

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

**Hartley Park Farm, Selborne Road,
Alton, Hampshire, GU34 3HP
6,000 sq ft Grain Store
TO LET**



**3 Bays of a modern Grain Store building offering approx. 1500 m³
(circa 1200 tonnes subject to crop type) of grain storage.**

GUIDE RENT:

£12,000/ANNUM



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

T: 01489 896977 F: 01489 896985

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

VIEWING INSTRUCTIONS: Strictly by Prior Appointment Only. Please contact this office to arrange a suitable date and time. It is essential to view the property details at the website www.gileswheeler-bennett.co.uk prior to arranging to view the Property.

LOCATION: See accompanying **Location Plan**.

DIRECTIONS:

From Alton: From the A31 Winchester to Farnham trunk road, take the B3006 south eastwards from Alton towards Selborne. After approximately 2 miles, Hartley Park Farm will be found on the right hand side. Having turned onto the farm drive, take the first right towards the large barn and the subject property is the last 3 bays on the right hand side.

DESCRIPTION:

The subject property comprises the end 3 bays (3 x 20' bays) of a modern Grain Store building that was erected in 2014. Measuring 100ft x 60ft, the subject property offers approx. 6000 sq ft of covered floor space. With concrete panel walling to 3 metres in height and a polished concrete floor, the building offers approximately 1500 m³ of storage volume which can accommodate an estimated 1200 tonnes of grain (subject to crop type) - allowing for access and loading space etc.

The building benefits from two 18ft wide x 21ft high secure roller shutter doors and a central pedestrian doorway. The subject property does not benefit from any grain drying facilities. To the front of the building is a large concrete apron measuring approx. 60ft x 60ft offering a parking/turning/loading area. See accompanying **Site Plan**.

SERVICES:

Mains water and 3 phase electric are connected to the subject property via independently metered supplies.

SERVICE CHARGE/INSURANCE COSTS:

In addition to the annual rent, occupiers will be asked to pay an annual site service charge of £1200 (£0.20/sq ft) and a contribution towards building insurance of £2400/annum (£0.40/sq ft).

BUSINESS RATES:

Agricultural buildings are exempt from non-domestic rates.

LOCAL AUTHORITY: East Hampshire District Council, Penns Place, Petersfield, Hampshire, GU31 4EX. Tel: 01730 266551.

For Further Information Contact:

