

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

STEEP VILLAGE, Nr Petersfield GU32 2DJ

An attractive parcel of pasture land with two Ponds.

Approx. 7.25 acres (2.93 ha) in All



Positioned in the heart of the Village occupying an elevated position with far reaching views and surrounded by woodland. Pasture land and with 2 Ponds with established aquatic plants. Pockets of mature coniferous and broadleaved trees adjoining the ponds. Vehicular road frontage/access.

Public Footpath within the perimeter. Sloping land.

South Downs National Park.

PRICE GUIDE £350,000

OFFERS INVITED

FOR SALE BY PRIVATE TREATY



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: There is pedestrian access through a gap immediately to the right hand side of the wooden gate. On foot unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. 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** where the Property is identified by a red arrow. Postcode GU32 2DJ. Access and Road Frontage - What3Words - <https://w3w.co/feared.zinc.marked>.

DIRECTIONS: Steep Village is positioned immediately to the north of the Town of Petersfield and the Property can be accessed from the town itself or off the A272 or the A32 main roads in the locality. Use the Postcode or What3Words as stated in the 'Location' above.

DESCRIPTION: The Property extends in all to approx. 7.25 acres (2.93 Ha) as outlined red on the **Site Plan**.

The majority of the area is pasture land suitable for grazing or cropping (approx. 4.00 acres) and there are also 2 Ponds (total approx. 0.6 acres according to Ordnance Survey). The remaining area comprises the made up pedestrian path and other areas off grass bank and pockets of woodland (approx. 2.65 acres).

The pasture land occupies an elevated position and from its highest point along the northern boundary the land gently slopes down in a south westerly direction towards the Ponds and the pedestrian path at the bottom of the slope.

Access off Mill Lane is at the southern end which allows pedestrians to use the route of the Public Footpath between the positions A and B on the **Site Plan** and the vehicular gate to access the pasture.

The Ponds have been in place for at least 35 years and have established aquatic vegetation species within and attract a variety of birdlife and other wildlife.

PONDS: The Ponds are understood to be fed from run off from adjoining land, there is no stream entering the Ponds, nor leaving it. Approximate depth believed to be approx. 3ft (1m) **but this is unchecked**. Total Area of both Ponds 0.6 acres (according to Ordnance Survey). There is an island within the pond nearest to Mill Lane.

LAND REGISTRY: The Property forms part of Title HP395656 and copies of both the Title Plan and Register are available on the Selling Agent's website.

PLANNING: The land is zoned a 'Countryside' within the South Downs - Local Plan.

DESIGNATIONS: None affect the Property.

BOUNDARIES: The north western boundary between positions B and D is unfenced and is positioned along the bank which is at the edge of the neighbouring woodland. There is a wooden peg at position D which identifies the corner of the Property.

There is a fence along the position of the boundary between positions E and F.

HISTORIC TRACK: As identified on the **Site Plan** inside the eastern boundary of the Property, there is the route of a made up vehicular track, which has not been used in recent years and grass has established over it. The stone surface is exposed at certain points. This feature is close to the vehicular entrance off Mill Lane.

PUBLIC FOOTPATH: A Public Footpath route named 'Hangers Way' passes across the Property inside the south western boundary upon the surfaced route as identified on the **Site Plan** between positions A and B. The route of this Public Footpath also branches off to the west at position C on the **Site Plan**.

See an extract of the Hampshire County Council Definitive Map map on the Selling Agent's website on which the Property is highlighted yellow. The route of the Public Footpaths 18 and 36 are shown by purple line just inside the perimeter of the Property.

SERVICES: None connected. Various utilities are available in the locality.

