

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

East Harting, Near Petersfield GU31 5LU

'Pond Field'

Pasture Land Approx. 7.51 acres (3.04 Ha)



An attractive parcel of pasture land within the village. Level, fenced and with water available (not connected). 2 vehicular access points. Road frontage. In the heart of the South Downs National Park.

Available either as a Whole or in 2 Lots.

		Price Guide
Lot 1	3.76 acres	£100,000
Lot 2	3.75 acres	£100,000
The Whole	7.51 acres	£200,000

PRICE GUIDE £200,000

OFFERS INVITED

FREEHOLD FOR SALE



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

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

VIEWING INSTRUCTIONS: On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. Access the land via either gate. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

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: GU31 5LU. What3Words to northern access gate: <https://w3w.co/blaze.showcase.jumbo>

DESCRIPTION: The Property in all extends to approx. 7.51 acres (3.04 Ha) and occupies a prominent position at the edge of the village and benefits from road frontage and vehicular access along both the northern and southern boundaries. The field is currently fenced with mainly post and wire and has for many years been farmed and grazed with sheep.

LOTING: The land is available to purchase either as a whole, or in 2 Lots. In view of the access points at both the northern and southern boundaries, it is possible to potentially split the land in two ways with a new fence as indicated on either **Lotting Plan 1** or **Lotting Plan 2**. A purchasing party will be responsible for the cost of erecting a suitable fence (specification to be agreed) within 4 weeks of completion.

If there is neighbourly interest then these parties can also suggest alternative areas or potential splits, if they wish.

PLANNING: There is no Planning History. The land is in the 'Countryside' in the current Local Plan (South Downs National Park).

SERVICES: Mains Water is available but not currently connected. Interested parties should make their own enquiries to Southern Water. Electricity is available but not connected.

PUBLIC FOOTPATH OR BRIDLEWAY: None cross the Property.

LOCAL AUTHORITY: East Hampshire District Council, (EHDC), Penns Place, Petersfield GU31 4EX. Tel: 01730 266551. www.easthants.gov.uk