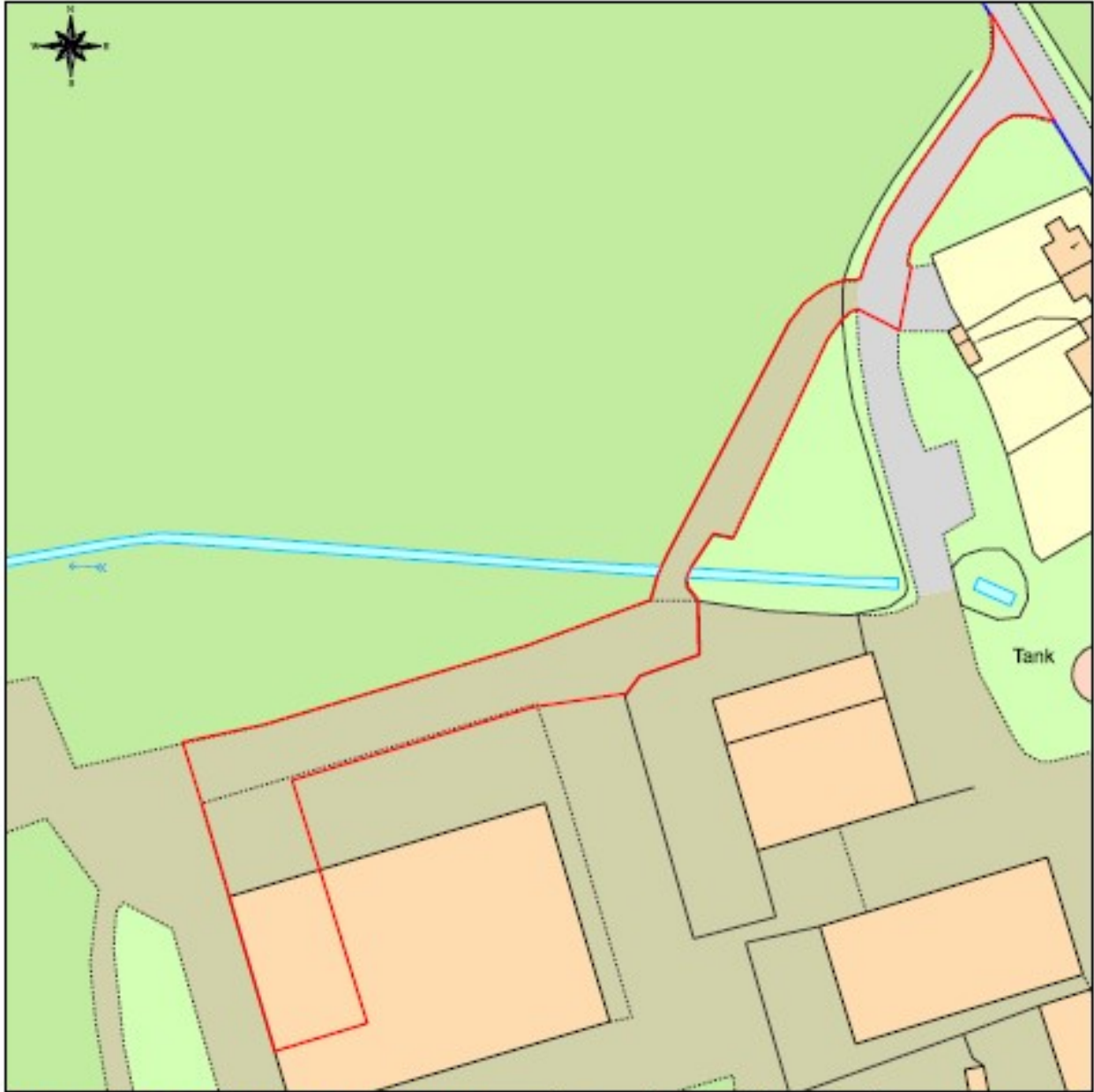
Paul Harris

Tel: 01489 896977

Email: paul@gileswheeler-bennett.co.uk



SITE PLAN

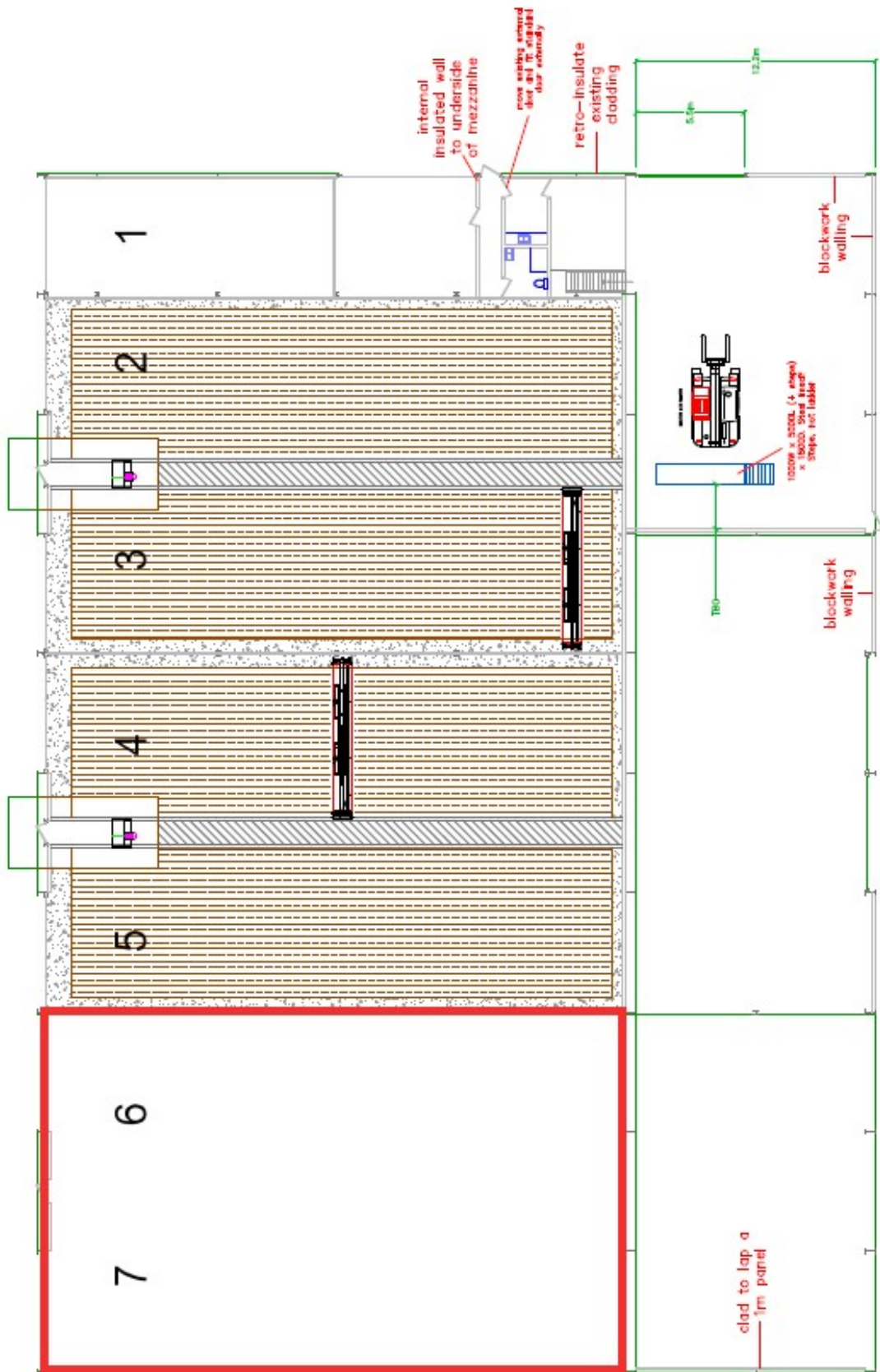


This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