



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- West Meon Hut/A272 (1.8 miles), Corhampton (4 miles), Bishops Waltham (8 miles), Petersfield (9 miles), Wickham (12 miles), Alton (14 miles), Winchester (12 miles),

Court House Water Meadows, West Meon Hampshire, GU32 1JG



21.40 acres (8.66 ha) of quality water meadows with River Meon running through the land on the edge of the village of West Meon

Offers Invited for the Freehold with Vacant Possession

Price Guide £325,000

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DESCRIPTION: The Water Meadows comprises **21.4 acres** (8.66 ha) of permanent pasture with the River Meon double bank running through the entire length of the land from east to west. The paddock is regularly shaped, adjoining The Court House to the east, A32 to the south and open countryside and farmland to the north and west. The property is accessed from Floud Lane, west Meon, in the north eastern corner of the land.

The grassland is productive permanent grass land and has been grazed by livestock for many years. The boundary includes a range of mature native trees with thick hedgerows along the south, with post and wire and post and rail fencing on all boundaries. The soil is described by Soilscape as being Soilscape 20, “a loamy and clayey floodplain soils with naturally high groundwater”. The land is classified as Grade 3 agricultural land. The land lies within of the South Downs National Park and South Downs National Park Planning Authority. There are no public rights of way over any part of the property.

The River Meon is an attractive chalk stream, which provides a wonderful habitat for a range of wildlife. All sporting and riparian rights are included within the sale. The land is registered with the Rural Payments Agency and Basic Payment Entitlements will be included within the sale. The land is within an Nitrate Vulnerable Zone. Part of the land immediately next to river is within Flood Zone 2. The land is within a “coastal and floodplain grazing marsh Priority Habitat”.

The property offers future opportunities for restoration of traditional water meadows, rewilding, wetland habitat conservation or nitrate and other planning mitigation, subject to necessary consents.

DIRECTIONS: See Location Plan. From the West Meon Hut, head south on the A32 towards West Meon/Fareham. On entering the village of West Meon, turn right at the War Memorial onto Church Lane, pass West Meon Primary School, take the next left onto Floud Lane, after 150m the land is situated on the right hand side. There are steel field gates giving access to the property. The properties Grid Reference is SU63832404 and What3Words: ///models.trickster.stretch

TENURE AND POSSESSION: Freehold Interest For Sale by Private Treaty with Vacant Possession on completion. The land is registered with the HM Land Registry under Title No. HP760872.

SERVICES: The land is served by a private water supply with trough from the adjoining Court House. Natural drinking is available for livestock from the River. Electricity lines over-sail the land. The pump house is in separate ownership and not included within the sale. The pump house benefits from a right of way over the land.

VIEWING: Viewing is possible without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these Sale Particulars. Please take care when viewing as the great outdoors contains unexpected hazards. You should exercise common sense and caution such as wearing appropriate footwear and avoiding trip hazards and steep banks. The land is grazed with cattle and accordingly caution should be taken.

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