



# LOT 1 - LAND AT ROMSEY ROAD

Romsey Road, Stockbridge, Hampshire, SO20 6DF

TO LET

£225,000





# Lot 1 - Land at Romsey Road

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A rare opportunity to acquire a parcel of arable land with far reaching views in close proximity to the picturesque market town of Stockbridge, Hampshire, extending to approximately 20.17 hectares (49.85 acres). The land offers a diverse range of opportunities including environmental schemes and growing cereals or viticulture, subject to planning permission.

The land is available to purchase as a whole or in two separate lots:

Lot 1 - 7.56 hectares (18.69 acres) - Guide price - £225,000

## Method of Sale

The property is offered for sale by private treaty.

## Rights of Way

The land is sold subject to 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, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Condition of Sale or not.

## Access

Lot 1 benefits from direct vehicular access via a right of way at all times and for all purposes over the private road, Marsh Court View.

## Planning

There are no outstanding planning applications directly attached to the property.

## Services

There are no services connected to the Property but may be available nearby, subject to the purchaser's investigations.

## Tenure and possession

The land is farmed under a contracting arrangement with a neighbouring farmer. Early entry may be available by negotiation. Depending upon the date of completion the Vendors may require Holdover in order to allow the harvesting of crops in the ground.

## Local Authority

The Land at Stockbridge Road falls within the administrative area of Test Valley Borough Council.

## Sporting, mineral and timber rights

The sporting, mineral and timber rights are in hand and are included in the sale of the freehold insofar as they are owned.

## VAT

Any guide prices quoted or discussed are exclusive of VAT.

Guide price for the whole: £600,000

## Environmental Schemes

The land is not currently entered into any environmental land management schemes.

## Designations

The land is designated with the Nitrate Vulnerable Zone (NVZ).

The soil classification is Grade 3 ('good to moderate').

## Areas and Schedules

These are based on 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.

## EPC

Not applicable.

## Directions

From Stockbridge, follow the Romsey Road, A3057 south towards King's Somborne. The land will be on your left hand side after approximately 1.2 miles.

## Health and Safety

When viewing the land please take considerable care and attention.

## What3Words

///crossword.schooling.cuter

## Mobile Phone Coverage

Limited mobile phone coverage available (Ofcom).





#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: 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
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: 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 in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: 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

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