

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

BRIDGE PADDOCK

Haslemere Road, Liphook, GU30 7LG

Approx. 1.54 acres (0.62 Ha) Woodland Pasture



A charming parcel of woodland pasture well-positioned on the edge of Liphook and only 2 miles from the A3. Excellent links to local public rights of way network. Located within the South Downs National Park. Suitable for amenity, recreation, conservation and other uses subject to obtaining planning consent where necessary.

PRICE GUIDE £100,000

OFFERS INVITED

FREEHOLD FOR SALE



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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

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**. **Postcode:** GU30 7LG.

What3Words - (Lane access): [Ambushes.kings.gushes](#) **(Paddock gate):** [Gained.capacity.pulps](#)

DESCRIPTION: The property extends to approx. 1.54 acres (0.62 Ha). Historically it was used for growing Christmas trees in connection with the adjoining property (Greensands) which was also owned by the seller until 2006. The land comprises both woodland and pasture elements including some mature Norway Spruces mainly on the southern boundary of the land and broadleaf trees on the northern part of the property. The central part of the land is rough pastureland with some self-seeded broadleaf trees. The land itself is classified as Grade 4. The soil is identified as freely draining slightly acid sandy soils. The land has been vacant since 2006 developing into an excellent habitat for wildlife and biodiversity.

ACCESS: Access to the property is via a hardstanding track which passes from Haslemere Road to Bridge Farm to the north-east (See arrows on **Site Plan**). This road is classified on the West Sussex County Council database as a public right of way or track which is part of the road network but is not a publicly maintainable highway. Most of the track excluding approx. 20m at the entrance from Haslemere Road is included in the Land Registry Title for Bridge Farm (WSX217176). By **Conveyance dated 18th October 1976**, a right of way at all times and for all purposes was reserved over this track for the benefit of the property and other land surrounding it. The Conveyance states that the owners must contributed towards maintenance and costs of the accessway in proportion to rateable value. See Selling Agent's website for Copy of Conveyance.

LAND REGISTRY: The property comprises the entirety of Land Registry Title WSX263770. See Selling Agent's website for Land Registry Title Plans and Registers. The selling agent is currently confirming the position of the western boundary of the property as the Land Registry Plan differs slightly from the position of the boundary features.

PLANNING HISTORY: Two applications (one full and one outline) have been made to erect dwellings on the property. These were both rejected and then dismissed at appeal.

- **15th January 2013** - [SDNP/12/02580/FUL](#) - Erection of 2 dwellings, 1 no. single storey and 1 no. 2 storey each with detached double garage both to utilise existing access with shared driveway. Status: Refused, Appeal Dismissed.
- **20th July 2000** - [00/01488/OUT](#) - One Bungalow. Status: Refused, Appeal Dismissed.

PLANNING STATUS: The property is outside of settlement boundaries and in an area designated "countryside". The South Downs Local Planning Policy map shows the land to be within the Habitat Regulation Assessment Buffers of Wealden Heath and Ebernoe Common. It is also within a Mineral Safeguarding Area for consolidated bedrock. The River Wey Conservation Area is a short distance to the north across the access track.

DESIGNATIONS: The property is situated within the South Downs National Park (boundary around 50m to the west) and the Wealden Greensand National Character area. No other significant environmental/planning designations have been identified.

SERVICES: Based on information that we have been provided, electricity and water are available nearby but are not currently connected. The selling agent is liaising with the seller's solicitor to determine if there are rights to bring services to the property across adjoining land reserved in historic conveyances and transfers relating to the land.

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

ACCESS TO PUBLIC RIGHTS OF WAY: The property is well situated for access to the local public rights of way network. A bridleway from Haslemere Road passes just to the north of the property and joins the access track around 75m to the north-east of the land (see orange dashed line on **Site Plan**). This bridleway provides good access to other local bridleways and footpaths as well as to Linchmere Common around 200m to the south-east of the property.

DEVELOPMENT OVERAGE: The seller is mindful to retain a 25% share of any uplift in value caused by planning consent for any residential or commercial development on the property within a period of 25 years from the date of completion of a sale.

