

CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Sheet (0.5 mile), Petersfield (1 mile), A3 (1 mile), Liphook (6 miles)
 Petersfield Railway Station (1.5 miles)

“Sheet Common Field”
 an attractive and accessible 1.03 acre paddock
 off the A272 at Sheet, Nr. Petersfield, GU31 5AT
 lying adjacent to existing residential properties



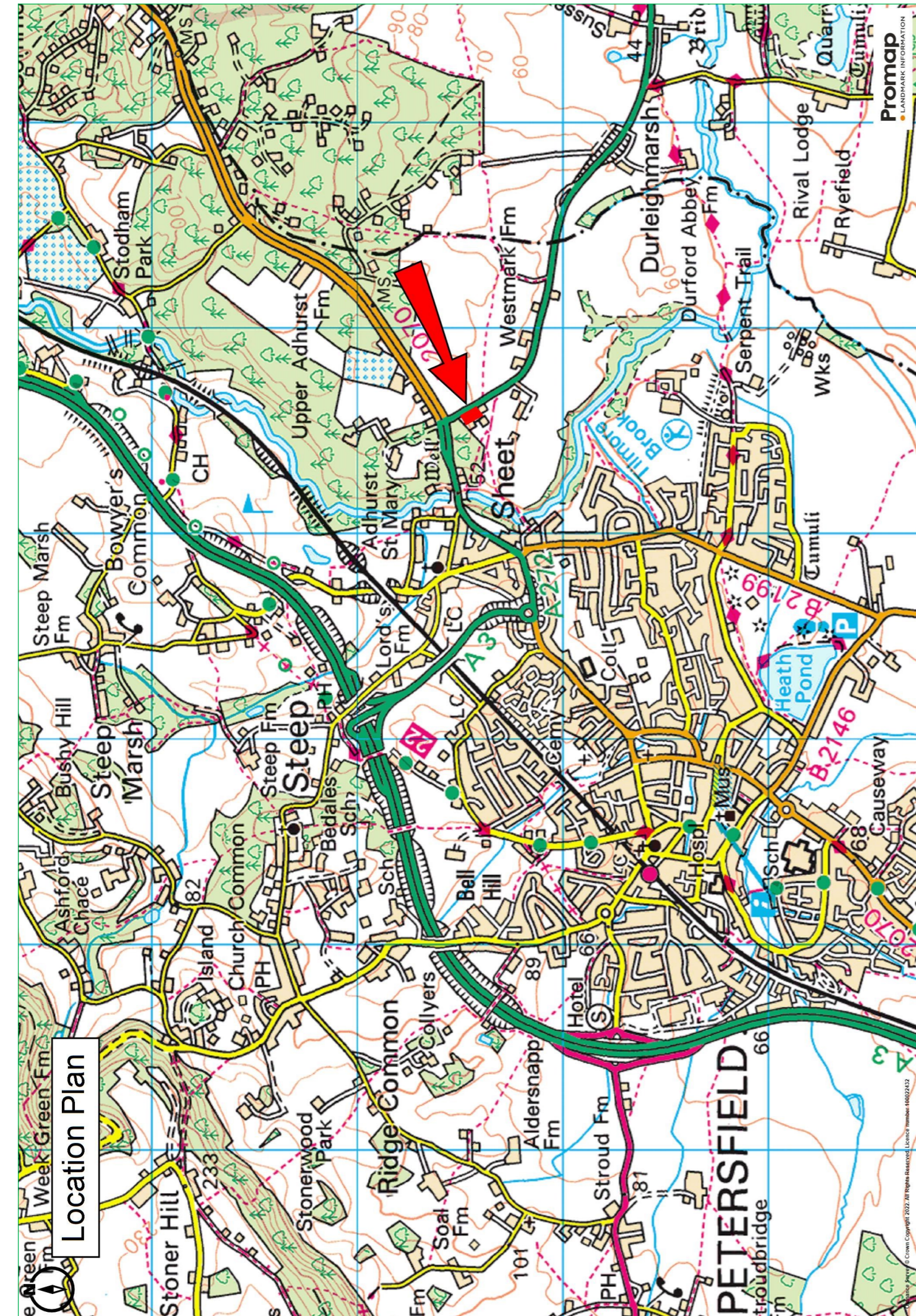
1.03 acres of level quality pasture land in an accessible and popular location with road frontage and good access and within easy walking distance of the centre of Petersfield

Offers Invited for the Freehold with Vacant Possession

Price Guide £110,000 - £125,000

The Land is available now for immediate occupation

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DESCRIPTION: This 1.03 acre (0.41 ha) regular, rectangular shaped paddock lies immediately to the west of the A272 close to Sheet and Petersfield. The land has an existing gated entrance in the north-east corner and significant road frontage of over 100 metres. The average depth to the property is some 50 metres. The land directly adjoins the entrance boundaries of three substantial adjoining residential properties including Sheet Common House and Primrose Cottage to the south and Wymering to the west.

The northern boundary of the paddock directly adjoins Sheet Common with all the recreational, leisure facilities that offers including woodland walks, riding and bicycling towards Sheet Village and the River Rother to the west. A number of footpaths are close by to the south over the River Rother into Petersfield and east through Westmark Farm towards Lower Durford Wood, the exclusive residential Estate and Durlough Marsh beyond and towards Rogate to the east.

The boundaries of the field are well established with either post and rail, hedge and/or stock proof fencing with a 10 ft. wide 7 bar galvanised gated entrance leading through to the pasture with a small copse area mainly of silver birch in the north-east corner. The land lies level, about 70 metres above sea level, has a very slight gradient towards the south and is described by Soilscape as being Soilscape 6 - freely draining slightly acid loamy soils.

The land is classified as Grade 4 agricultural land and lies within the South Downs National Park. There are no public rights of way over any part of the land. The grassland is productive permanent grassland used for occasional grazing and the production of hay/silage but equally suitable for a wide range of other users and recreation and hobby activities (all subject to planning).

DIRECTIONS: Driving from Petersfield on the London Road/A272 drive through Sheet leaving The Half Moon PH on your left hand side. Over the River Rother and as you rise up to beginning of the dual carriageway at Adhurst St Mary turn right onto the A272 signed Rogate and Midhurst. After a short distance - about 100 metres, the land will be found on the right hand side next to the Ian Judd & Partners "For Sale" boards. You can park in the layby opposite or you can pull in off the road and park on the verge adjacent to the entrance gate which is in the north eastern corner of the land. What3Words: ///slowness.easels.washable

TENURE AND POSSESSION: Freehold Interest For Sale by Private Treaty with Vacant Possession upon completion. The land is registered with the HM Land Registry as part of Title No. SH33039.

CONVENANT: The land will be sold with a Restrictive Covenant restricting its future use to agriculture, equestrian, horticulture or Forestry or the like. There shall be no residential or industrial use or occupation allowed on any part of the land. Stabling, agricultural buildings and polytunnels however would be acceptable.

SERVICES: No mains services are known to be connected to the property but mains water and electricity supplies are available in the road frontage and there is also an SSE Electricity Sub Station in the very south-eastern corner of the land.

VIEWING: The land can be inspected at any reasonable time during daylight hours, on foot only, whilst in possession of a copy of these sales particulars. You can park safely in or close to the entrance access gate on the roadside verge or in the layby opposite.

CONTACT: Tim Gardner or Henry Brice at Ian Judd and Partners LLP, Tel: 01489 896422 or Email: tim@ianjuddandpartners.co.uk henry@ianjuddandpartners.co.uk



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3rd April 2024