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

Tel: 01489 896977 Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

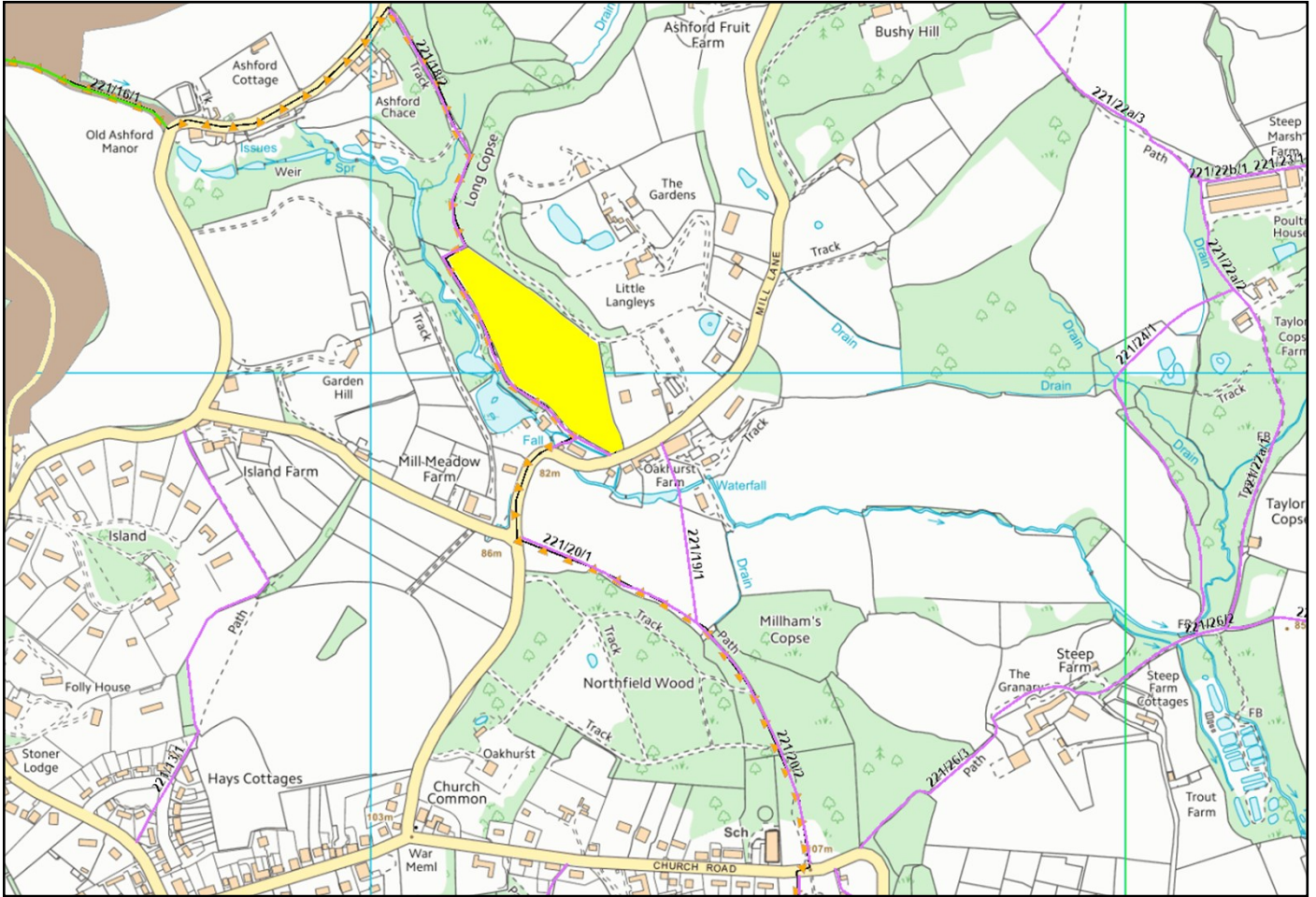