LOCAL AUTHORITY: Chichester District Council, 1 East Pallant, Chichester PO19 1TY. Tel: 01243 785166. www.chichester.gov.uk

PLANNING AUTHORITY: South Downs National Park (SDNP), South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. www.southdowns.gov.uk

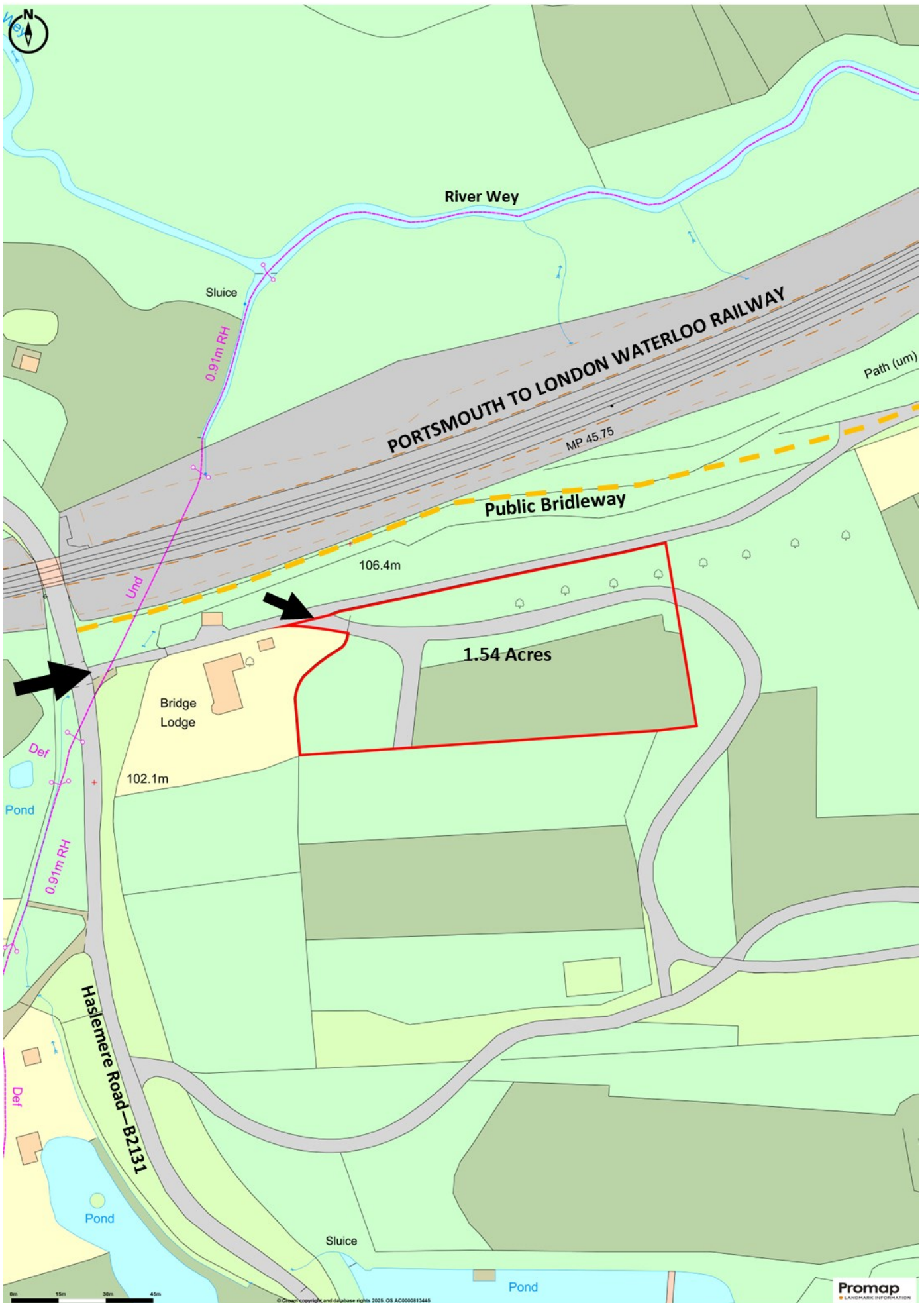


OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

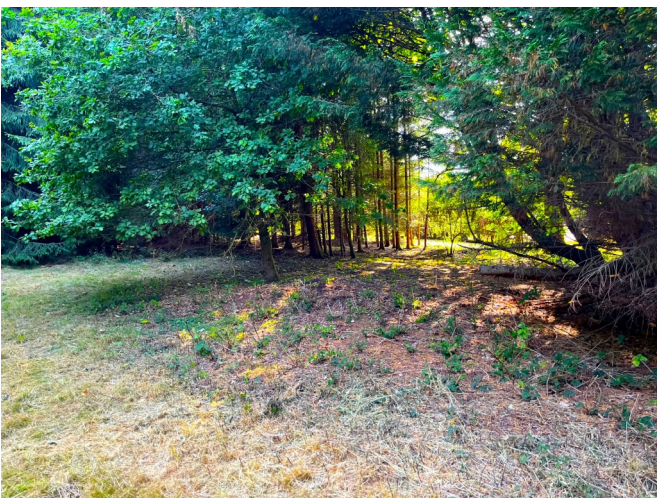
For Further Information Contact:
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SITE PLAN



Subject to Survey



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.

July 2025