

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## Mare Lane, Owslebury, SO21 1LF 'HILLTOP PADDOCKS'

Approx. 5.35 acres (2.17 Ha) of Pastureland



An attractive parcel of pastureland in an elevated location, situated off a quiet country lane with excellent views of the surrounding countryside. Well-drained and fenced into two paddocks (Lots 1 and 2), with water connected. Road frontage with separate vehicular access points to each paddock. Located within the South Downs National Park.

Available either as a Whole or in 2 Lots.

		Price Guide
Lot 1	2.76 acres	£155,000
Lot 2	2.59 acres	£145,000
<b>The Whole</b>	<b>5.35 acres</b>	<b>£300,000</b>

**PRICE GUIDE £300,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE**



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

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**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](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**. Postcode: SO21 1LF. What3Words to northern access gate: <https://w3w.co/graphics.outhouse.suspended>

**DESCRIPTION:** The Property in all extends to approx. 5.35 acres (2.17 Ha) of pastureland divided into two separate paddocks (Lots 1 and 2) by post and wire fencing. Each paddock has road frontage and a separate vehicular access from Mare Lane, as well as a field shelter and a water trough. The land occupies a prominent position at the top of a hill with excellent views of the surrounding countryside. It is currently in use for horse grazing.

The land itself is classified as Grade 3. For the most part the soil is identified as shallow lime-rich soils over chalk or limestone but the north-western part is identified as freely draining, slightly acid loamy soils. Due to its elevation and soil type, it is very well-drained even in the winter.

**LAND REGISTRY:** The Property comprises the entirety of Land Registry Title No. HP425349. The Land Registry Title Register and Plan are available on the Selling Agent's website.

**BOUNDARIES AND FENCING:** The land is bounded by post and wire fencing with native hedging and trees along parts of the boundaries. It is sheltered along the northern boundary by a line of mature trees (mostly beech).

**FIELD SHELTER:** There are two temporary field shelters on the property as listed below. These are included in the Property and Price Guide.

- **Building 1 (Approx. 5.97m by 3.58m)** - Newly placed timber building in two parts. Corrugated metal cladding on roof as well as north, south and west elevations. Two large openings on the east elevation.
- **Building 2 (Approx. 6.23m by 6.15m)** - Concrete structure with corrugated metal cladding. Open on eastern elevation.

**PLANNING AND PLANNING DESIGNATIONS:** The property is outside settlement boundaries and therefore Parkwide Policies Apply. There are no recent planning applications relating to the property. The only applications on record are three from 1980's and 90's relating to a mobile home, storage barn and dwelling all of which were refused. See Planning Authority contact details below.

**DESIGNATIONS:** The property is situated within the South Downs National Park and a National Character area. It is also within a Nitrate Vulnerable Zone. No other significant environmental or planning designations have been identified. Land to the north of the property is within the Cockscomb Down Site of Importance for Nature Conservation (SINC) but this does not directly affect the property.

**SERVICES:** The property benefits from a mains water supply, servicing the two troughs at the positions marked T on the Site Plan. There is a septic tank on-site at the position marked X. This septic tank historically serviced a mobile home on-site until this was removed due to Local Planning Authority Enforcement action in the early 1980's.

**PUBLIC RIGHTS OF WAY:** No public rights of way affect the property.

**LOCAL AUTHORITY:** Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ.  
Tel: 01962 840222.

**PLANNING AUTHORITY:** South Downs National Park (SDNP), South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. [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:**

