

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## Field at Silver Fox Farm, Monteagle, Yateley Pastureland - Paddock Approx. 1.74 acres (0.70 Ha)



**Rare opportunity to acquire approximately 1.74 acres of sheltered pastureland, set within the exceptional landscape of Yateley Common with direct access to local bridleways. Distinctive setting close to the historic disused runways of RAF Hartford Bridge. Mains water connected. Consented Flexible Equestrian Use. Suitable for equestrian and amenity uses (subject to planning where required).**

**Price Guide £125,000**

**OFFERS INVITED**

**AS A WHOLE - 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.

See further details and photographs at [www.gileswheelerbennett.co.uk](http://www.gileswheelerbennett.co.uk)

**LOCATION:** See **Location Plan**. **Postcode:** GU46 6LU. **What 3 Words (Field):** [Intruded.plums.tailwind](#)

**DIRECTIONS FROM SCOUT HUT:** Park in the public car park near Monteagle Scout Hut, Yateley, GU46 6LU (**What3Words:** [Formless.half.confirms](#)). Proceed on foot along the bridleway that passes from the entrance to the carpark southwards. When you reach the gate, bear right and follow the path until you reach a concrete/hardstanding pad. The field will be in front of you. Keys to the gate will be provided to the eventual purchaser, allowing vehicle access.

**DESCRIPTION:** A unique and scenic parcel of pastureland (1.74 acres/0.70 ha) situated within the context of Yateley Common and close to the disused runways that historically formed part of RAF Hartford Bridge. The land has a slight north-westerly aspect and is enclosed by stock fencing, mature hedgerows and trees providing good natural screening. There is a small fenced area (post and rail) close to the northern boundary. This encloses some young, mainly fruit trees. Historically, the field had a thatched cottage on it, but all evidence of this is long gone.

**LAND REGISTRY:** The property comprises the entirety of Land Registry Title HP35835. The property benefits from rights granted by a Deed dated 21<sup>st</sup> January 2003 and is sold subject to such restrictive covenants as may still subsist and be capable of enforcement. Further details are available within the Land Registry Title Register and additional documents, on the Selling Agent's website.

**YATELEY COMMON:** Yateley Common, (including Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI)), forms an exceptional natural backdrop to the land, providing immediate access to open heathland, woodland and established walking routes and bridleways. Adjacency to the Common offers long-term protection from intensive development on three boundaries, enhancing privacy, outlook and amenity value and making the land particularly attractive for equestrian or lifestyle purchasers.

**HISTORIC INTEREST:** The land sits within a distinctive landscape shaped by the historic presence of Blackbushe Airport, originally established during the Second World War as RAF Hartford Bridge. Remnants of the former airfield, including sections of disused runways and hardstanding, remain visible within the surrounding area and now form part of the wider open-space setting linked to Yateley Common. These historic features have been repurposed over time for informal recreation, countryside stewardship, sporting activity and film use, contributing to a unique sense of place where aviation heritage, heathland and common land combine to create an unusual and characterful environment.

**RIGHT OF WAY:** The property benefits from a vehicular right of way from Monteagle Lane (route shaded blue on Location Plan). This is secured by a gate about halfway, to which the Sellers have a key. A public bridleway follows a similar route to the right of way.

**THE LAND:** The land lies approx. 93m above sea level. The Agricultural Land Classification Map indicates Grade 4 & the subsoils on the Geological Survey Map indicate that the land sits on freely draining very acid sandy and loamy soils.

**PLANNING:** The land lies outside settlement boundaries and within an area designated as countryside under the adopted Local Plan. Recent Planning Application dated 20<sup>th</sup> November 2023 ([23/00816/FUL](#)) granted consent for change of use of the land from agricultural to flexible equestrian use for a small paddock and retention of two structures (now removed from the land).

**PUBLIC RIGHT OF WAY:** No public rights of way affect the Property. Due to its location adjacent to Yateley Common, there are numerous public rights of way in the vicinity but not over the land.

**DESIGNATIONS:** The land is surrounded on three sides by Yateley Common. Bounded by Thames Basin Heaths SPA to South. Bounded by Castle Bottom to Yateley and Hawley Commons SSSI to South. The Property is located within Thames Basin Heaths National Character Area.

