



LAND AT WEST END LANE, MEDSTEAD

Pasture land at West End Lane, Medstead, Hampshire GU34 5QA
For sale as a whole, by private treaty



PASTURE LAND

Medstead, Hampshire

Alresford 4.8 miles | Winchester 11.8 miles

(Distances are approximate)

11.04 ACRES (4.47 ha)

For sale as a whole, by private treaty

GUIDE PRICE FOR THE WHOLE: £375,000

SUMMARY

A rare opportunity to acquire a beautiful parcel of undulating permanent pasture between the villages of Bighton and Medstead. The land has been used for many years for producing hay and grazing livestock but could suit a range of alternative uses including equestrian, subject to obtaining the necessary planning permission.

Overall, the property extends to approximately 11.04 acres (4.47 ha).

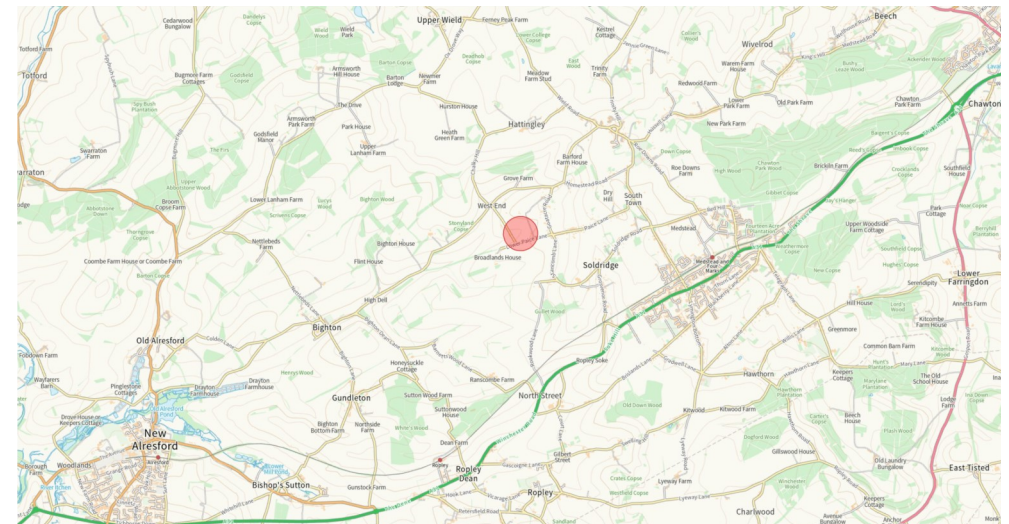
SITUATION

The land is situated in an idyllic spot with far reaching views to the north across open countryside. The land is located between the villages of Bighton and Medstead with frontage to, and access from, West End Lane and Lower Paice Lane. It is within easy reach of the market town of New Alresford.

Bighton benefits from a popular public house and Medstead has a well regarded village primary school. More comprehensive facilities are available in Alresford and Four Marks (which is also close by).

The transport links are excellent with the A31 in close proximity as well as direct rail access into central London from Alton in just over an hour. Southampton airport is approximately 23 miles from the land and provides domestic and international flights.

The land is bordered by a web of public rights of way, offering scenic riding through the open countryside for horse riders.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale as a whole, by private treaty.

Access

The Land can be accessed via access points directly onto West End Lane and Lower Paice Lane (public highway).

Services

The property does not benefit from electricity or water connection.

Rights of Way

A public footpath crosses the holding.

Wayleaves & Easements

The property is sold subject to and with the benefit of all rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to or not.

Tenure and Possession

The property is sold Freehold with vacant possession under part of Land Registry Title Number SH44423.

Boundaries

The purchaser(s) will be responsible for all boundary fences and any new fences.

Overage

The property is for sale subject to an overage clause of 30% of any uplift in value for development other than for agriculture or equestrian uses for a period of 30 years.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Directions

Head north out of Alresford down Broad Street (B3046). Turn right onto Bighton Lane (before you reach Old Alresford). Head along Bighton Lane into Bighton and continue to follow the road through the village (as it turns into Bighton Dean Lane and then Bighton Road). 1.6 miles outside of the village of Bighton turn right onto West End Lane. The land will be on your left hand side approximately 0.5 mile along West End Lane.

