

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

WOODBERRY LANE, ROWLANDS CASTLE, PO9 6EP

PASTURE LAND

Approx. 4.28 acres (1.73 Ha) in All



A well-located parcel of pastureland on the edge of Rowland's Castle. Only approx. 2.5 miles from Junction 2 of the A3(M). Excellent links to local public rights of way network. Located just outside the South Downs National Park. Suitable for amenity, recreation, conservation and other uses, subject to obtaining planning consent where necessary.

PRICE GUIDE £100,000

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. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk

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:** PO9 6EP.
What3Words (Access Gate): [Improvise.windy.elect](#)

DESCRIPTION: The property extends to approx. 4.28 acres (1.73 Ha). It mainly comprises pastureland with a small area of woodland/scrub at the south-western corner between the property and the railway (Portsmouth Direct Line). The residential area of Rowlands Castle is adjacent to the west. The northern and eastern boundaries comprise established native hedging. The southern boundary is post and rail fencing. The western boundary is mostly close board fencing apart with a section of woodland/scrub.

A right of access and bridleway passes across the land north to south from Woodberry Lane. Lavant Stream passes across the land from the north-eastern corner off Woodberry Lane to the southern boundary. The southern part of the land is classified as Grade 3 agricultural land, while the northern part is classified as non-agricultural on the land classification database. The soil is identified as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

ACCESS: Access to the land is directly from Woodberry Lane at the north western corner. Please see black arrow on **Site Plan**.

LAND REGISTRY: The property comprises the entirety of Land Registry Title SH29710. There are a number of historic rights and covenants benefitting and burdening the property which are referred to on the Land Registry Title Register, although it is not clear which of these remain enforceable. See Selling Agent's website for Land Registry Title Plans and Registers.

PLANNING HISTORY: No recent planning applications have been identified as relating to the Property.

PLANNING STATUS: The property is located outside of settlement boundaries, although it is adjacent to the Rowland's Castle settlement boundary along much of the western boundary. It is within an area designated "countryside" under the Local Plan.

ARTICLE 4 DIRECTION: As of 16th June 2009, an Article 4 Direction was placed on the land restricting the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. The effect of this is that planning consent is likely to be required for the above purposes.

DESIGNATIONS: Much of the land is within Flood Zones 2 and 3 indicated a medium to high probability of flooding. It is within the South Downs National Character Area. The property is not within the South Downs National Park, the boundary being across Woodberry Lane to the north. The eastern part of the land is historic landfill. No other significant environmental/planning designations have been identified.

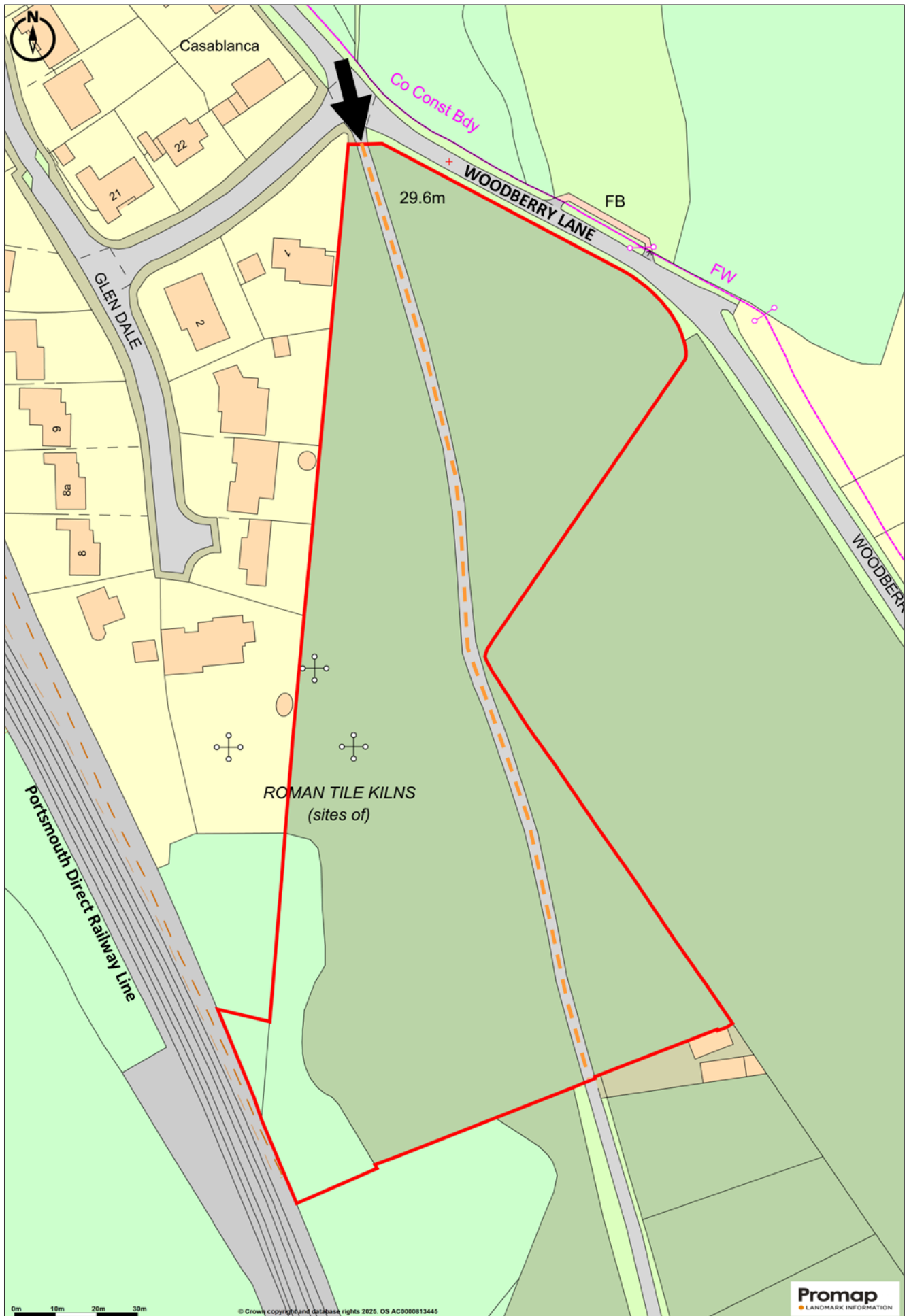
SERVICES: Based on information that we have been provided, electricity and water are likely to be available nearby but are not currently connected.

