.apron.tiling>

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. Follow Greenway Lane for approximately 1 mile into the village and then turn right into Kiln Lane. The gated access to Lot 2 is approx. 125m along Kiln Lane on the right past the residential properties. **Close to Queen Elizabeth Country Park.**

DESCRIPTION: See **Lotting Plan** on which the Property is shaded. The Property extends in all to approx. 6.85 acres (2.78 ha) of permanent pasture land. The pasture land is divided into 3 parcels by internal broadleaf hedgerows with the whole being bounded by fences and established broadleaved hedgerows.

According to the Agricultural Land Classification the land is mainly Grade 4 with a small area of Grade 3 land at the northernmost corner of the Property. The Geological Survey Map indicates the Property straddles a seam between slightly acid loamy and clayey soils with impeded drainage as well as freely draining lime-rich loamy soils to the north and shallow lime-rich soils over chalk or limestone to the south. The land is reasonably level with a slight easterly aspect and approximately 81m (266ft) above sea level. Lot 2 gently slopes towards the railway line.

The Property has road frontage onto Greenway Lane and Kiln Lane. There are residential properties to the east of Lot 1 fronting onto Kiln Lane. The railway from Portsmouth to Woking with a station at Petersfield adjoins the western boundary of the Property.

LAND REGISTRY TITLE: The Property consists of the entirety of Land Registry Title **SH48898**. Please see **Additional Documents** on the Selling Agent's website for copies of Register and Plan.

ACCESS: There are two vehicular access points serving the Property indicated by arrows on the **Lotting Plan**. The access to Lot 1 is off Greenway Lane via a right of way over a short distance over a neighbouring property, the access to Lot 2 is directly off Kiln Lane.

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 National Park wider Local Plan policies apply. The Property was included in the 2016 Strategic Housing and Economic Land Availability Assessment (SHLAA) and has been assessed by South Downs National Park Authority along with other sites for potential residential development and allocation. The site was considered to have potential. See the link below and **Selling Agent's website** for relevant SHLAA extract — [Appendix-D-Sites-with-potential.pdf \(southdowns.gov.uk\)](#)

PROPOSED TELECOM MAST: Planning consent for installation of a 15m slim-line alpha pole supporting 1no. integrated internal tri-sector antenna, 4no. equipment cabinets, landscaping and ancillary development. Proposed location as shown by position X on the Lotting Plan. Appeal allowed on 17th April 2023. See link - [SDNP/21/005482/PA16](#)

DEVELOPMENT UPLIFT: The Vendors are mindful to retain a share of any increase in value caused by Planning Consent achieved for residential development affecting any part of the Property over a period of years (likely no less than 25 years). This will not affect any equestrian, agricultural type development on the Property. Speak to the Selling Agent for more details.

DESIGNATIONS: The Property is in the South Downs National Park. No other significant environmental or planning designations have been identified that affect the Property.

SERVICES: None are connected. Mains water and electricity are available nearby.

PUBLIC HIGHWAY: The Highway adjoins the northern frontage of Lot 1 along Greenway Lane. See Hampshire County Council plan showing the 'Extent of the Public Highway' on Selling Agent's website. www.gileswheeler-bennett.co.uk

PUBLIC RIGHTS OF WAY: No public rights of way affect the Property.