**SERVICES:** Water connected.

**LOCAL AUTHORITY:** Hart District Council, Civic Offices, Harlington Way, Fleet, Hampshire GU51 4AE, Tel: 01252 622122. [www.hart.gov.uk](http://www.hart.gov.uk)



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

**For Further Information Contact:**

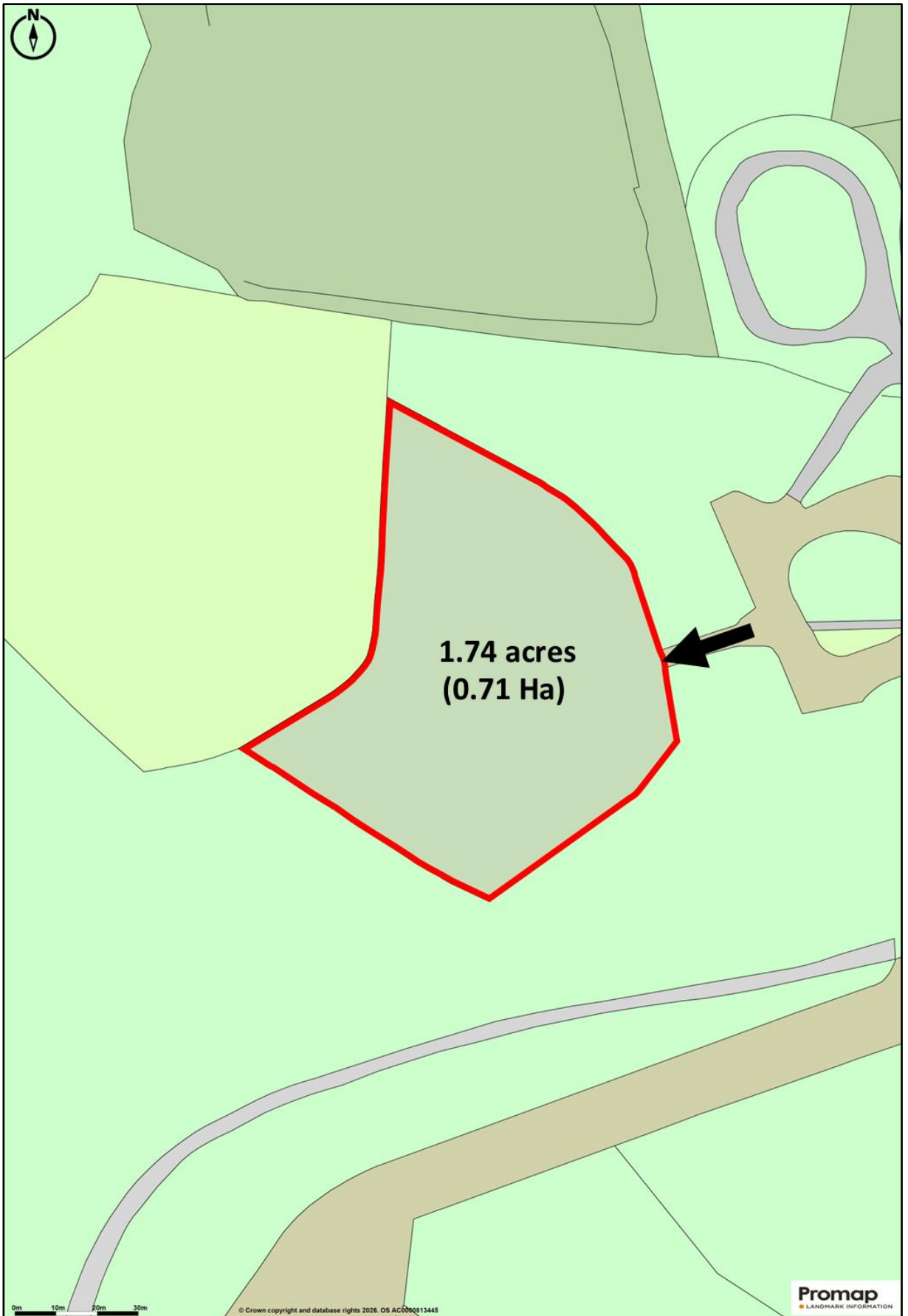
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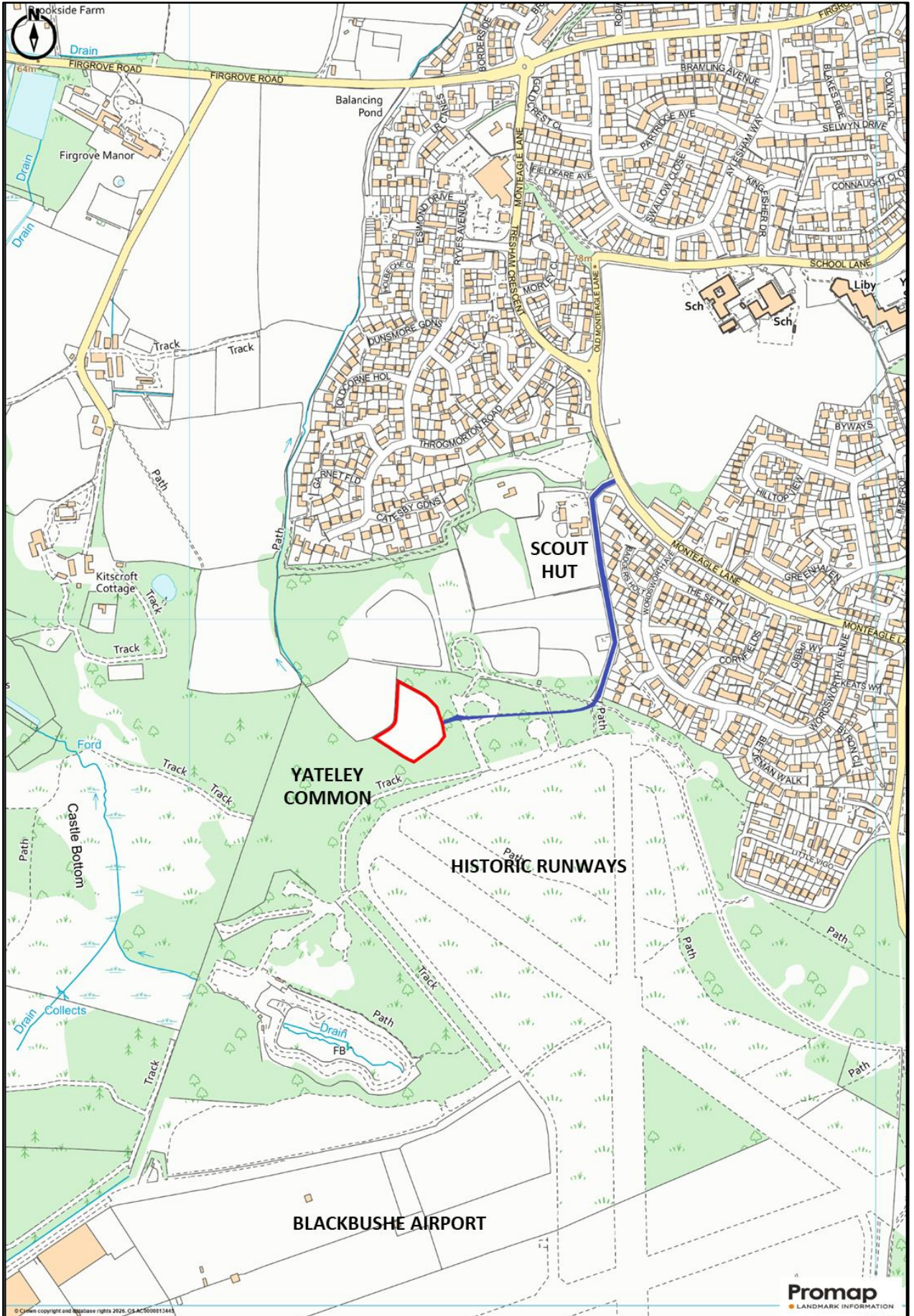


