



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Denmead (0.9 miles), Hambledon (2.5 miles) Waterloo (4 miles),
 A3M Jct 3 (4 miles), Wickham (6 miles), Portsmouth (8.5 miles), Fareham (7.8 miles),

**Inhams Meadows, Inhams Lane, Denmead,
 Waterloo, Hampshire, PO7 6LX**



30.02 acres (12.15 ha) of pasture meadows on the edge of Denmead

Available as a whole or lots

Offers Invited for the Freehold with Vacant Possession

Price Guide £650,000

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DESCRIPTION: Inhams Meadows comprises **30.02 acres** (12.15 ha) of level productive permanent pasture situated to the west of Denmead. The land is subdivided into 5 field Parcels, with several access points from Inhams Lane.

The grassland is level productive permanent grass and has been mown for hay for many years. The boundary includes a range of mature native trees with mature hedgerows on all boundaries.

The soil is described by Soilscape as being Soilscape 18, “a slowly permeable seasonally wet slightly acid but base rich loamy soils with moderate fertility”. The land is classified as Grade 3 agricultural land. The land lies outside of the South Downs National Park. There are no public rights of way over any part of the property.

A National Grid high voltage power line crosses the land with 2 pylons and oversail situated on the land.

LOTING & PRICE GUIDE

The land is offered for sale as a whole or in lots.

Lot 1 - 7.609 acres	as shown outlined red on the plan	Price Guide £225,000
Lot 2 - 6.612 acres	as shown outlined green on the plan	Price Guide £165,000
Lot 3 - 12.232 acres	as shown outlined blue on the plan	Price Guide £215,000
Lot 4 - 3.564 acres	as shown outlined orange on the plan	Price Guide £100,000
Whole 30.017 acres		Price Guide £650,000

DIRECTIONS: See Location Plan. From Junction 3 A3, head west on Hulbert Road (B2150), continue on Hulbert Road, which leads to Maurepas Way (A3) at the roundabout take the third exit onto Hambledon Road (B2150), continue for 2 miles, at the roundabout take the first exit onto Forest Road, continue heading west on Forest Road. As you leave Denmead, Inhams Lane is situated on the right hand side. The land is situated to the west of Inhams Lane. The Grid Reference is SU6468112114 and What3Words: ///tomb.given.wound

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. HP719133

SERVICES: The land has a mains water supply. If sold in lots, sub-metered supplies can be connected to each lot at the purchasers’ cost.

FENCING: If sold in lots each lot will be responsible for erecting and thereafter maintaining a stock-proof fence on the southern boundary of their lot within 3 months of completion.

OVERAGE: The Vendors intend to place an Overage provision within the Sale Contract reserving 25% of any gross up-lift on the value of the property if planning permission is granted for residential development at any time within 25 years of the date of Transfer.

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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July 2024

