

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## **Land Off Hampton Hill, Swanmore** **Pastureland** **Approx. 3.15 acres (1.27 Ha)**



**An attractive 3.15-acre (1.27 ha) parcel of pastureland with woodland edges, in the village of Swanmore. Level ground with water supply (*currently turned off*). Accessed via a track from Hampton Hill. Suitable for agricultural, equestrian, amenity, recreation and conservation uses, subject to planning.**

**Price Guide £175,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE**



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

T: 01489 896977 F: 01489 896985

E: [office@gileswheeler-bennett.co.uk](mailto:office@gileswheeler-bennett.co.uk) [www.gileswheeler-bennett.co.uk](http://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 [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to visiting the Property.

**VIDEO DRONE FOOTAGE:** See the [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) for further details, photographs, drone video footage is available showing the whole Property.

**LOCATION:** See **Location Plan**. SO32 2QN. **What 3 Words:** [Reefs.remission.navigate](#). Access Off Hampton Hill, Swanmore.

**DIRECTIONS:** Please see **Location Plan** and use postcode and What3Words *above*.

**DESCRIPTION:** The land extends to approx. 3.15 acres of gently sloping, stock-fenced pastureland with attractive woodland fringes, previously in use for grazing, and quietly positioned on the edge of the sought-after village of Swanmore. Set back from the road and screened by trees and woodland on three sides, the land enjoys a peaceful rural setting with far-reaching potential. Accessed via a private track from Hampton Hill with a historic mains water supply (currently turned off). The parcel lends itself to a wide range of agricultural, equestrian, amenity, recreational and conservation uses, subject to the necessary planning consents.

**LAND REGISTRY:** The property entirety of Land Registry Title HP577850. Copy available to view on the Selling Agent's website.

**PLANNING:** There are no recent planning applications affecting the Property. The Property is located outside settlement boundaries in an area designated as Countryside under the South Downs Local Plan.

**DEVELOPMENT UPLIFT:** The Vendors are mindful to retain a 30% share of any uplift in value caused by Planning Consent for any residential or commercial development on the Property, during a period of 25 years from the completion date of the sale.

**RIGHTS AND RESTRICTIONS:** There are no public rights of way directly affecting the Property.

**ACCESS:** Access is via a private access track from Hampton Hill secured by a field gate.

**DESIGNATIONS:** The Property is situated within the South Downs National Park and within the South Hampshire Lowlands National Character Area. No other significant environmental or planning designations have been identified as affecting the Property.

**SERVICES:** Water was historically connected to the Property and so the pipework remains. The supply is however currently turned off/disconnected but could likely be reconnected without too much issue.

**LOCAL AUTHORITY:** Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [www.winchester.gov.uk](http://www.winchester.gov.uk)

**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 Additional Documents on our website for instructions as to how to make an offer by Private Treaty.