Nathan Broome

Tel: 01489 896977

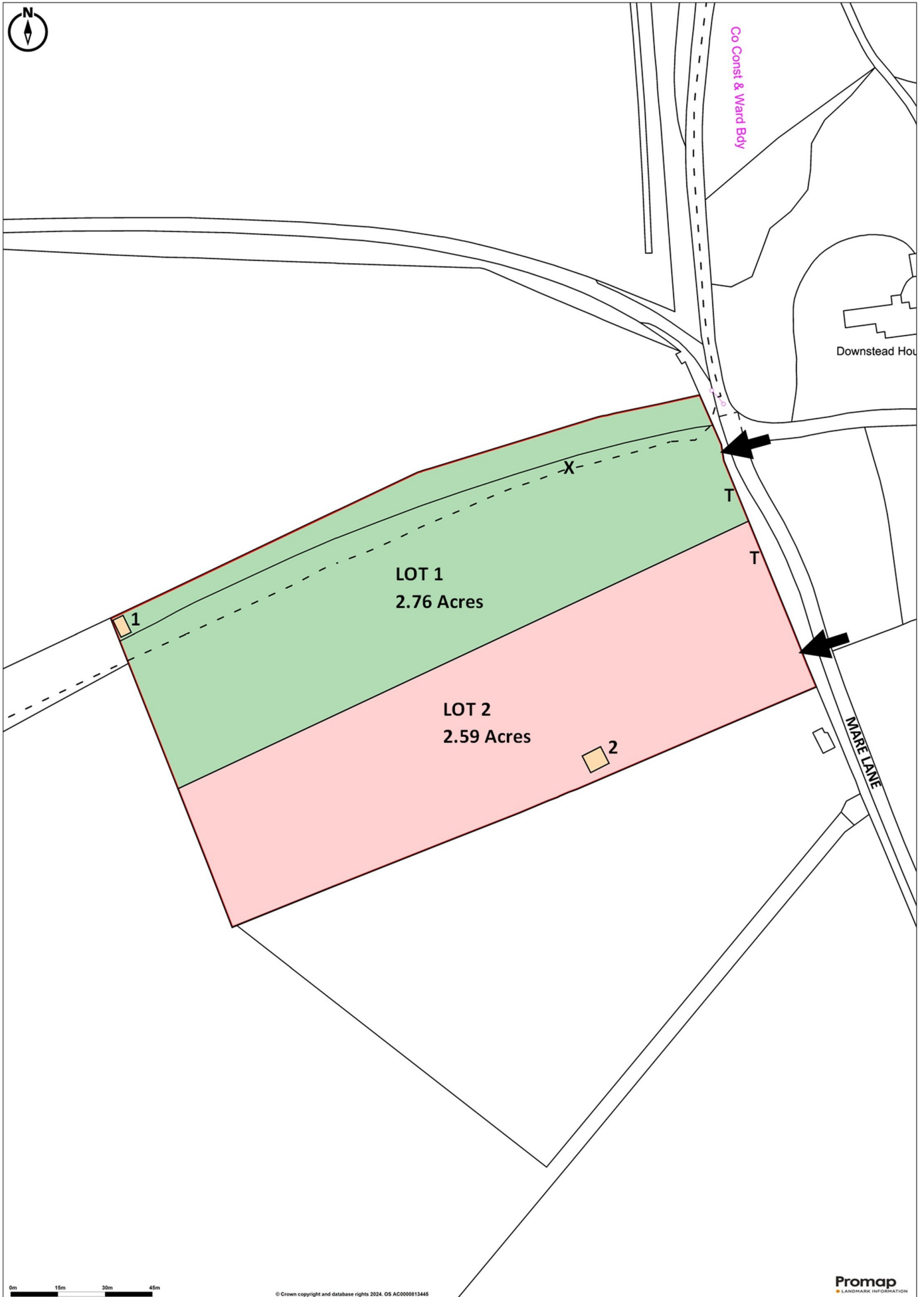
Email: [nathan@gileswheeler-bennett.co.uk](mailto:nathan@gileswheeler-bennett.co.uk)



