

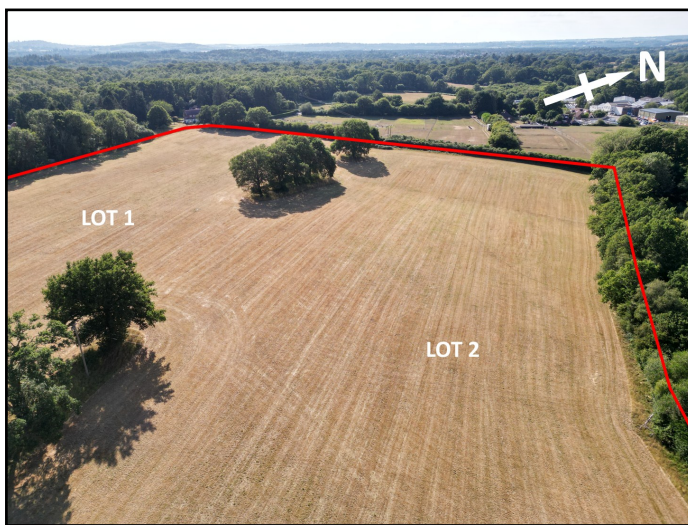
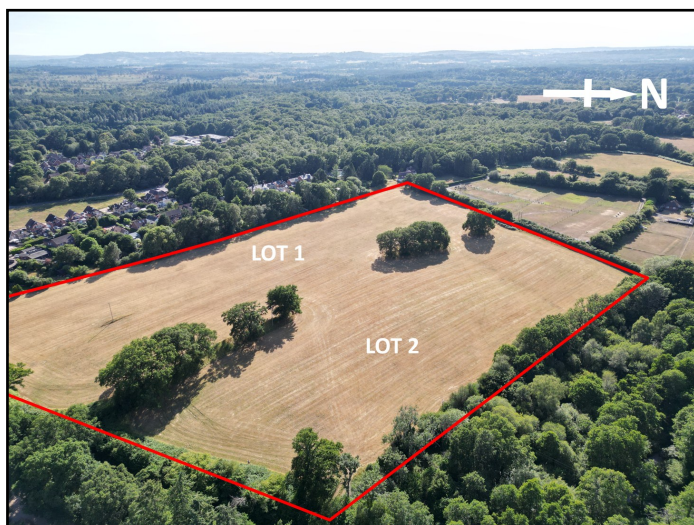
Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

TUPPS FIELD

Approx. 16.64 acres (6.73 Ha) in All

Land off Passfield Road, Passfield, Near Bordon GU30 7RU



An attractive parcel of agricultural pasture land close to the River Wey with road frontage, 3 access points and services available. With parts reasonably level and other parts gently sloping, bounded by mature hedgerows and woodland. Suitable for various uses including agriculture, equestrian, conservation, woodland creation, recreation, amenity and Natural Capital including BNG.

Available either as a Whole or in 2 Lots

| Lot | Description | Acres | Price Guide |
|-------|--|-------|-------------|
| 1 | Pasture land. Access and Right of Way. | 9.92 | £350,000 |
| 2 | Pasture land. Access. | 6.72 | £250,000 |
| Whole | | 16.64 | £600,000 |

OFFERS INVITED

FREEHOLD FOR SALE - BY PRIVATE TREATY



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

VIEWING INSTRUCTIONS: See **Site Plan** - Please access over the gate of Lot 2 only - where there is also a parking opportunity. Please proceed 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 Plans 1 and 2**. **What3Words:** <https://w3w.co/shorts.stoppage.hawks>. GU30 7RU.

DIRECTIONS: At Passfield at the B3004 road between Bordon and Liphook turn onto Passfield Road heading northwards and the land is on your left hand side after only approx. 200 yards, with 2 entrance gates off Passfield Road.

DESCRIPTION: The Property extends in all to approx. 16.64 acres (6.73 Ha) as outlined red on the **Site Plan**. The land has historically been in pasture for many years and the grass crop being harvested annually and removed from the land. There are no buildings on the land.