# SITE PLAN



**SUBJECT TO SURVEY**

# LOCATION PLAN

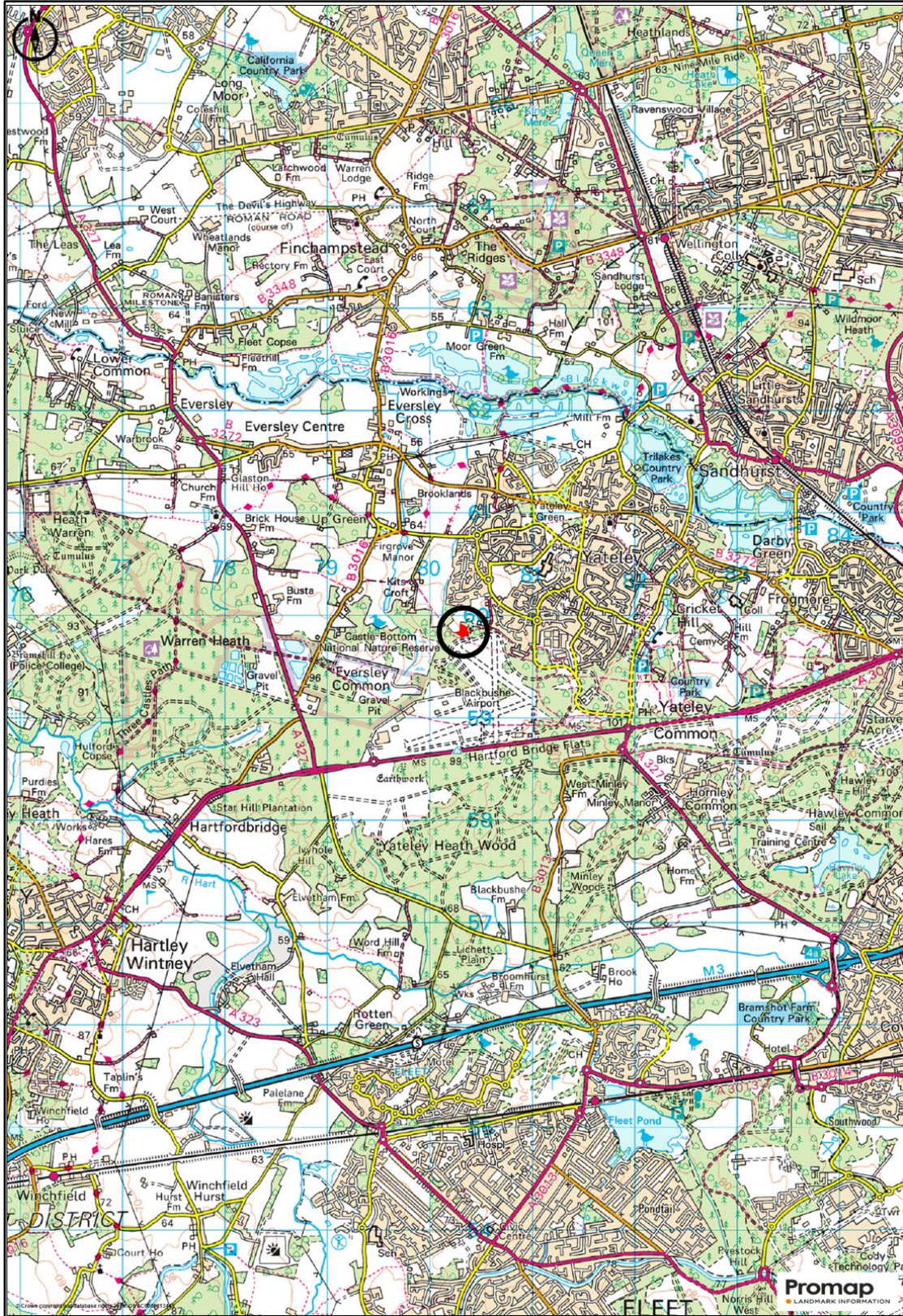


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Promap  
LANDMARK INFORMATION

**SUBJECT TO SURVEY**

# LOCATION PLAN 1



**FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE**

## IMPORTANT NOTICE

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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.
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