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

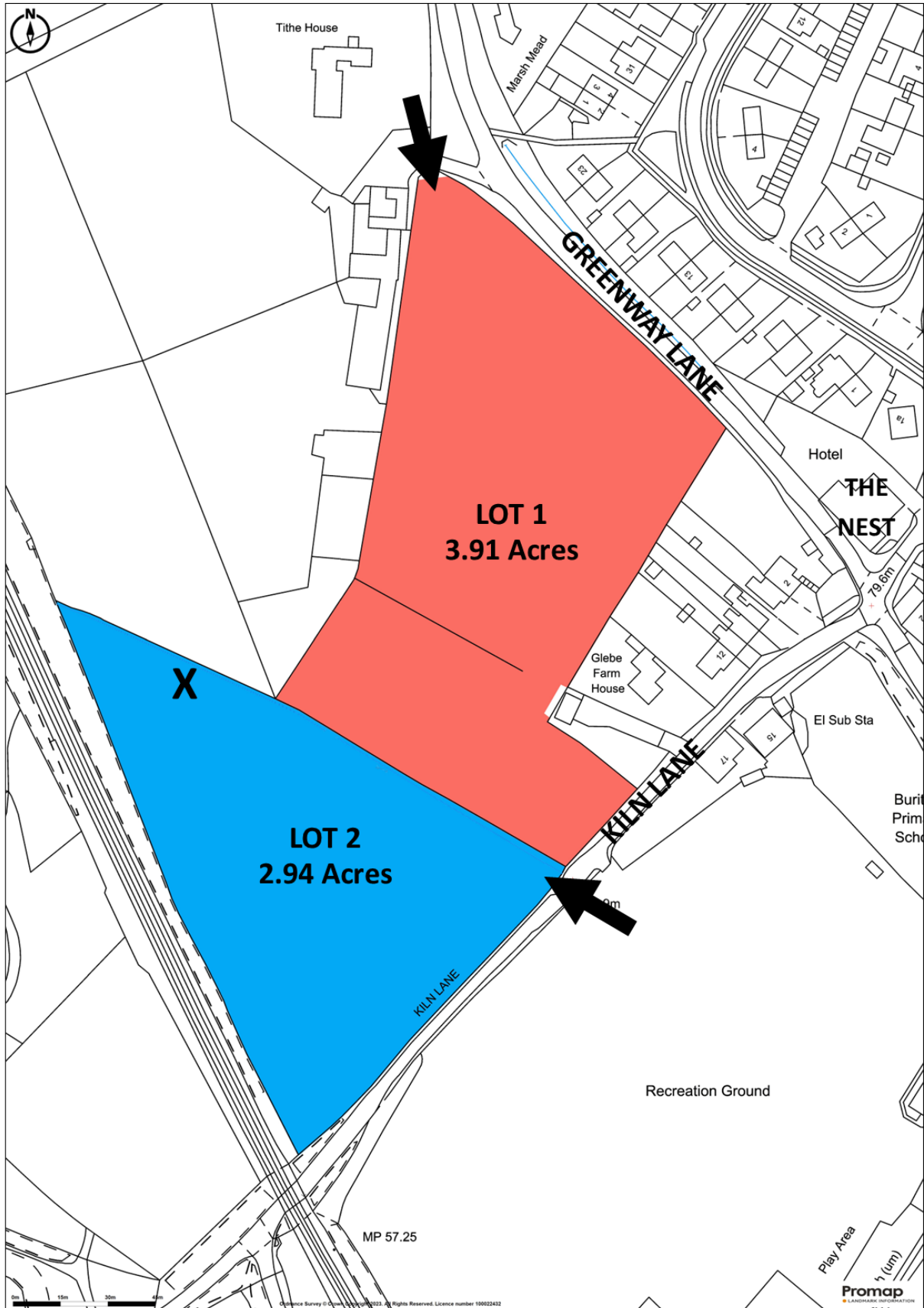
Tel: 01489 896977

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



WHOLE