SITE PLAN



Subject to Survey

DEFINITIVE MAP EXTRACT



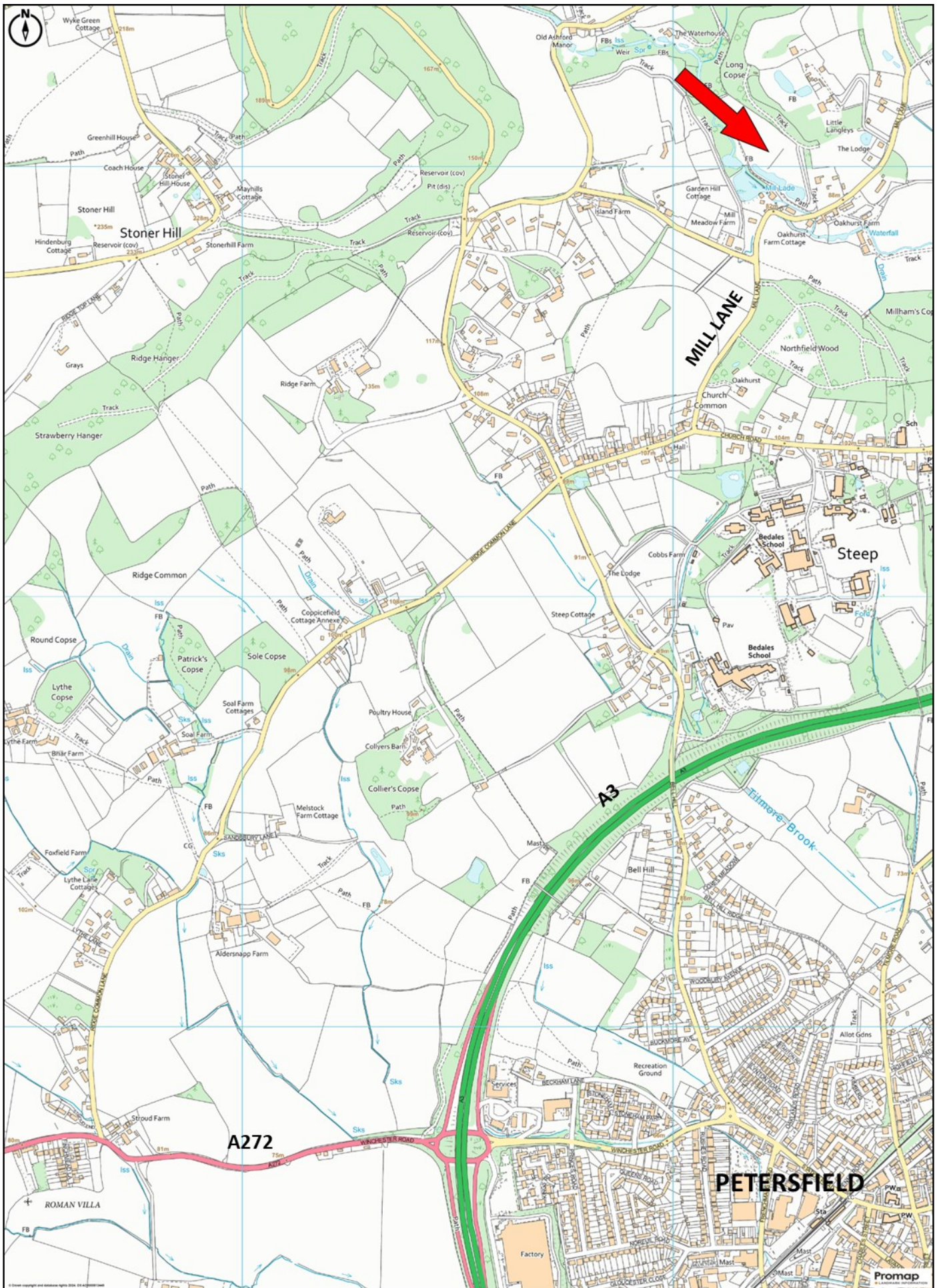








LOCATION PLAN 2



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.