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



NORTHERN ACCESS



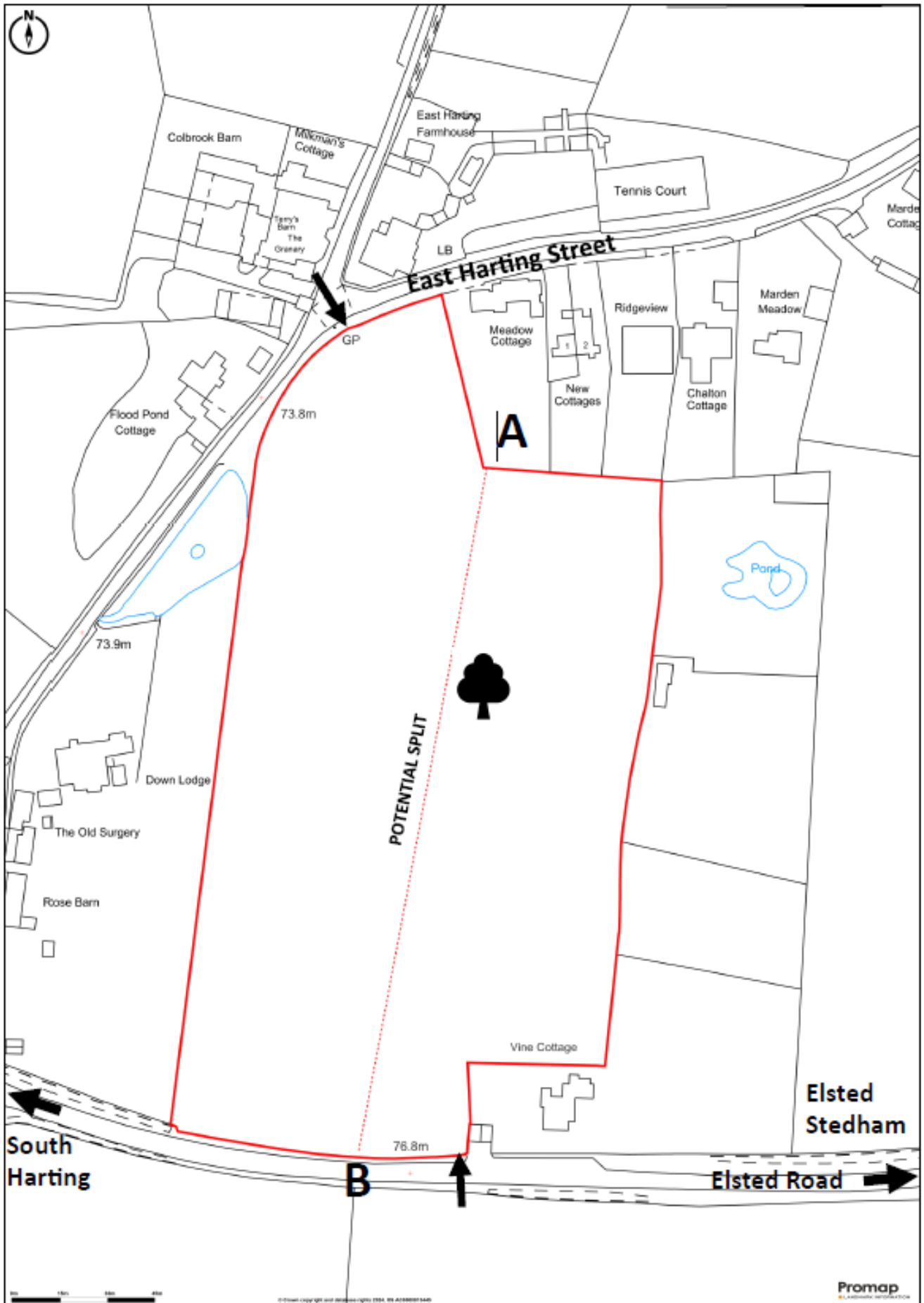
SOUTHERN ACCESS

For Further Information Contact:
Dominic Plumpton
Tel: 01489 896977 **Mob:** 07780 000201
Email: dominic@gileswheeler-bennett.co.uk