Regulated by  
**RICS**



# LOTING PLAN

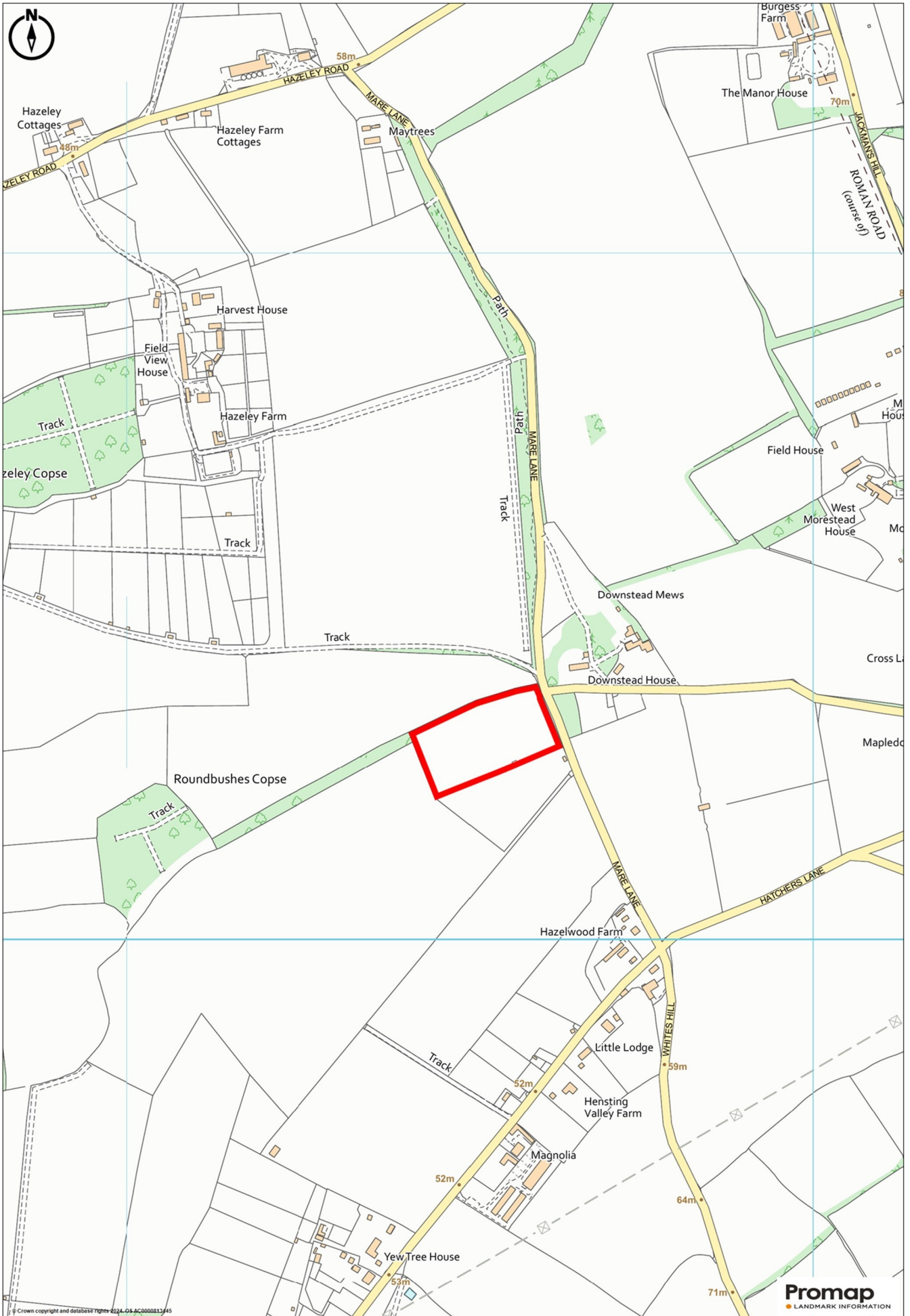


Subject to Survey

