Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

STRAWBERRY FIELD

Twyford, Winchester, SO21 1NP

Pasture and Amenity Land

Approx. 2.01 acres (0.81 ha)



Approximately 2.01 acres (0.81 ha) of attractive pasture and amenity land in a highly desirable position on the edge of Twyford village, south of Winchester. Access from High Street via an existing gravelled private drive shared with Murrayfield Cottages. Within the South Downs National Park and Twyford Conservation Area.

PRICE GUIDE: £225,000

OFFERS INVITED

AS A WHOLE - FREEHOLD FOR SALE

GWB

West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: Strictly by Prior Arrangement Only. Contact Selling Agent to book an appointment.

VIDEO DRONE FOOTAGE: See the Link for further details, photographs, drone video footage is available showing the whole Property.

LOCATION: See Location Plan. SO21 1NP. Strawberry Field lies north of Church Lane and west of High Street in Twyford, south of Winchester. Access from High Street via a private drive owned by the seller but shared with Murrayfield Cottages. There is also a gravelled parking area.

What3Words of Access: https://w3w.co/paused.voters.longer. As you enter the drive from the High Street there is a gravelled area to your right. Viewers are advised to park here to view the property.

DIRECTIONS: Please refer to Location Plan and use postcode or What3Words. The land is immediately west of High Street and north of Church Lane, Twyford.

- **From the M3 (Junction 11):** Follow the B3335 south towards Twyford. Continue along Coxs Hill into the village, following the main road into High Street. The entrance is on the right-hand side, shortly before the junction with Church Lane.
- **From Twyford Village Centre:** From the traffic lights by Twyford Post Office and Stores, proceed north along High Street (B3335) towards Winchester. Continue through the village, passing the junction with Church Lane on the left. The entrance is on the left-hand side shortly after the junction.

DESCRIPTION: Strawberry Field comprises approximately 2.01 acres (0.81 hectares) of attractive land in a highly desirable edge-of-village position. It borders Church Lane to the south, with access from High Street over a private drive also used by Murrayfield Cottages. The land slopes gently towards the west and retains an attractive rural character. It is likely to appeal for amenity, agricultural or grazing purposes.

SALE BOUNDARY: The Property extends to approximately 2.01 acres (0.81 hectares), as shown edged red on the Sale Plan. A small area at the western end of the field is excluded from the sale. The extent of the land being sold is marked on-site by pink pegs.

LAND REGISTRY: The Property forms part of Land Registry Freehold Title HP717289. The register refers to historic transfers, rights and restrictive covenants in the vicinity of Murrayfield Cottages. The title and filed deeds should be checked by purchasers' solicitors. The Property is subject to an existing overage provision arising from a Transfer dated 30 April 2009. See Selling Agent's Website for Transfer.

THE LAND: The Agricultural Land Classification Map indicates Grade 3. The soil type is freely draining, slightly acid but base-rich. The land has a gentle westward slope.

PLANNING: Within the South Downs National Park and Twyford Conservation Area. It lies outside Twyford's defined settlement boundary (which wraps around Murrayfield Cottages) and is currently countryside. No recent planning history has been identified. Other uses or development would require relevant planning consents.

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

DESIGNATIONS: Within South Downs National Park and Twyford Conservation Area. Buyers should make their own enquiries as to the implications of these designations.

SERVICES: Water is not currently connected to the Property. However, enquiries have been made with Southern Water, which has confirmed that a connection is possible from the existing water main running along Church Lane.

TENURE: Freehold, offered as a whole subject to the existing rights, reservations, covenants and easements affecting Title HP717289. Vacant possession upon completion.

LOCAL AUTHORITY: Local Planning Authority - South Downs National Park Authority, South Downs Centre, North Street, Midhurst GU29 9DH. www.southdowns.gov.uk. Within Winchester City Council district and Twyford Parish.








OFFER INSTRUCTIONS:
Please contact the Selling Agents for details of how to submit an offer by Private Treaty.

