

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

West Street, Soberton

MAYPOLE PADDOCK

Approx. 0.83 acres (0.33 ha) in All



A compact parcel of pasture land in desirable location with off-road parking near the heart of the village with quiet lanes and access close by to the Meon Valley Trail (Public Bridleway). Fenced with Mains Water and Field Shelter. Shared Access.

PRICE GUIDE £75,000

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 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 AND DIRECTIONS: See **Location Plans 1 and 2.** **Vehicular access:** What3Words: <https://w3w.co/mulled.equity.score>; Postcode: SO32 3PJ. **Access on Foot:** Public Footpath over the access south-east from West Street—the whole Property can be seen from the footpath.

DESCRIPTION: The land extends to 0.83 acres (0.33 ha) in all as outlined red on the **Site Plan**. The majority of the land is pasture land which has previously grazed by donkeys. The paddock is fenced separately away from the access and a hardstanding parking area allowing more convenient access and off-road parking. There is road frontage with West Street along the whole length of the north-western boundary.

The pasture is well drained and grazing is possible all year round. According to National Soil Classification data the land is Grade 3 with shallow lime-rich soils over chalk and limestone. The Land rises gently towards the south-east. The River Meon and Meon Valley Trail (Disused Railway) are close by and to the west, along West Street.

LAND REGISTRY: The Land comprises the entirety of Land Registry Title No. HP584985 including the access track and parking area off West Street. The Land Registry Title Register and Plan are available on the Selling Agent's website.

BOUNDARIES AND FENCING: The Pasture Land is bounded by stock fencing which has to date been maintained by the Vendors. The Land Registry Title Plan indicates that it is the responsibility of the owner of this Property to maintain the south-eastern boundary fence. There is an established country hedgerow between the Property and West Street and also along the south-western boundary.

FIELD SHELTER: There is one low wooden field shelter with a corrugated metal roof, and a floor of paving slabs on the south-western boundary of the Property along with a small garden shed. These are included in the Property and Price Guide.

PLANNING AND PLANNING DESIGNATIONS: There is no Planning History. The land lies within the South Downs National Park. It is outside settlement boundaries and therefore Parkwide Policies Apply. See contact details below.

DESIGNATIONS: There are no other environmental designations affecting the land.

SERVICES: A metered mains water is connected to a tap on the boundary at the position marked **X** on the **Site Plan**. Neighbouring land to the south-east benefits from the right to connect to this water supply including to lay/maintain necessary infrastructure (See **Transfer** dated 31/08./2003 available on the Selling Agents Website).

SHARED ACCESS: The access from West Street (owned with this Property) is shared with the land to the south-east which benefits from a vehicular right of way at all times and for all purposes over the area coloured brown on the **Site Plan** (See **Transfer** dated 31/08./2003 available on the Selling Agents Website). The neighbouring landowner is required not to obstruct the accessway and to contribute a fair proportion of the costs of maintenance and repair.

PUBLIC RIGHTS OF WAY: A Public Footpath passes south-east along the north-western boundary from West Street to Chalk Hill (See orange dashed line on **Site Plan**). This provides access to the wide public footpath network. See Extract of Definitive Plan on Selling Agent's website.

LOCAL AUTHORITY: Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk

SOUTH DOWNS NATIONAL PARK (SDNP): South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. www.southdowns.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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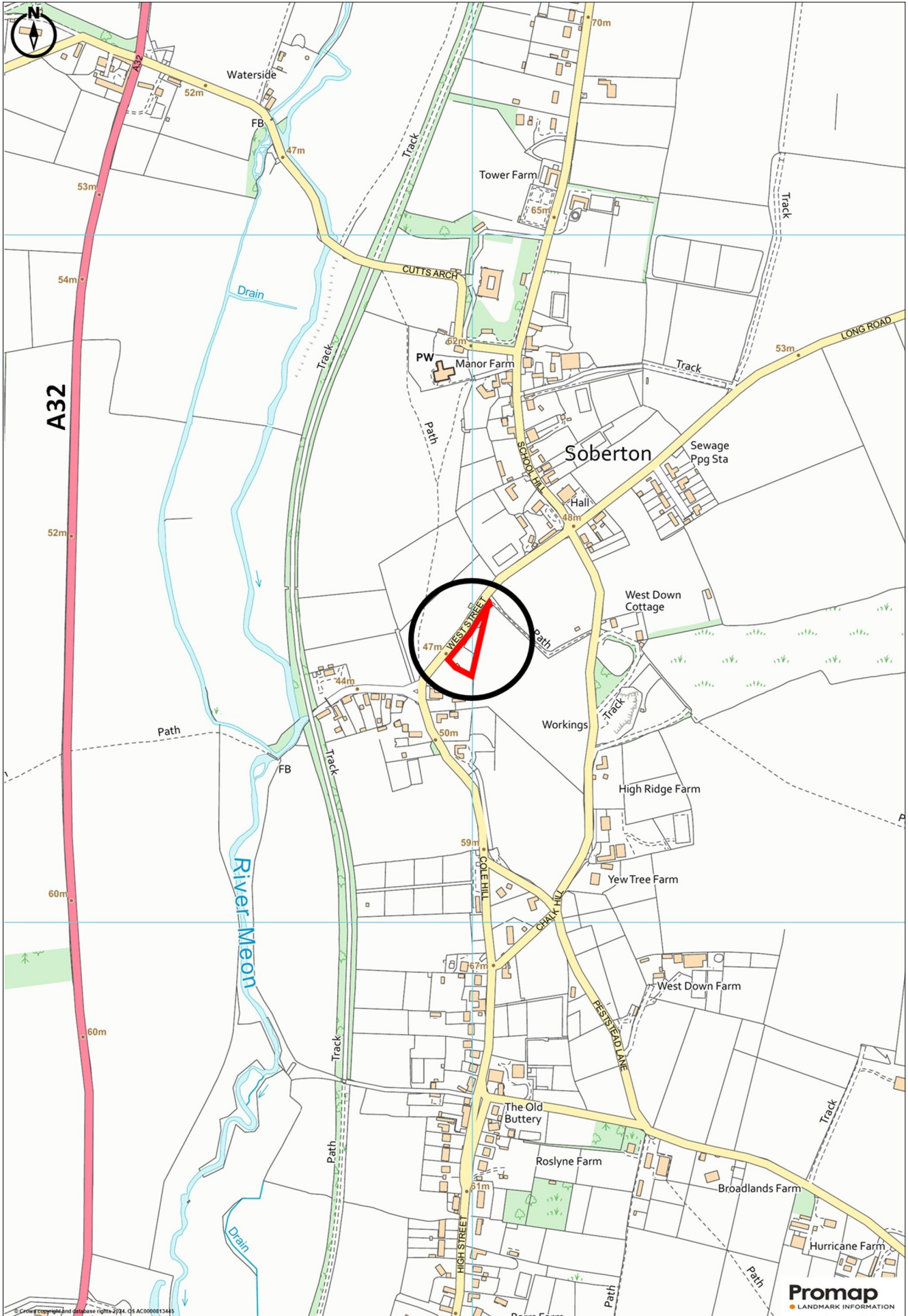
SITE PLAN



Subject to Survey



LOCATION PLAN



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 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.
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Month/Year