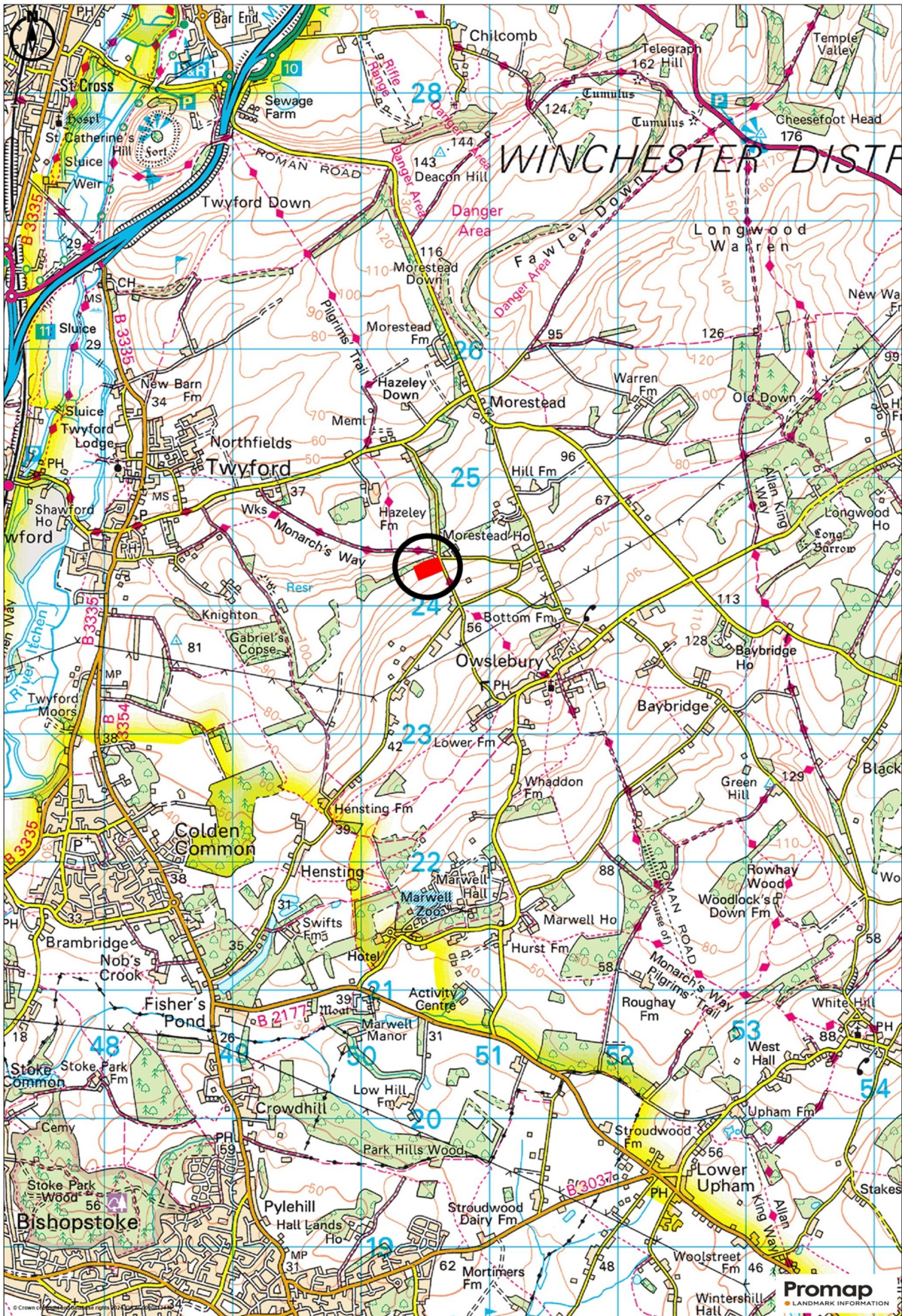




# LOCATION PLAN



# 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.