LAND REGISTRY: The Property is registered under Title Number HP543766. See Selling Agent's website for Title Plan extract and Register.

The land is available either as a whole in 2 Lots. See **Site Plan**.

Lot 1 – Approx. 9.92 acres with 2 access points and road frontage.

Lot 2 – Approx. 6.72 acres with 1 access point and road frontage.

It may be possible for neighbouring properties, or parties close by, to express interest and submit offers for smaller parcels. These will need to be identified on a copy of our **Site Plan** and dimensions added and sent to the Selling Agent.

LAND: The Geological Survey Plan indicates the geology to be 'Cretaceous and Tertiary sand' - with soil and site characteristics being: *Well drained very acid sandy soils with a bleached subsurface horizon. Some similar soils with slowly permeable subsoils and slight seasonal waterlogging. Some sandy and coarse loamy soils affected by groundwater often with humose surface horizon.* The Land is Agricultural Land Classification Grade 4. The land lies approx. 80m above sea level.

PLANNING HISTORY: There is no history of any Planning Applications on the land. In 2018-2020 the land was being considered for SANGS (Site of Alternative Natural Green Space) to serve a nearby proposed residential development, but that did not proceed.

PLANNING STATUS: Countryside. The land is outside of the South Downs National Park.

TPOs: There are no Tree Preservation Orders that affect the Property.

ACCESS: The Property benefits from 3 vehicular access points as identified by arrows on the **Site Plan**. 2 of these are directly off Petersfield Road at either end of the road frontage which forms the eastern boundary. The third access is over a track between the neighbouring residential properties adjoining the southern boundary. **PLEASE DO NOT ACCESS THIRD ACCESS POINT WHEN VIEWING.** Please speak to the Selling Agent for more details.

DESIGNATIONS: The site is within 400m of the Wealden Heaths Phase II - Special Protection Area and Woolmer Forest Special Area of Conservation.

SERVICES: None connected but mains Water and Electricity are close by and available. Interested parties must make their own enquiries to the relevant utility provider.

WAYLEAVES: An 11kv overhead electricity line on wooden poles crosses the Property. A 33kv overhead electricity line on wooden poles cross just inside the Property.

DEVELOPMENT UPLIFT: Subject to the level of any offers, the Vendors are mindful to retain a 25% share of any revenue achieved for Natural Capital Schemes (including BNG) or residential type development over a 50 year period. Please discuss this further with the Selling Agent.