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

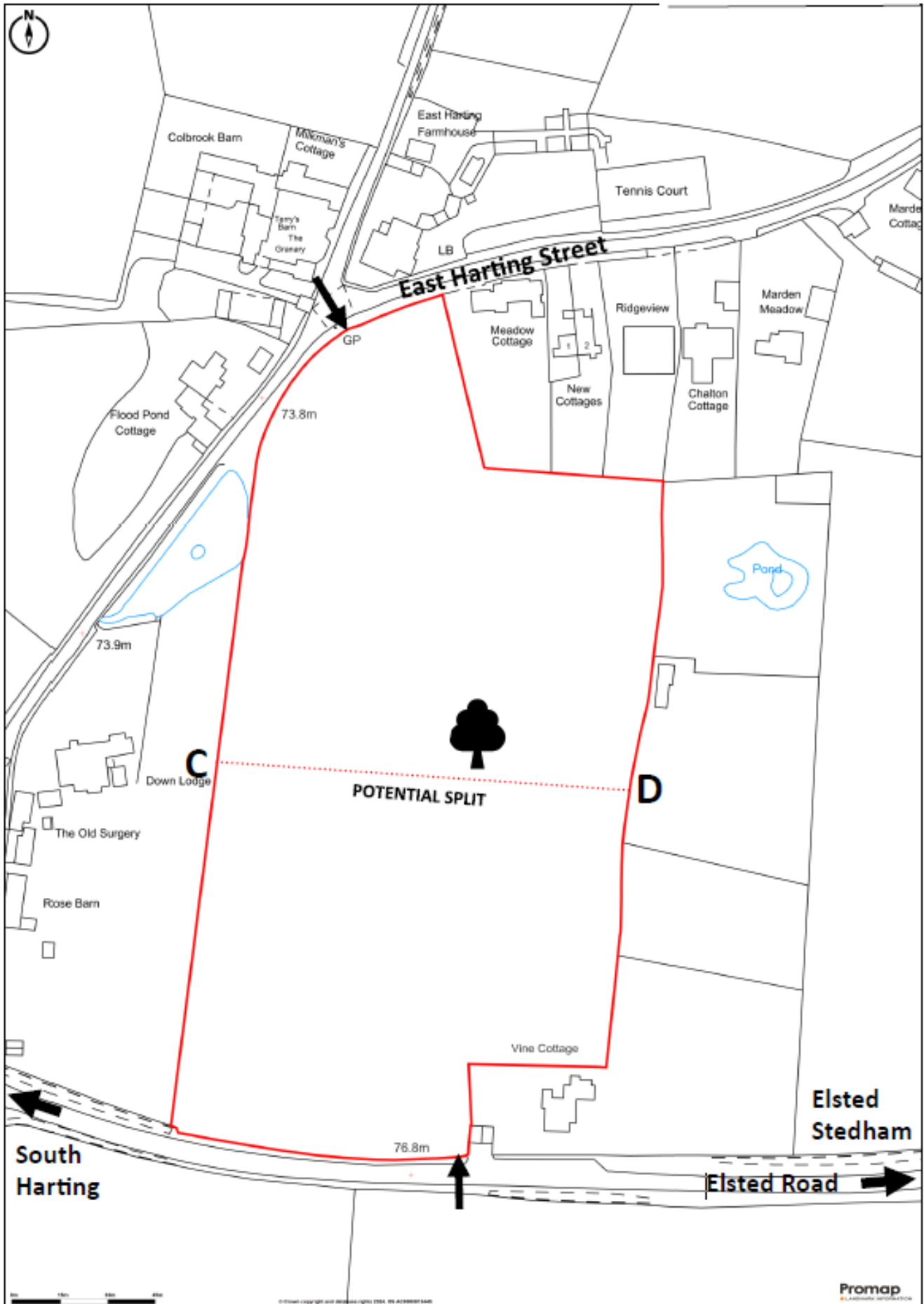


LOTING PLAN 1



Subject to Survey

LOTING PLAN 2



Subject to Survey







SOUTHERN ACCESS

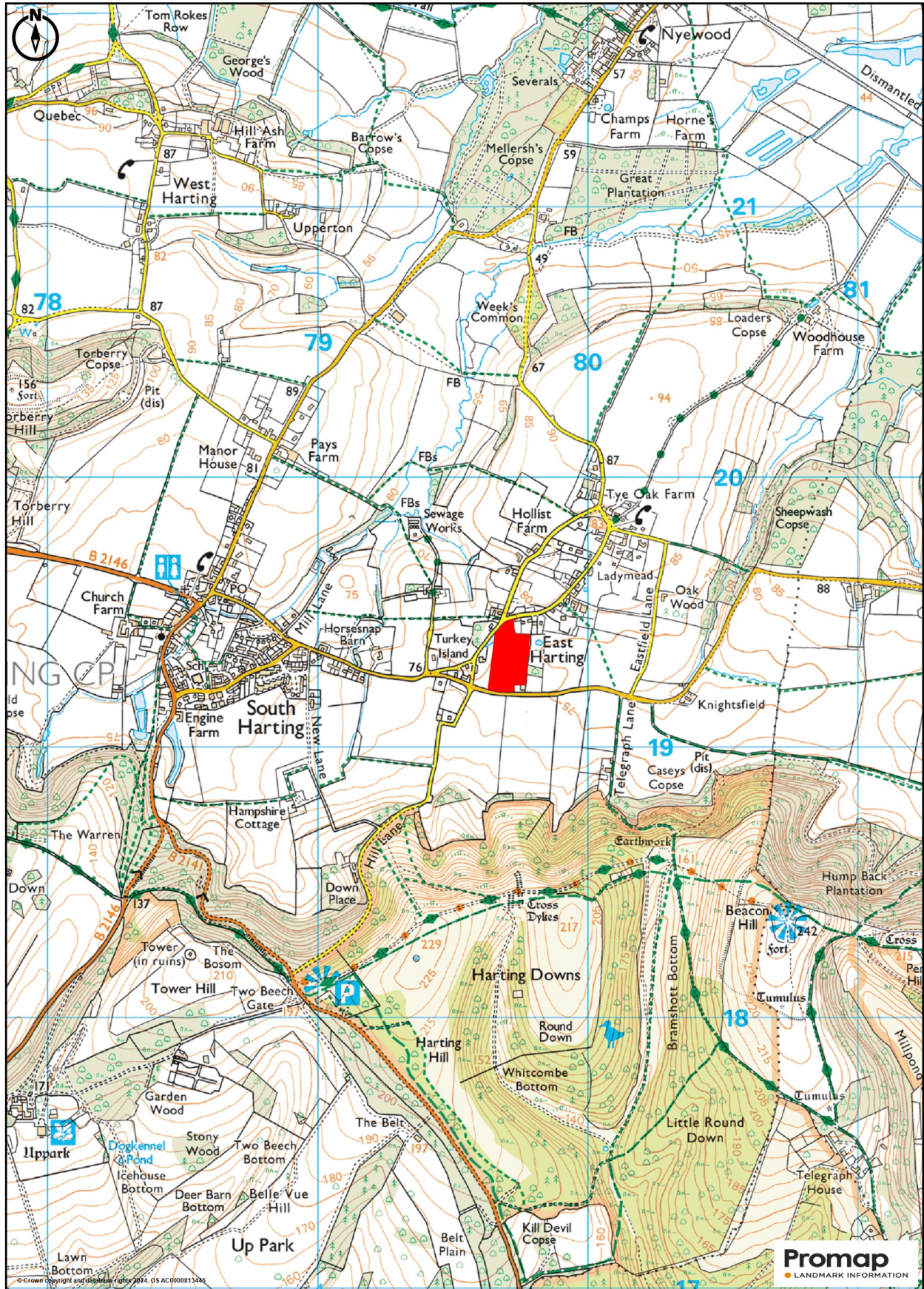


SOUTHERN ACCESS



NORTHERN ACCESS

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.