

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

**STONER HILL, NR PETERSFIELD GU32 1DX**

**PASTURE LAND**

**Approx. 10.84 acres (4.38 Ha) in All**



**A block of well managed and reasonably level pasture land with road frontage and water. Fenced. Accessible to the A3, the A32 and the A272 and within a mile of Petersfield. South Downs National Park.**

	Description	Acres	Price Guide
Lot 1	Pasture Land. Concrete Pad.	1.09	£100,000
Lot 2	Pasture Land	5.96	£175,000
Lot 3	Pasture Land. Only available combined with either Lot 1 or Lot 2.	3.79	£115,000
Whole		10.84	£390,000

**OFFERS INVITED**

**FREEHOLD FOR SALE - BY PRIVATE TREATY**



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**VIEWING INSTRUCTIONS:** Please feel free to view the land on foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. There is opportunity to park at the access to Lot 1, beside the post box. It is essential to view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to visiting the Property.

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) and further details, photographs and drone video footage is available showing the whole Property.

**LOCATION:** See **Location Plan**. The land is off Stoner Hill Road in Froxfield. GU32 1DX.

**DIRECTIONS:** The land is along Stoner Hill Road. Please see **Location Plan** and use postcode and What3Words - <https://what3words.com/awoke.boggles.since>

**DESCRIPTION:** The Property extends in all to approx. 10.84 acres as outlined red on the **Site Plan** and has road frontage along Stoner Hill Road along its western boundary. The fields are fenced with post and wire and benefit from a mains water supply. The land is currently subdivided into 3 fields (Lots 1, 2 and 3).

**LAND REGISTRY:** The Property comprises two Titles: SH26745 and HP431420. See Selling Agent's website for Land Registry Plans and Registers.

**Lot 1:** Known as 'Post Box Paddock'. Separate vehicular access set back off the road. Road frontage. Mains water (metered) connected to a trough. Small concrete pad being the remains of a Bull Pen, with potential for equestrian or agricultural use/structure - subject to Planning Consent where required.

**Lot 2:** With vehicular access and road frontage along Stoner Hill Road. Level pasture. Fenced. Currently only served by water from Lot 1. If purchased separately then a Purchaser would need to make their own water connection if required.

**Lot 3:** Level pasture. Fenced. If purchased separately then a Purchaser would need to make their own water connection if required. No road frontage. No vehicular access.

**LOT 3 IS ONLY AVAILABLE TO BE PURCHASED IN COMBINATION WITH LOT 1 OR LOT 2, AND IS NOT AVAILABLE TO BE PURCHASED SEPARATELY.**

**TEMPORARY ACCESS FOR VIEWING PURPOSES ONLY:** On foot you can walk between the two existing gates on the boundary of Lot 1 and Lot 3 shown at position X on the **Site Plan**. BUT THIS WILL NOT BE A RIGHT OF WAY AFTER COMPLETION. IF LOT 1 AND LOT 3 ARE PURCHASED TOGETHER THEN ACCESS BETWEEN THE TWO FIELDS WILL NEED TO BE MADE THROUGH THE EXISTING INTERNAL HEDGE.

**DESIGNATIONS:** The land lies within South Downs National Park.

**WAYLEAVES:** An 11kv overhead line crosses the Property.

**SERVICES:** Mains water (metered) is connected to a trough in Lot 1. The troughs in Lots 2 and 3 are currently served by a separate supply which shall not be available from completion. If Lot 2 is purchased separately then a Purchaser will need to make a new water connection and will need to make their own enquiries to South East Water - Tel: 0333 000 0001/ [www.southeastwater.co.uk](http://www.southeastwater.co.uk). The Vendor understands that the main pipe is available in Stoner Hill Road along the road frontage. Low voltage electricity and telephone appear to be available along Stoner Hill Road.

**JAPANESE KNOTWEED:** In Lot 1 there is a small area of Knotweed at the northern end, beyond the water trough. The Vendor has employed 'The Knotweed Company' and initiated a 10 year period of treatment to treat and eradicate the plants. See the Report and Treatment Programme available on the Selling Agent's website - [Click Here](#).