**For Further Information Contact:**

Nathan Broome

**Tel:** 01489 896977 **Mob:** 07393 211932

**Email:** [nathan@gw-b.co.uk](mailto:nathan@gw-b.co.uk)



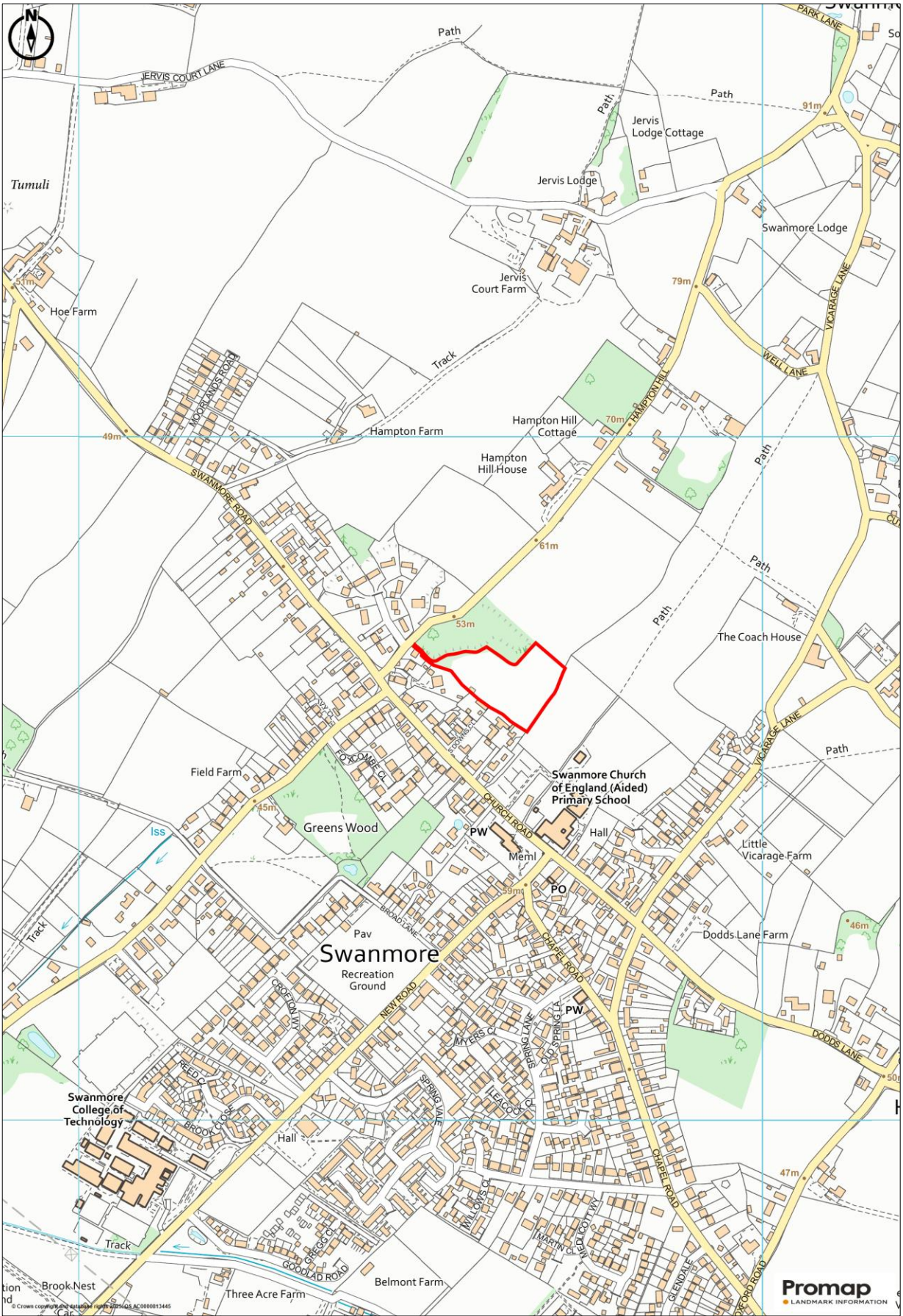
## SITE PLAN



**SUBJECT TO SURVEY**

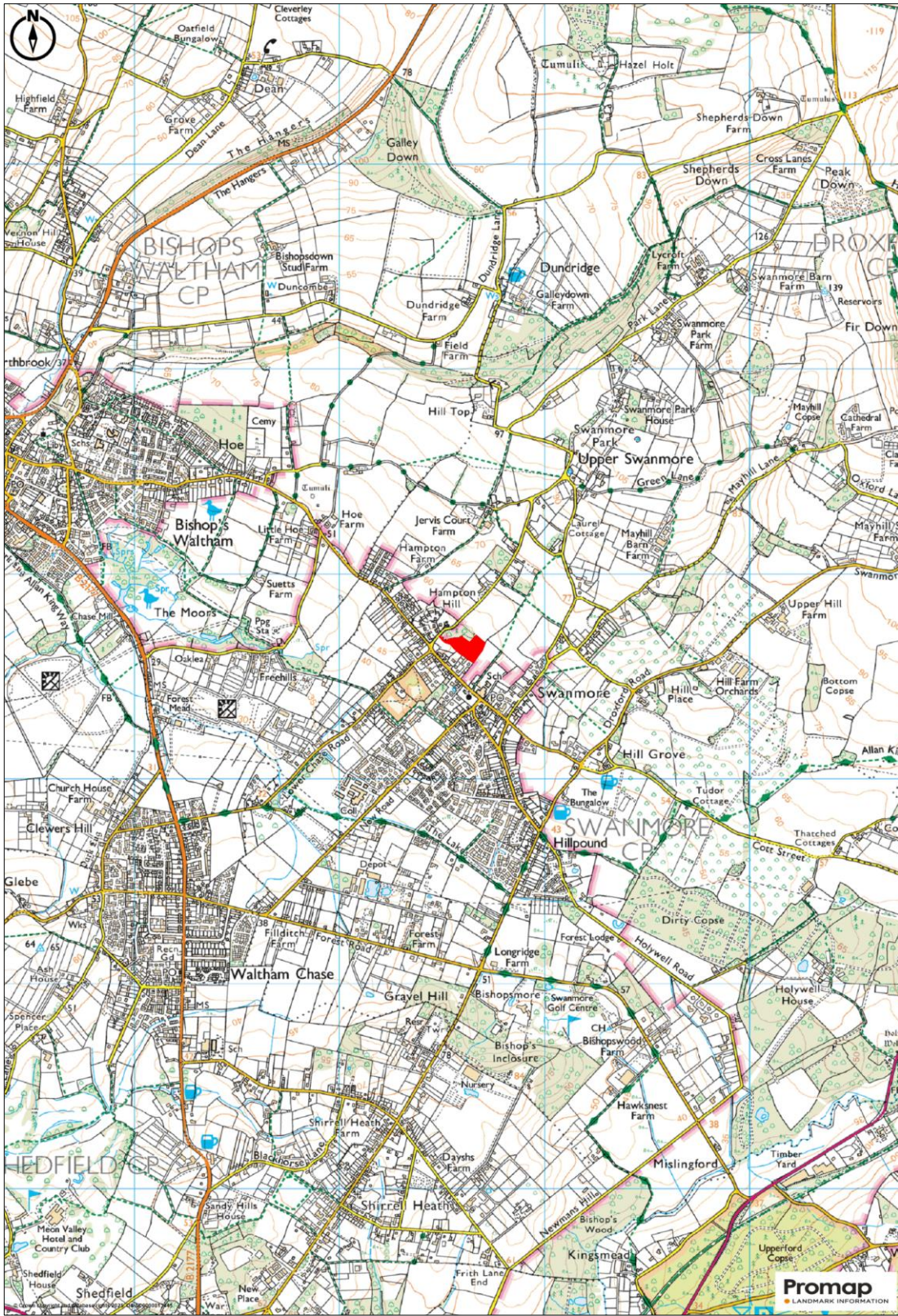


# LOCATION PLAN



**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.