2021. Ordnance Survey 0100031873

0m 20m 40m 60m 80m 100m

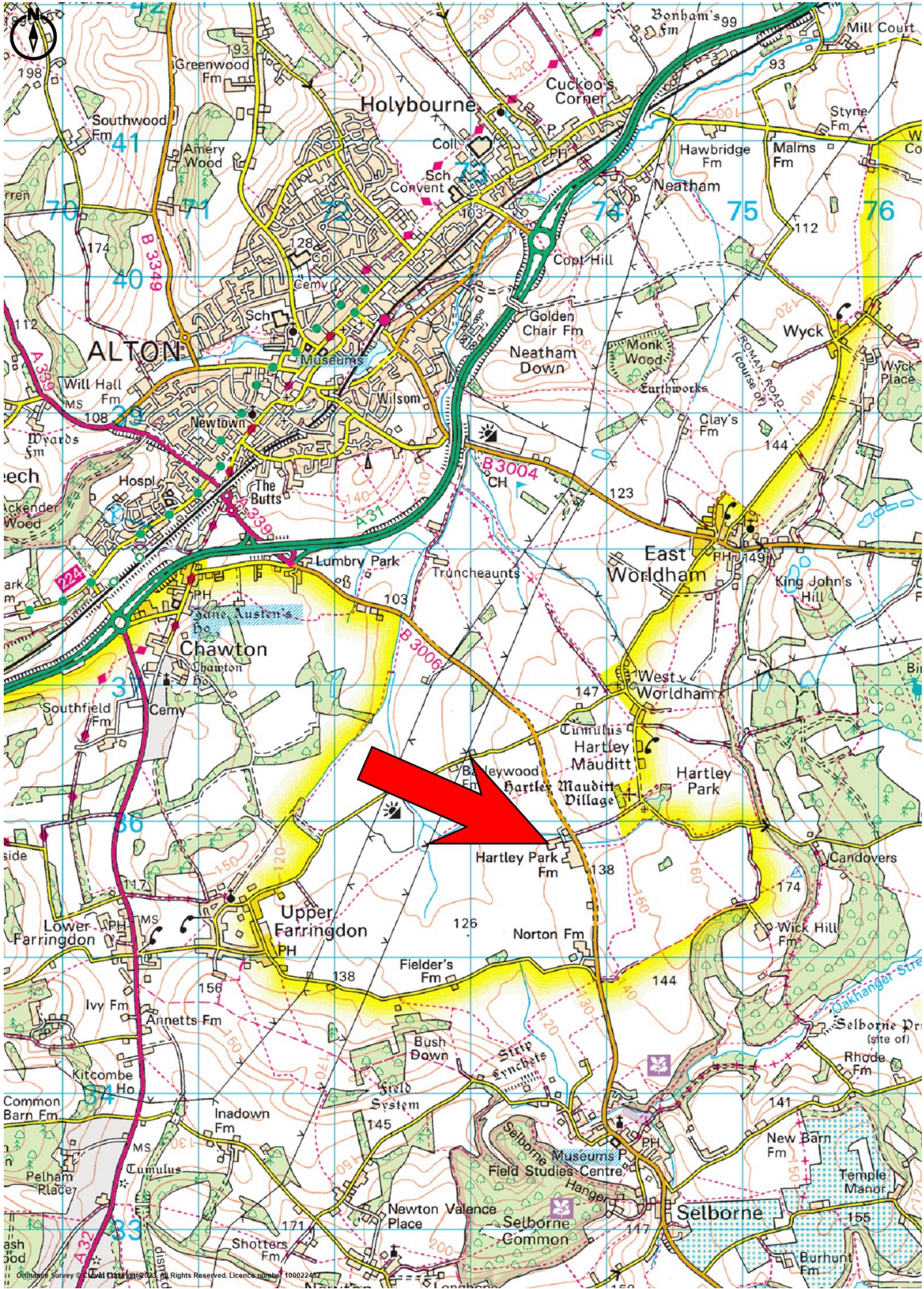
Scale: 1:1250, paper size: A4

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.