Postcode

GU34 5QA

 [what3words](https://www.what3words.com/) [///polygraph.middle.bits](https://polygraph.middle.bits)

Local Authority

East Hampshire District Council
www.easthants.gov.uk Tel: 01730 266 551

EPC

Land does not require an EPC.

Viewings

By appointment with BCM LLP only.

Seller's Agents

Ed Pettit-Mills MRICS, or Sarah Orr, BCM LLP
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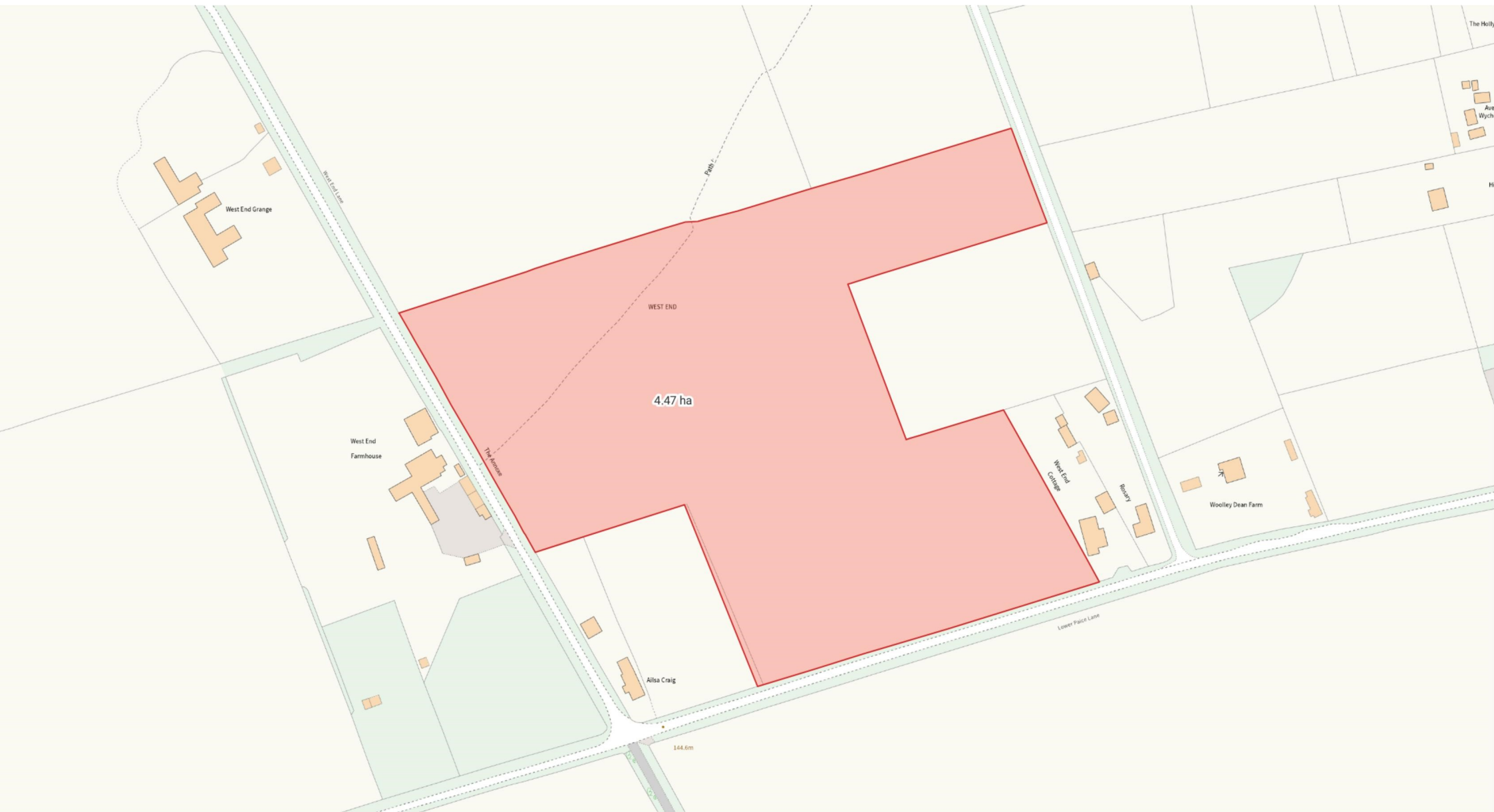


IMPORTANT NOTICE

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- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of facts
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM tested them.

Particulars prepared June 2024 and photographs taken June 2024.



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