**PLANNING AUTHORITY:** South Downs National Park Authority (SDNP), South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. [www.southdowns.gov.uk](http://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:**

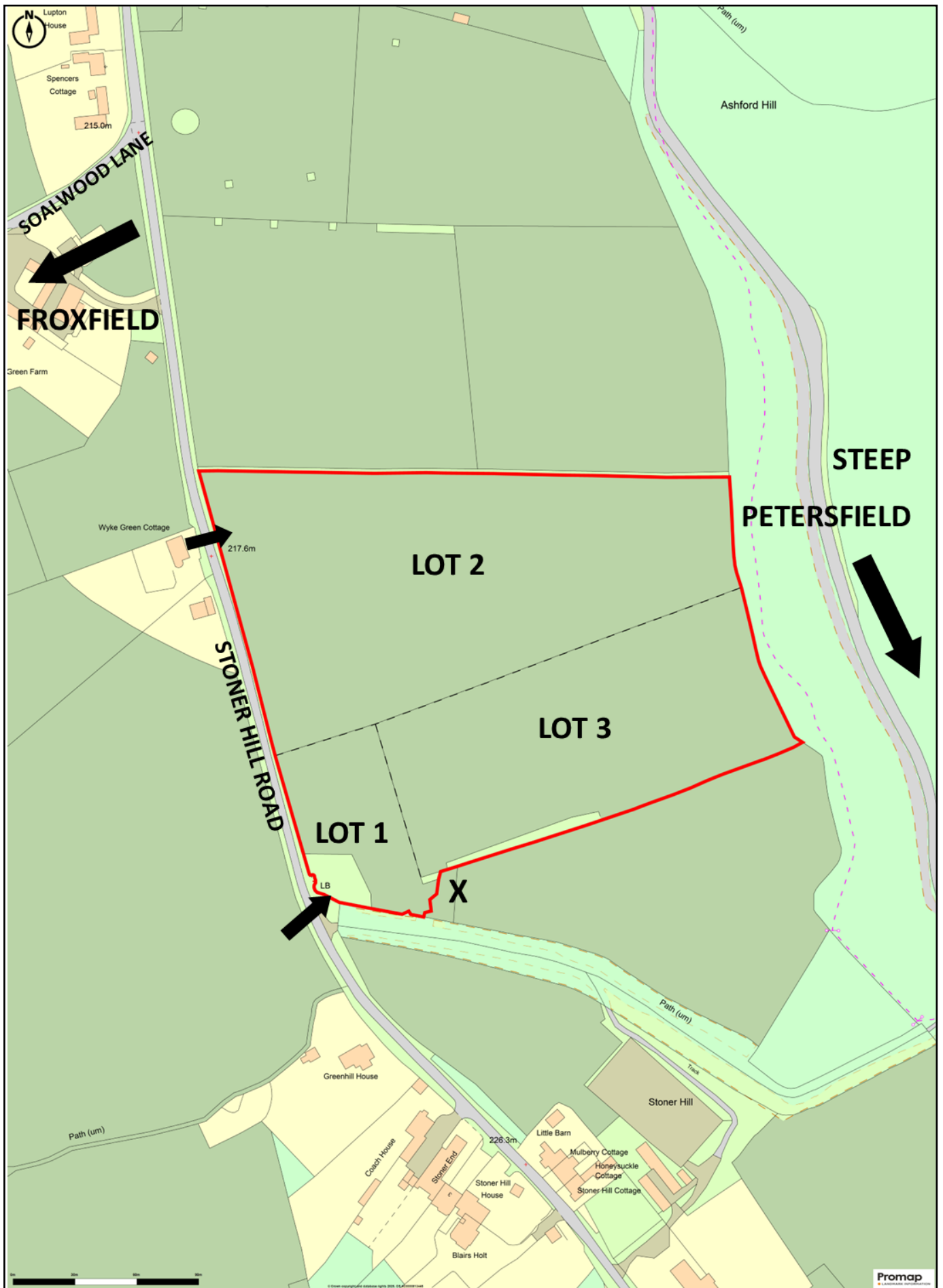
Dominic Plumpton

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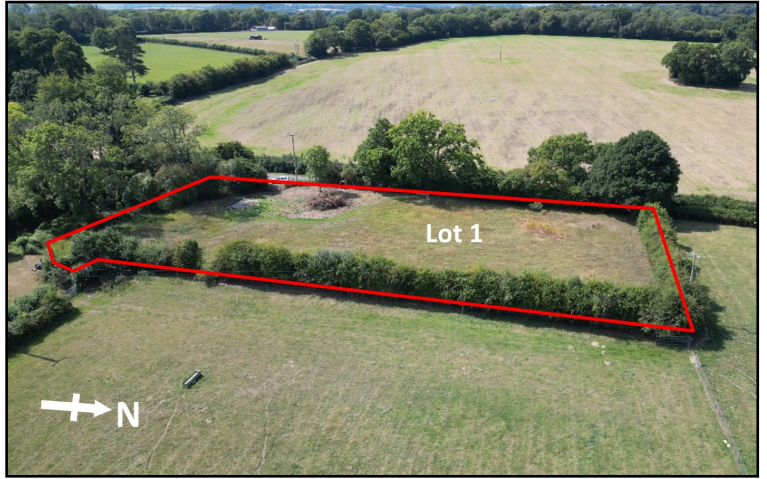
# SITE PLAN