For Further Information Contact:
Nathan Broome
Tel: 01489 896977 **Mob:** 07393 211932
Email: nathan@gw-b.co.uk

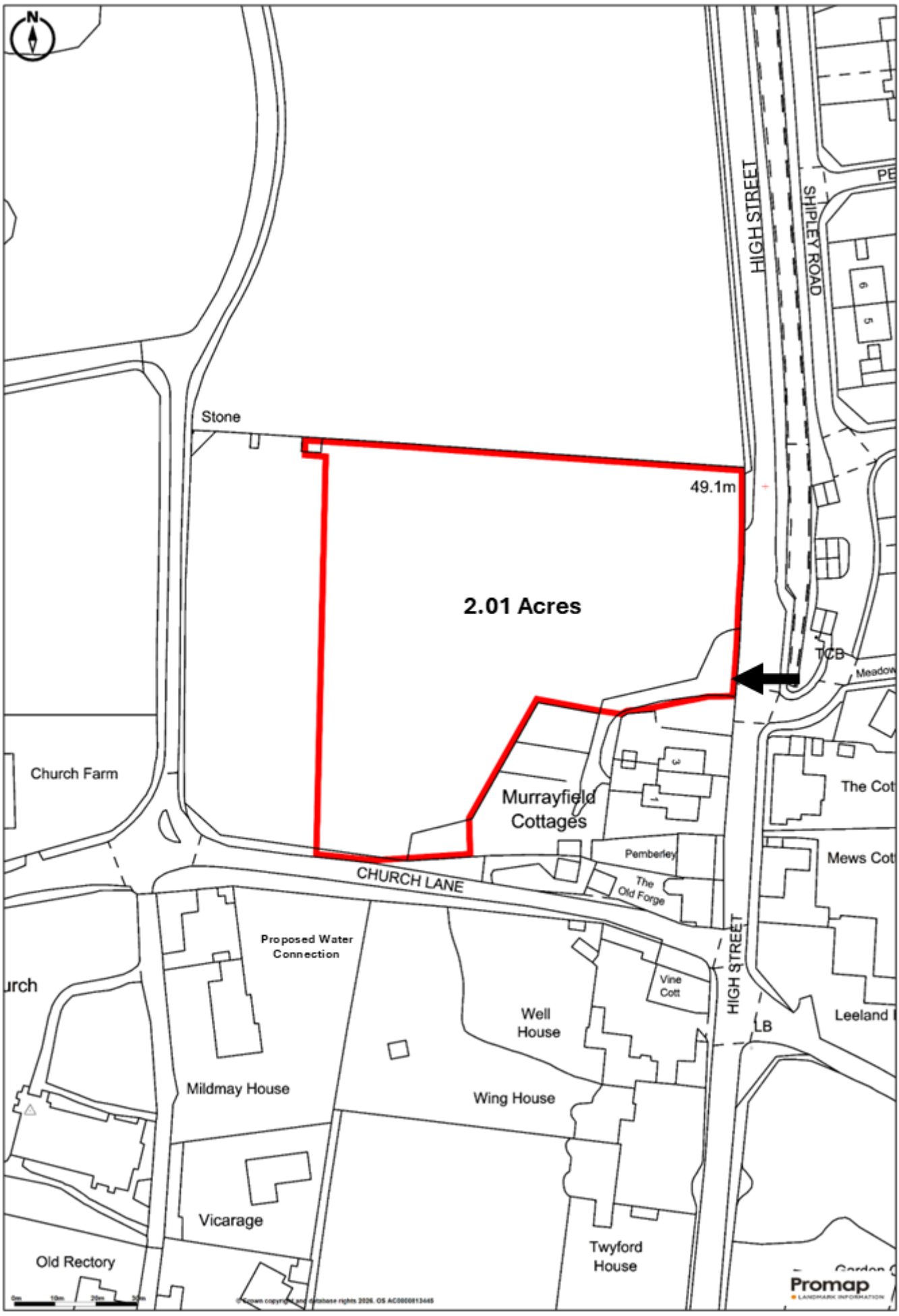
GWB

Regulated by RICS

DO WHAT IS RIGHT COME WHAT MAY

The Property Ombudsman

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.