



Land at West End Lane, West End Lane, Medstead,
Hampshire, GU34 5QA



PASTURE LAND MEDSTEAD HAMPSHIRE

Arlesford 4.8 miles | Winchester 11.8 miles
(Distances are approximate)

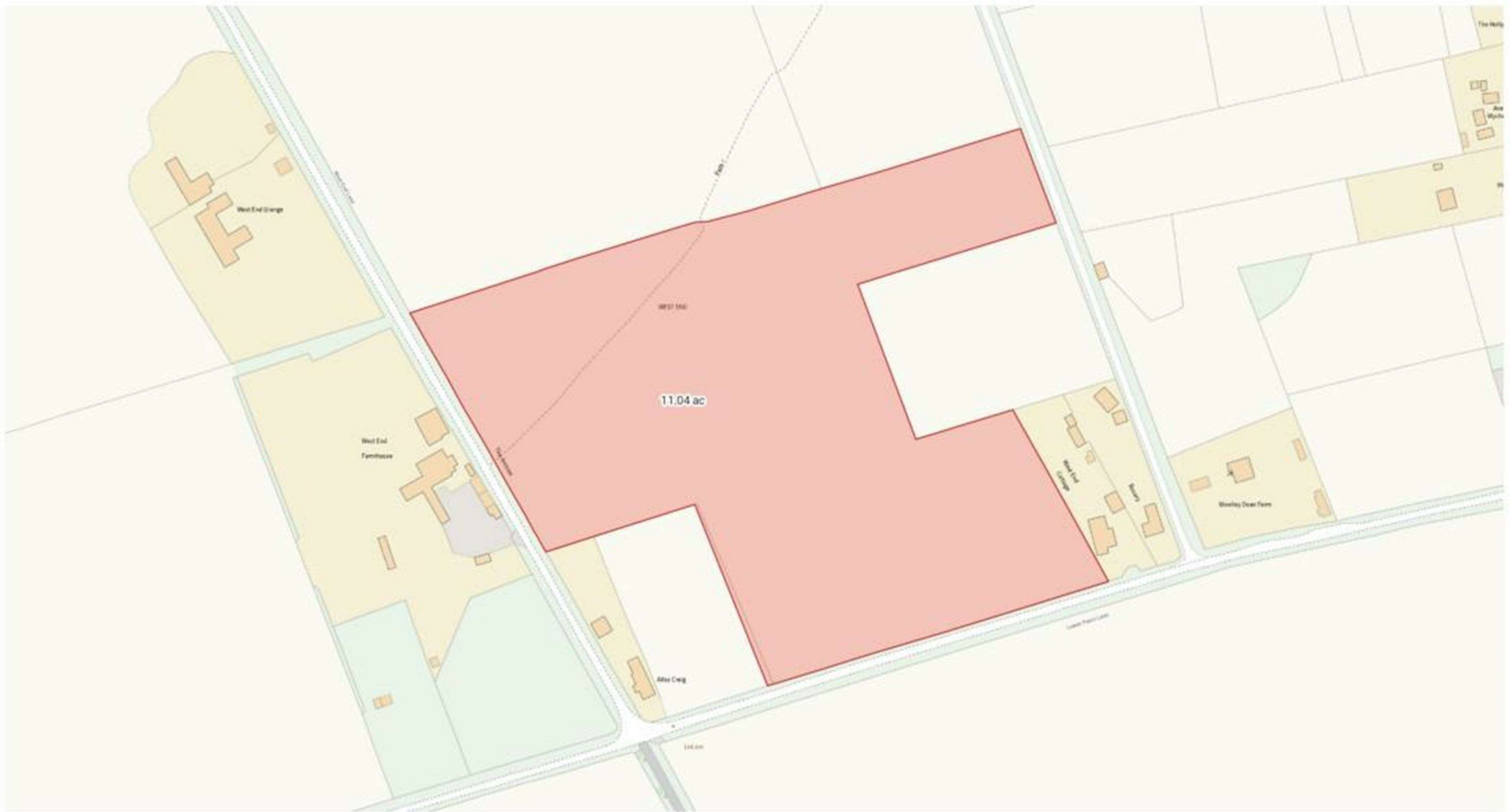
GUIDE PRICE FOR THE WHOLE: £300,000

A rare opportunity to acquire a beautiful parcel of land located between the villages of Bighton and Medstead in Hampshire, extending to approximately 11.04 acres (4.47 hectares). This 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.

