

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

MEDSTEAD

Paice Lane, Alton GU34 5PR

Amenity Woodland

Approx. 1.09 acres (0.44 Ha)



An compact and accessible block of broadleaf woodland off a quiet lane in a country village. Suitable for amenity, forestry, recreation and conservation.

PRICE GUIDE £45,000

OFFERS INVITED

FREEHOLD FOR SALE



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. Access over public right of way at north-east of Property as indicated on Site Plan.

FURTHER DETAILS: See the website www.gileswheeler-bennett.co.uk where further information is available regarding the Property.

LOCATION: See **Location Plan**. GU34 5PR. What 3 Words: <https://w3w.co/struggle.nods.juggles>. Off Paice Lane.

DIRECTIONS: From the A31 travelling north-east towards Alton turn right onto Lymington Bottom Road. Proceed along Lymington Bottom Road under the railway bridge and after approximately 0.5 miles at the crossroads continue straight ahead onto South Town Road. After approximately 0.3 miles turn left onto Paice Lane. Continue on Paice Lane for approximately 365ft past Phoenix Perennial Plants and the entrance to the Property will be on your right before a sharp bend.

DESCRIPTION: The Property extends in all to approx. 1.09 acres (0.44 Ha) as shown outlined red on the **Site Plan**. It consists of broadleaf woodland with establishing ground flora including a carpet of bluebells in the spring. There is a pond at the north-eastern corner of the Property which holds water during wetter periods and particularly during winter months. In recent years the woodland has been largely unmanaged with the benefit that deadwood on the ground is providing an excellent habitat for local species.

The Property is bounded by fencing with some parts in better condition than others. Access can be gained via the points marked by arrows on the plans including from footpath to the north-east of the Property and also via a layby at the south-western corner of the Property. The Property lends itself to recreation, conservation, beekeeping and amenity conveniently located close to urban settlements.

LAND REGISTRY: The woodland comprises the entirety of Land Registry Title SH32221 which is available to view on the Selling Agent's website.

DESIGNATIONS: The Property is situated within the Hampshire Downs National Character Area. No other significant environmental or planning designations have been identified as affecting the Property.

PLANNING: There are no recent planning applications affecting the Property. The Property is located in an area designated as Countryside under the East Hampshire Local Plan.

PUBLIC RIGHTS OF WAY: There are no public rights of way directly affecting the Property. A public footpath from Paice Lane north-west towards Homestead Road does pass close to the north-eastern boundary of the Property as indicated by the orange dashed line on the **Site Plan**.

SERVICES: None currently connected. Given the proximity to residential properties it is likely that services are available nearby.

LOCAL AUTHORITY: East Hampshire District Council, PO Box 310, Petersfield, GU32 9HN. Tel: 01730 266551. <https://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:

Nathan Broome

Tel: 01489 896977

Email: nathan@gileswheeler-bennett.co.uk



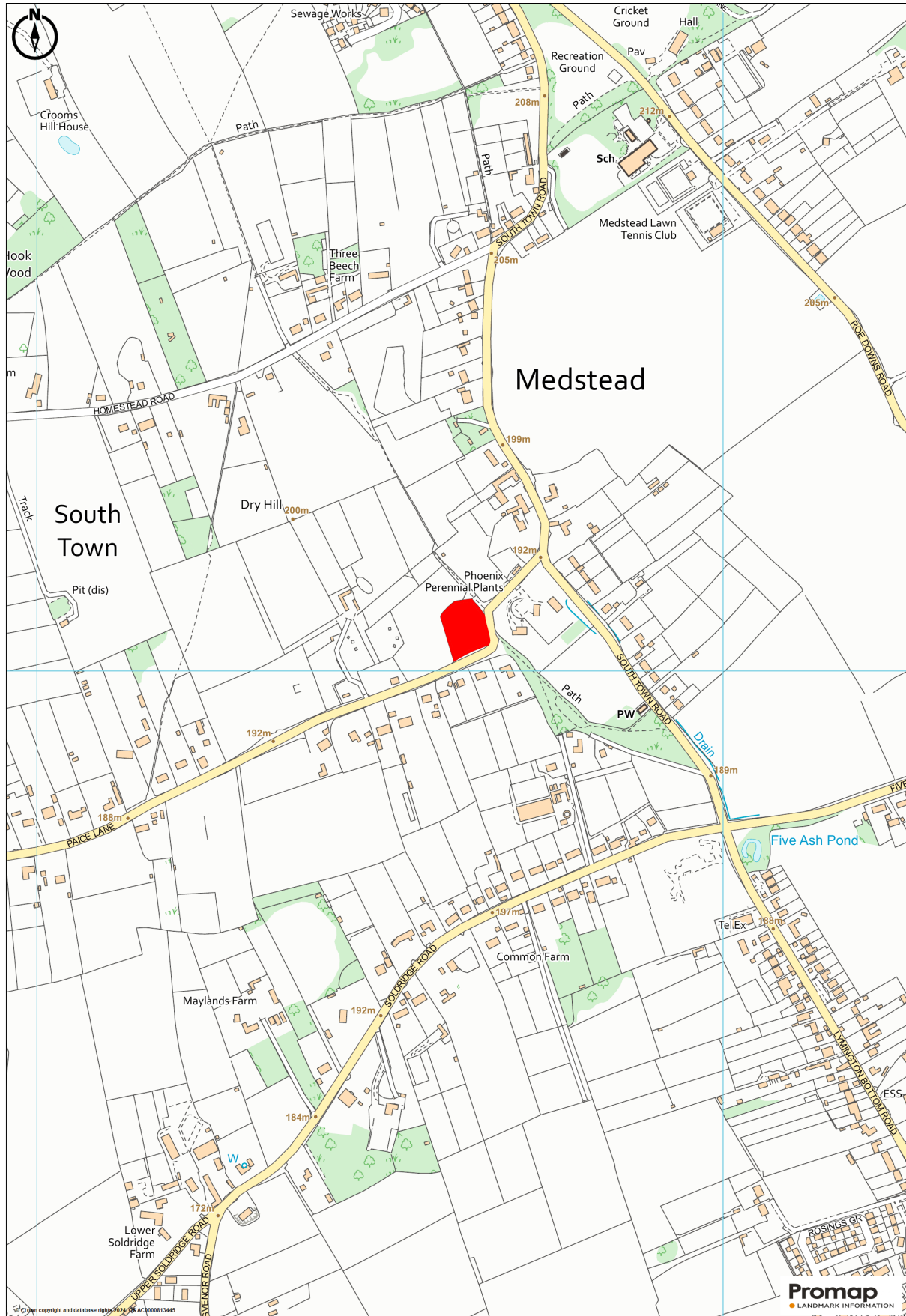
SITE PLAN



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.