LOT 1



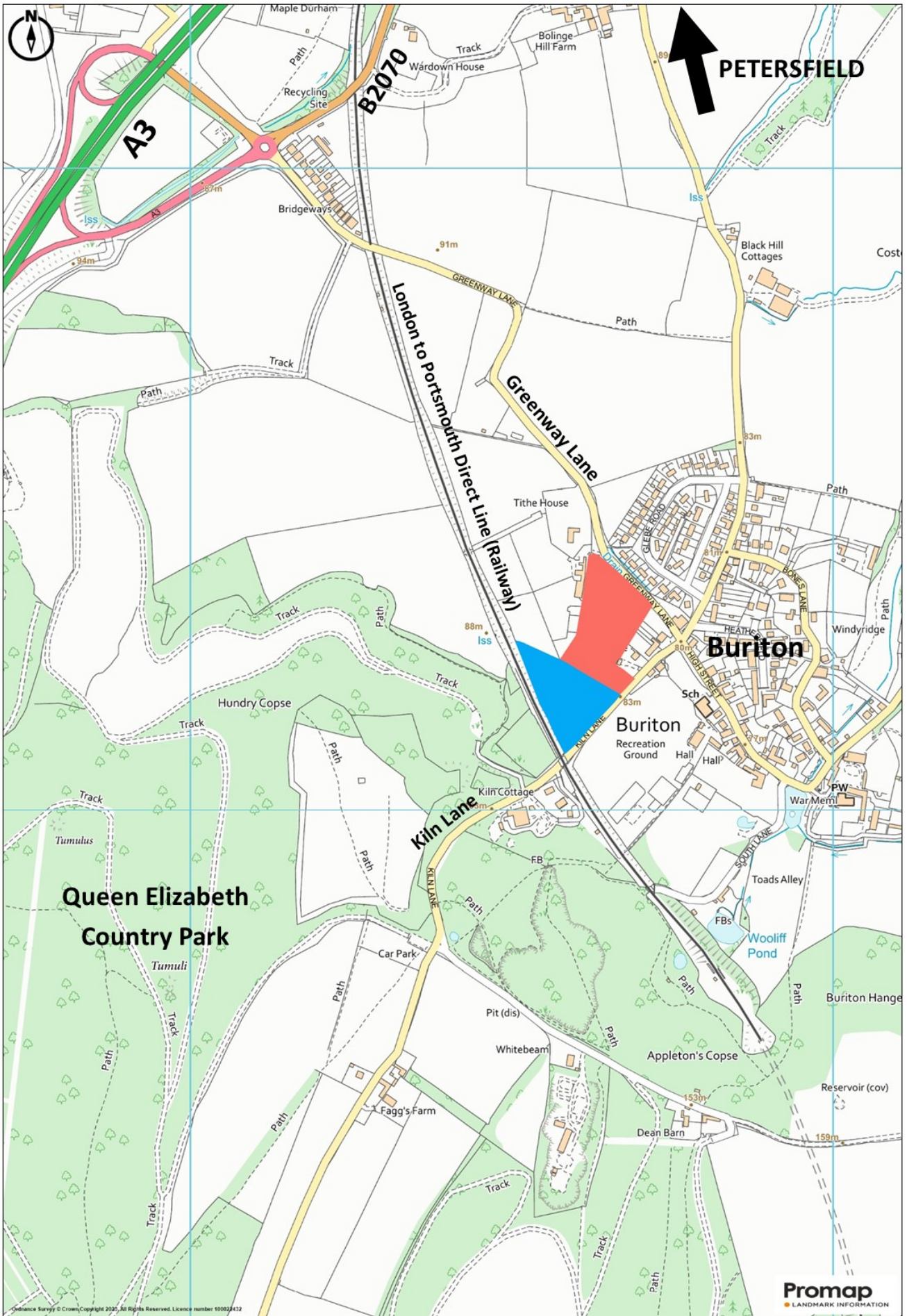
LOT 1



LOT 2

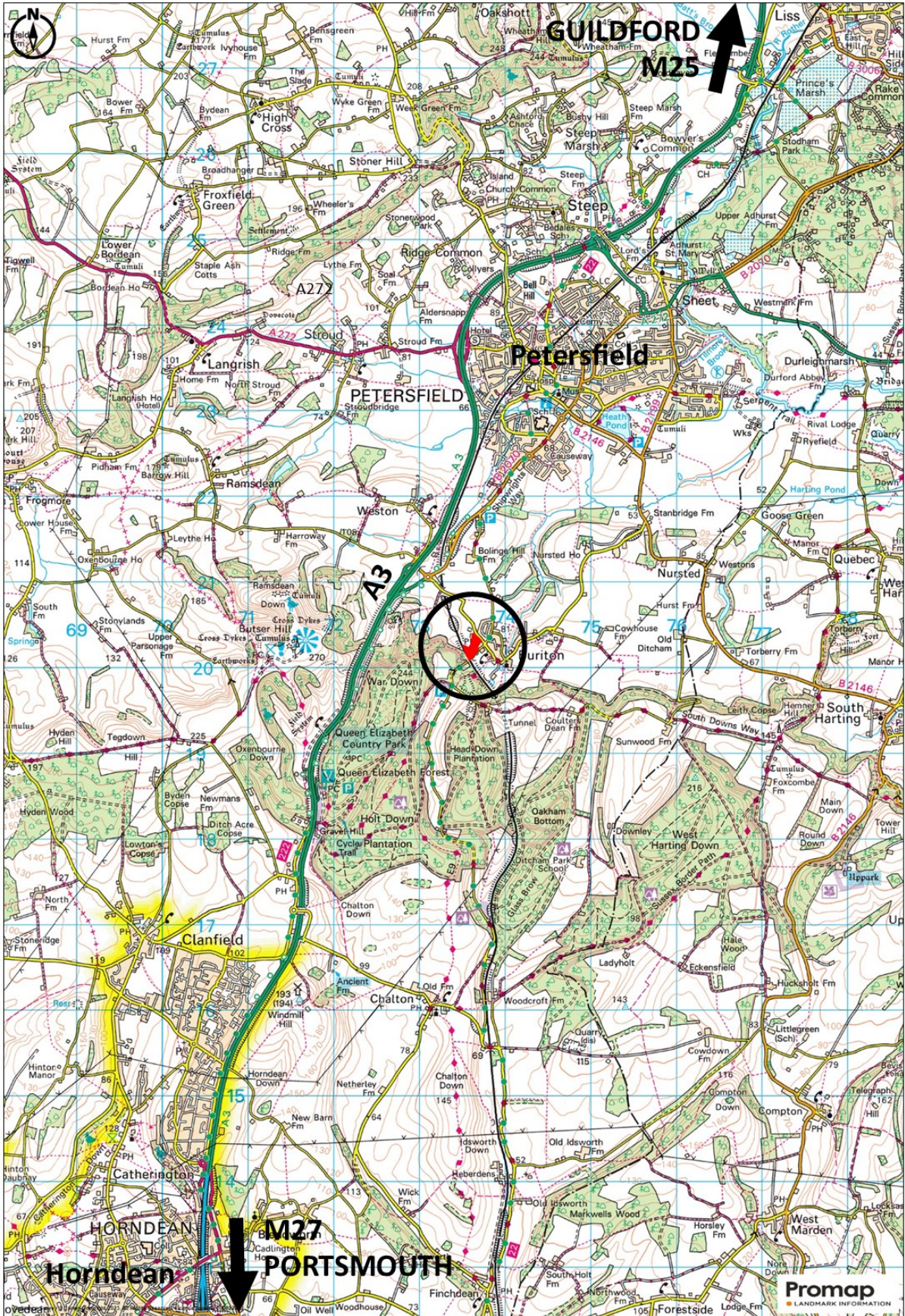


LOCATION PLAN



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.