- Beautiful parcel of undulating permanent pasture between the villages of Bighton and Medstead
- Extends to approximately 11.04 acres (4.47 hectares)



Land at West End Lane



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SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

THE PROPERTY

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

Local Authority

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

What3Words

///polygraph.middle.bits

Viewings

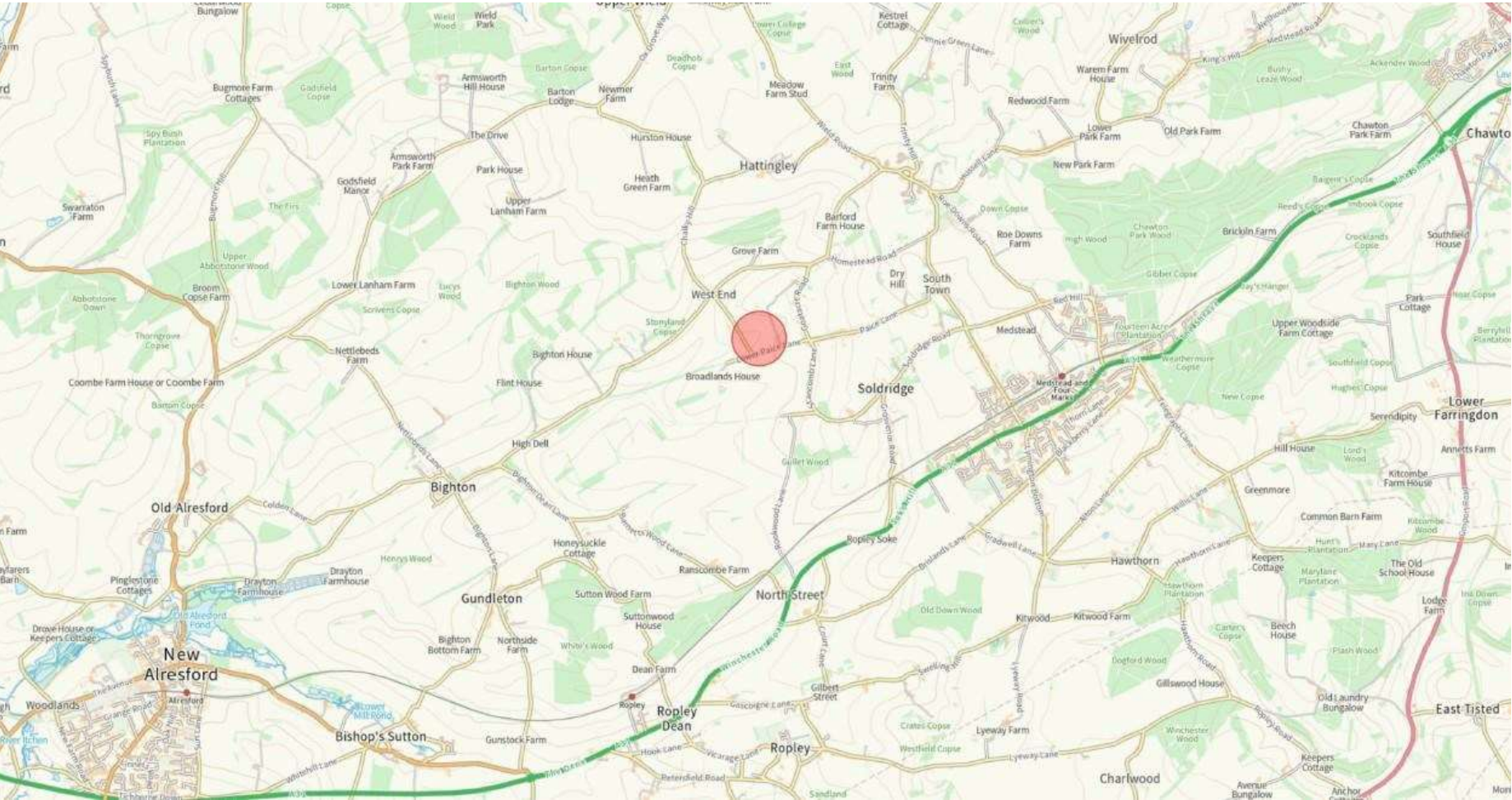
By appointment with BCM Wilson Hill

Sarah Orr, BCM Wilson Hill

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e: sorr@bcmwilsonhill.co.uk

NB: These particulars are as at 17th March 2025



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- 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 fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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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 Wilson Hill tested them.

Winchester

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