Subject to Survey



# LOT 1





# LOT 2



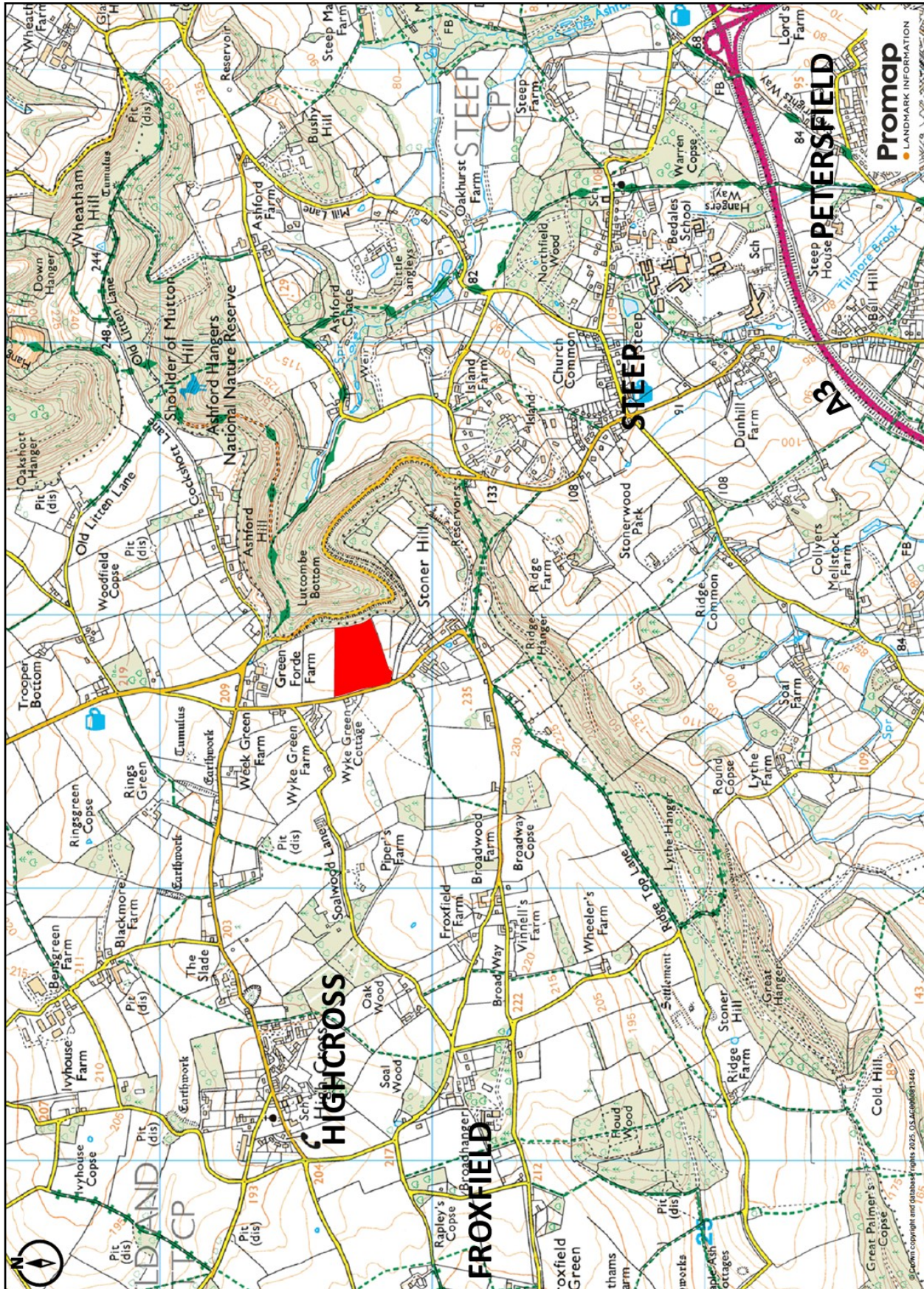


# LOT 3





# 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.