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

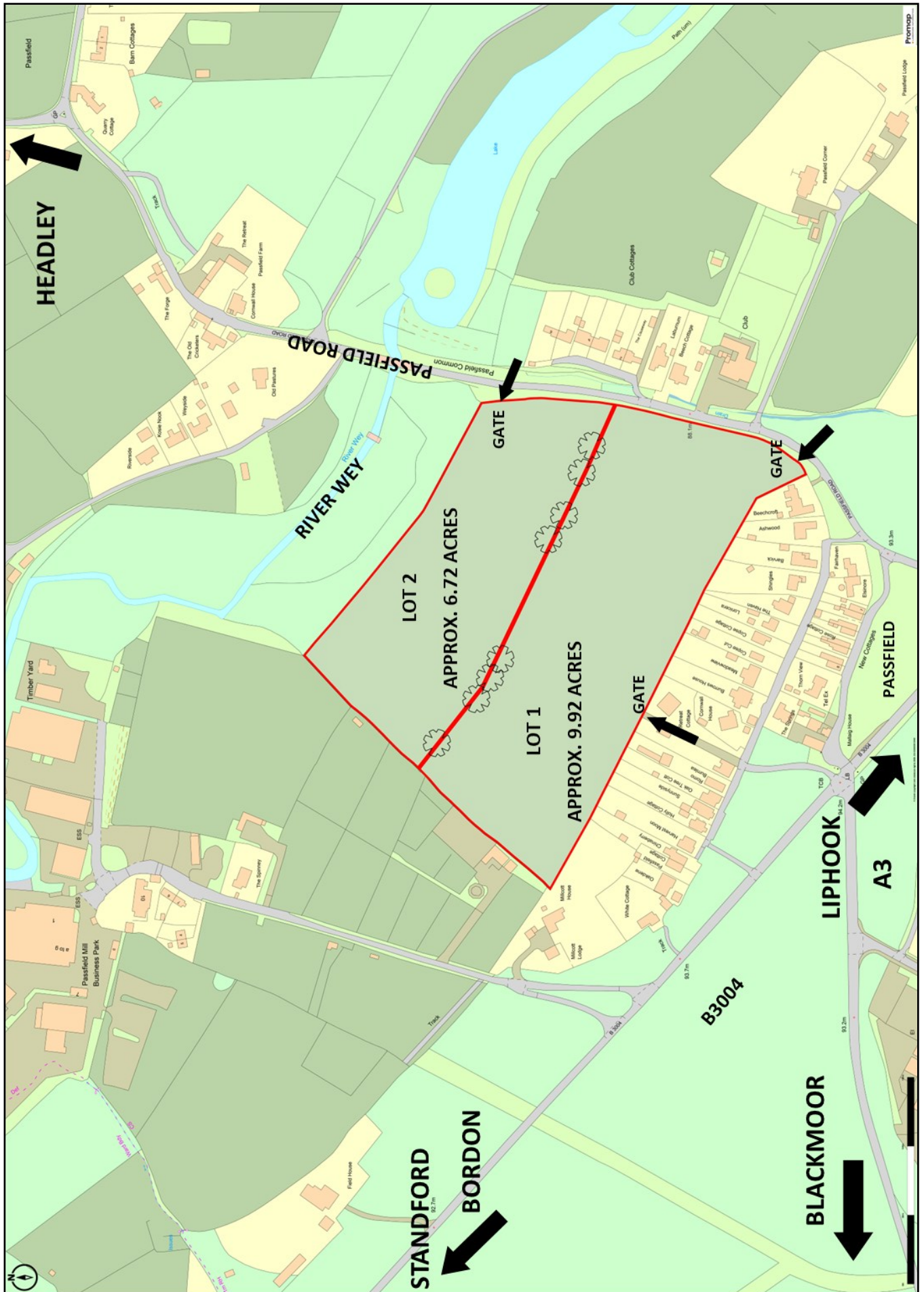
For Further Information Contact:
Dominic Plumptre
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OFFER INSTRUCTIONS:

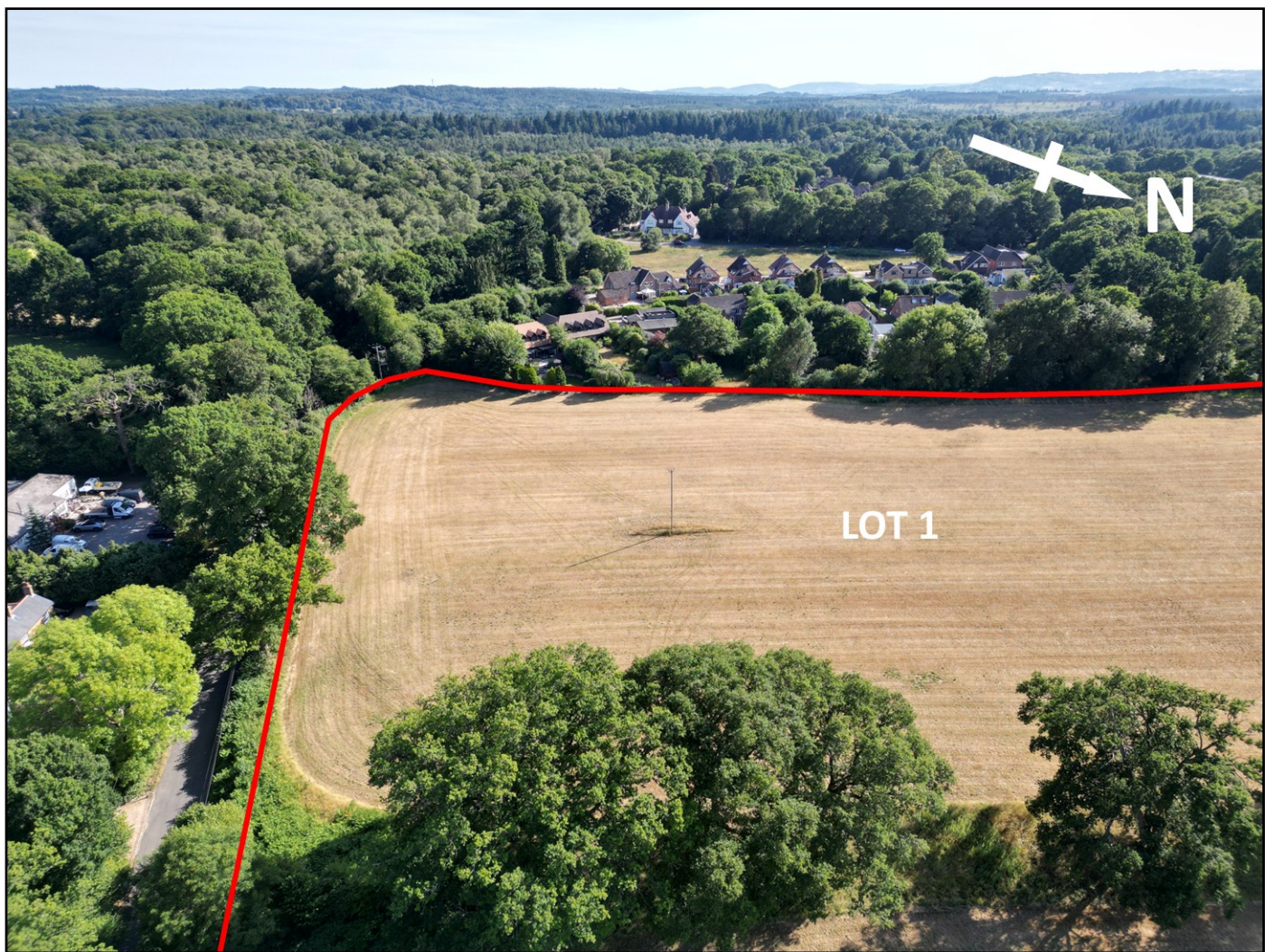
Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.



