

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

BONES LANE PADDOCK

Buriton, GU31 5SE

Approx. 2.57 acres (1.04 Ha) of Pastureland



An attractive parcel of pastureland on the edge of a rural village. Level ground and fenced into three paddocks. Road frontage onto Bones Lane. Located within the South Downs National Park.

PRICE GUIDE £175,000

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. 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:** GU34 5SE. **What3Words to access from Bones Lane:** <https://w3w.co/evenly.placidly.angers>. **What3Words for field gate:** <https://w3w.co/hands.busy.contemplate>.

DESCRIPTION: The Property in all, extends to approx. 2.57 acres (1.04 Ha) of pastureland divided into three separate paddocks by post and wire fencing, with gates between the paddocks. The land occupies an attractive position adjacent to the rural village of Buriton. The land itself is classified as Grade 3. The soil is identified as slightly acid loamy and clayey soils with impeded drainage. The Property is currently used for livestock grazing.

ACCESS: By **Conveyance** dated **16th February 1979**, a right of way was granted at all times and for all purposes giving access to the Property from Bones Lane as demonstrated by the arrows on the Site Plan. The Vendor has confirmed that no contribution towards maintenance costs has been requested during his ownership. See Selling Agents Website for Copy of Conveyance.

LAND REGISTRY: The Property is currently not registered with the Land Registry. The matter of registration is currently with the Vendor's solicitors and application has been made to the Land Registry providing the necessary evidence for first registration.

BOUNDARIES AND FENCING: The land is bounded by post and wire fencing with mature native hedging and trees along the eastern boundary and parts of the western boundary adjacent to the road.

PLANNING AND PLANNING DESIGNATIONS: The property is outside the Buriton settlement boundary which runs down the west side of Bones Lane, before crossing close to the access to the Property. No recent planning applications have been identified relating to the property. See Planning Authority contact details below.

DESIGNATIONS: The property is situated within the South Downs National Park and the South Downs National Character area. It is also within the Buriton Conservation area. No other significant environmental/planning designations have been identified.

SERVICES: The water supply to the land is currently connected to the neighbour's water meter. This will be disconnected prior to completion. The purchaser will therefore have to arrange a new connection to the land. It is likely that a water pipe is present in Bones Lane.

PUBLIC RIGHTS OF WAY: No public rights of way cross the Property. However the Hampshire Map of Definitive Rights of Way shows that public footpath 041/15/2 (Hangers Way) is adjacent to the eastern boundary of the Property.

LOCAL AUTHORITY: East Hampshire District Council, PO Box 310, Petersfield, Hampshire, GU32 9HN. Tel: 01730 234110. 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

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:

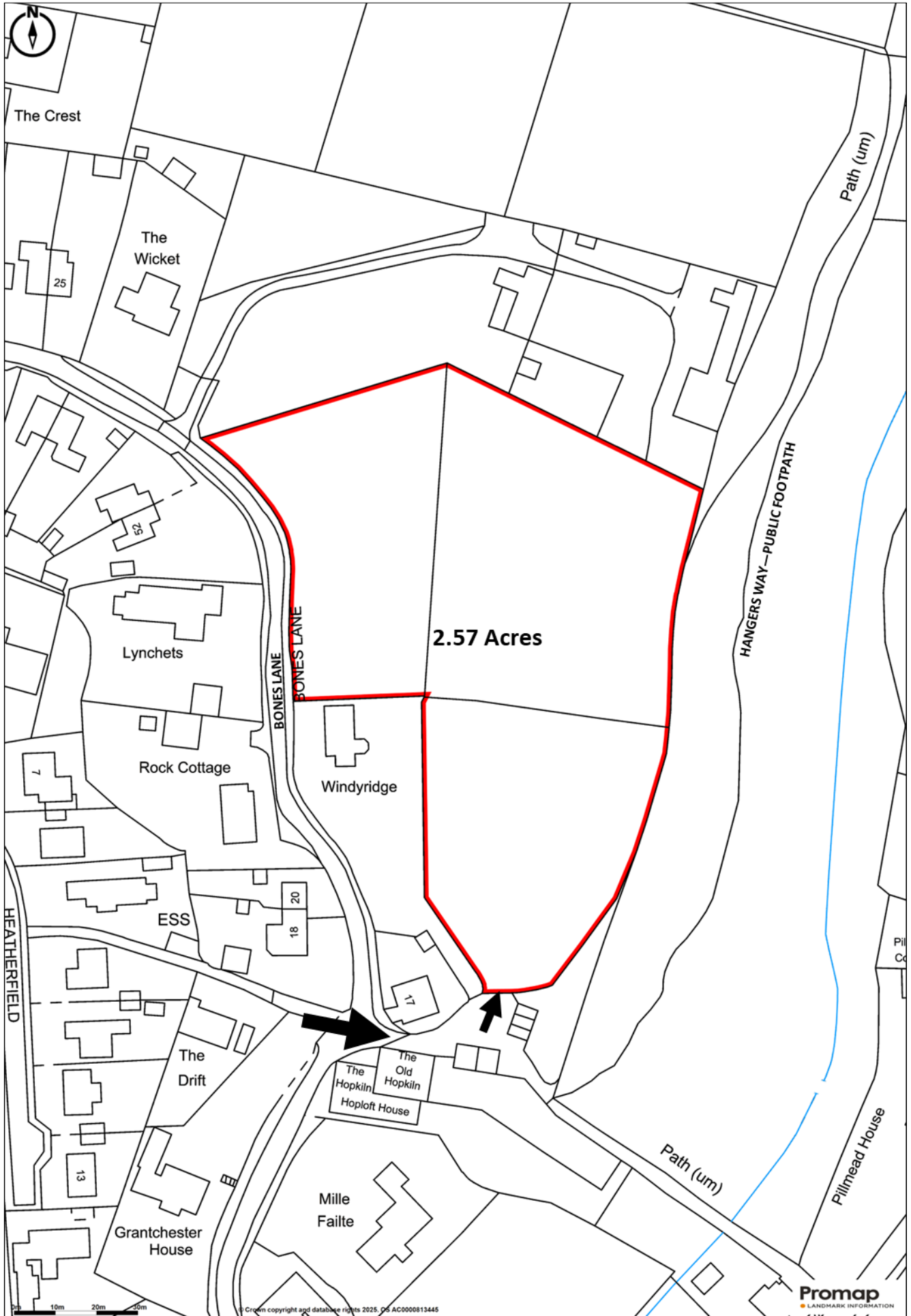
Nathan Broome

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SITE PLAN

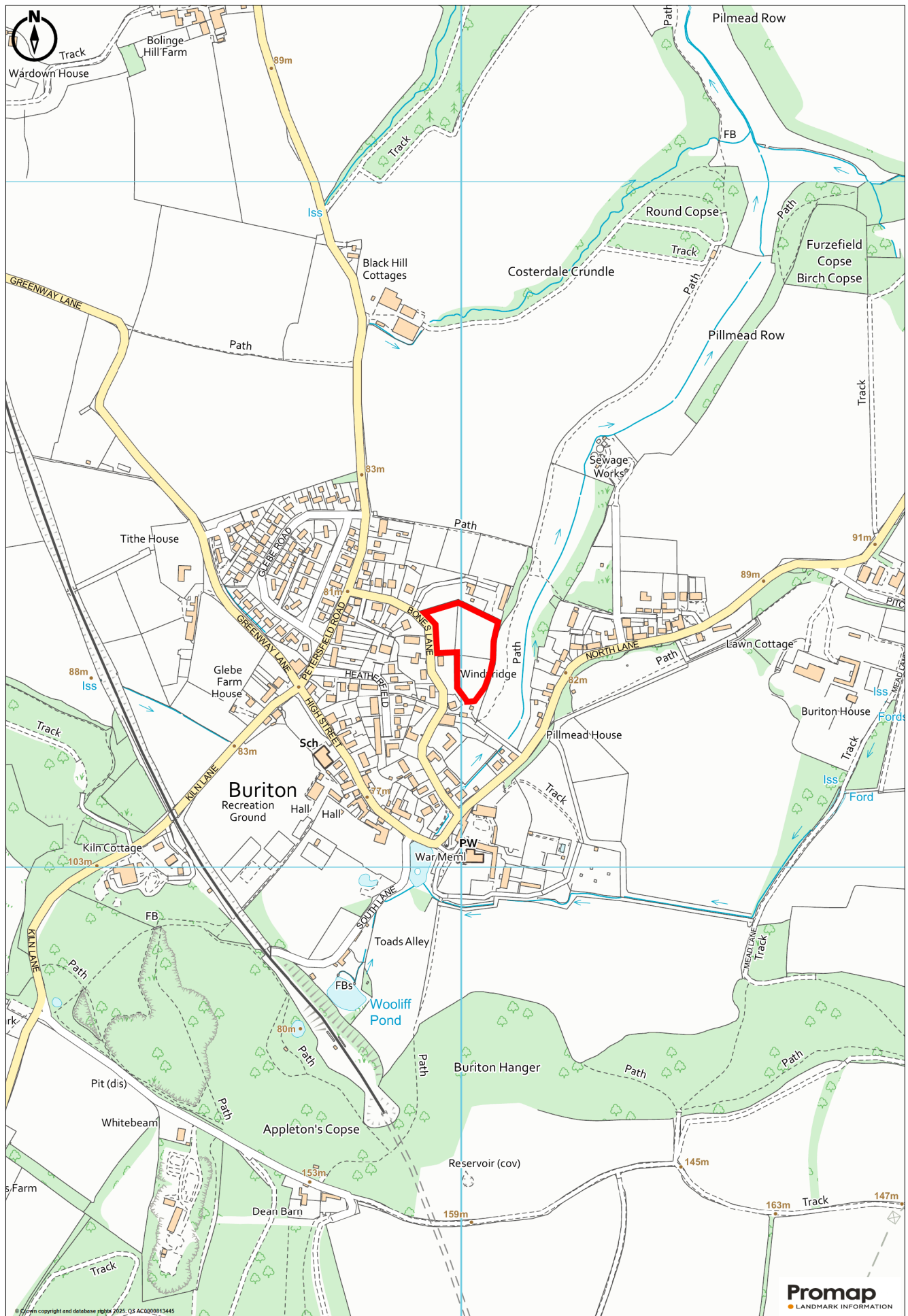


Subject to Survey





LOCATION PLAN



Subject to Survey

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.

October 2024