TRACKWAY—RIGHT OF WAY: A right of way is in use across the property from the access off Woodberry Lane for the benefit of properties to the south-east. This is indicated by the orange dashed line on the **Site Plan**.

PUBLIC RIGHTS OF WAY: The property is well situated for access to the local public rights of way network on the edge of Rowland's Castle. A bridleway passes across the property from north to south broadly following the route of the access track/right of way which crosses the property.

LOCAL AUTHORITY: EHDC, PO Box 310, Petersfield, GU32 9HN. Tel: 01730 234298.
www.easthants.gov.uk

SITE PLAN



Subject to Survey



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:

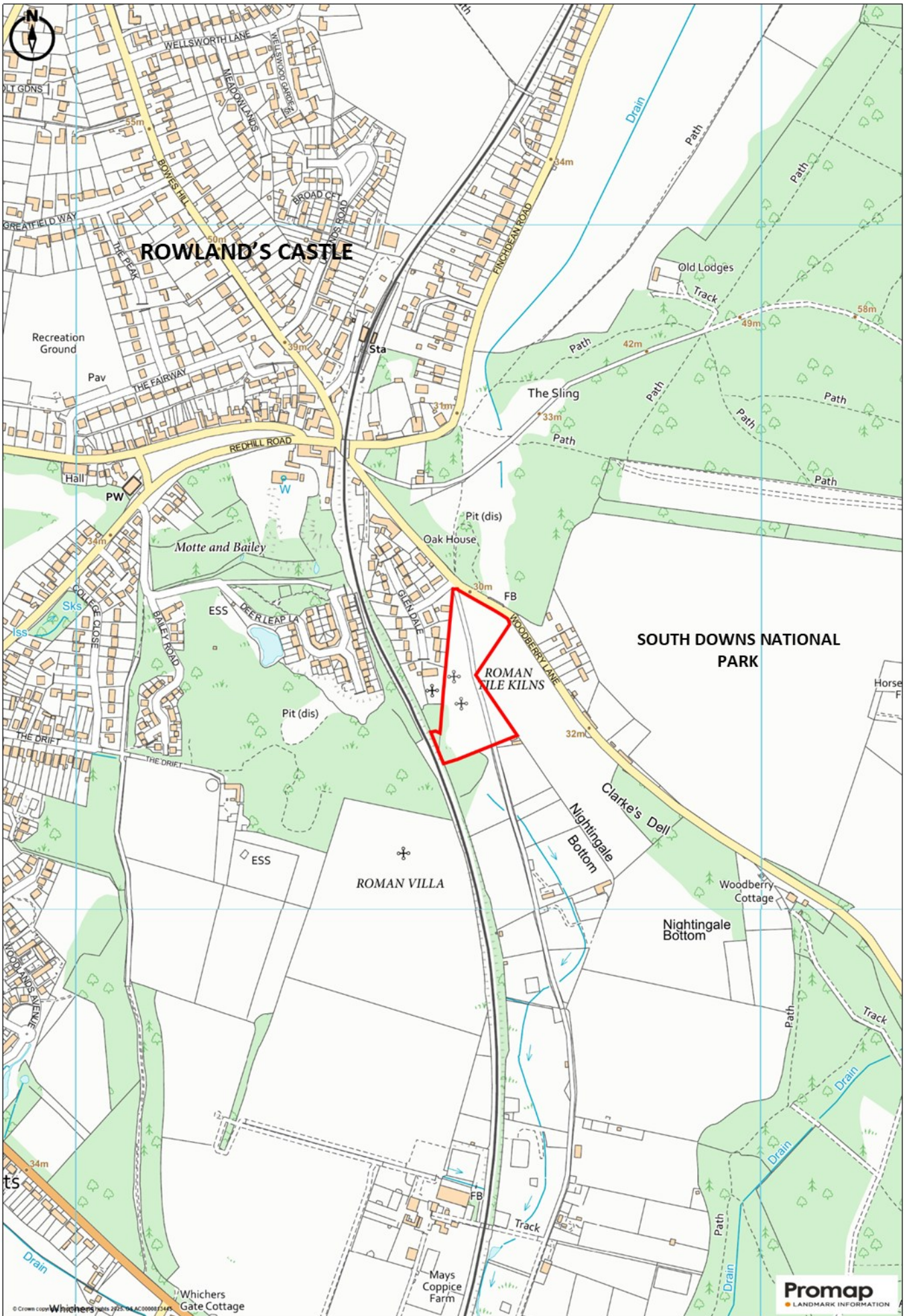
Nathan Broome

Tel: 01489 896977

Email: nathan@gileswheeler-bennett.co.uk



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 2025