SITE PLAN



Subject to Survey







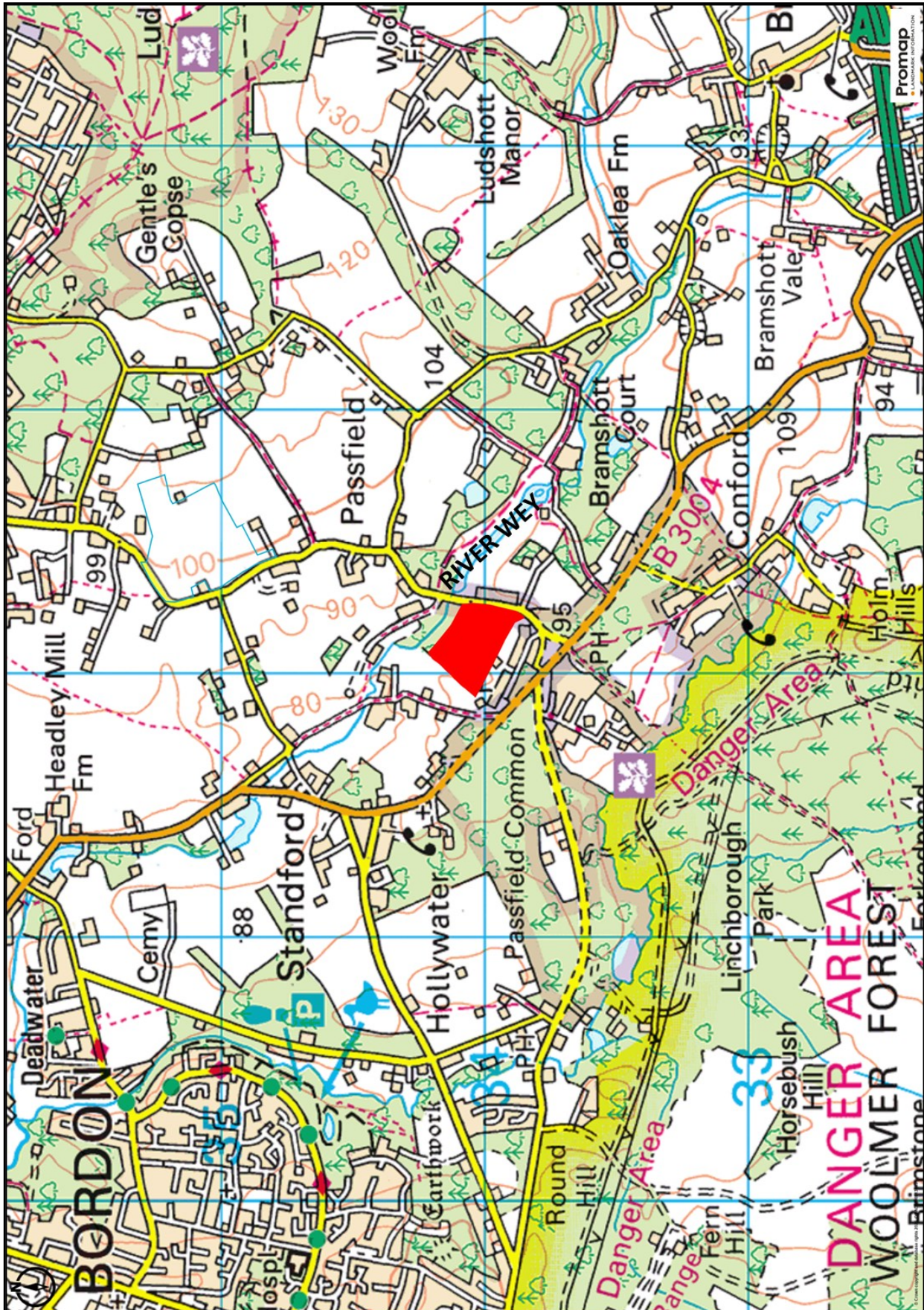


The map displays a large red-shaded plot of land situated in the Passfield area. The plot is roughly rectangular, with its northern boundary following the South Branch River and its southern boundary near the A3 road. Surrounding the plot are various landmarks and infrastructure:

- North:** The South Branch River flows along the northern edge of the plot. To the north of the river are several buildings, including 'The Stone Place', 'Passfield House Farm', and 'Cornwall House Passfield Farm'. A 'Pit (dis)' is also marked.
- East:** The A3 road runs along the eastern side of the plot. To the east of the road are 'Passfield Lodge', 'Old Lodge', 'Waterside Copse Garden Cottage', and 'Passfield Enterprise Centre'. A 'Drain' is also shown.
- South:** The A3 road continues south from the plot. To the south of the road are 'Passfield Mill Business Park', 'The Spinney', 'Field House', 'Millcott Lodge', and 'Passfield Common'. A 'Weir' is also marked.
- West:** The A3 road runs along the western side of the plot. To the west of the road are 'Standford Grange', 'Standford Hill', 'Hill View Cottages', and 'Passfield Mill Business Park'. A 'Weir' is also marked.

The map includes a compass rose in the bottom left corner and a 'Promap' logo in the top right corner. The map is titled 'Passfield' in the bottom right corner.

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.