



CHARTERED SURVEYORS & LAND AGENTS

Distance by Road: Petersfield 2.3 miles, West Meon Hut 5.8 miles,
A3 1.5 miles, Winchester 18 miles

North Stroud Farm North Stroud Lane, Langrish, Petersfield, Hampshire, GU32 3PR



Farmhouse and 18.30 Acres (7.40 ha) of Land

Set in picturesque countryside within The South Downs National Park

Offers Invited for the Freehold with Vacant Possession

Price Guide: £700,000

This Property offers a rare opportunity to purchase a delightful rural property within the South Downs National Park in need of major refurbishment with no near neighbours

LOCATION:

See attached Location Plan. North Stroud Farm is located to the north of North Stroud Lane, which is an unclassified adopted metalled highway to the property from the northeast and an unclassified Adopted unmetalled highway from the southwest.

The property is situated in open countryside, with long distance views to over the South Downs National Park, a short distance from the hamlet of Stroud and approximately 2 miles from the town of Petersfield and the A3, which offers rapid transport links north to London and south to Portsmouth and the South Coast.

DIRECTIONS:

See attached Location Plan. From A3, Petersfield Junction head west on A272 for approximately 1 mile. Pass the Car Sales Garage on the left hand side, after 50m turn left onto North Stroud Road, follow the lane for approx 0.5 mile and the dwelling is situated on the right hand side.

Grid Reference: SU7132723103
What3words: ///entire.bulge.acoustics

DESCRIPTION:

The holding extends to 18.03 acres set on a south facing gentle bank, comprising permanent pasture with wide conservation hedgerows and wooded areas. The farmland is accessed from North Stroud Lane, a public highway and is divided into a number of meadows, with tree lined hedgerows and shelterbelts. The pasture has all been mown for hay and grazed.

The dwelling is surrounded by its land and comprises a two storey, 3 bed cottage, with two reception rooms, kitchen and shower room. The property is of brick construction, with a painted rendered front (south), under a slate roof. The property requires modernisation throughout.

There are a small range of concrete block outbuildings.

PLANNING POLICY

The land is situated within the South Downs National Park Planning Authority. The South Downs Local Plan Development Management Policy SD31 supports the extension to existing dwellings, where the floor space does not increase by more than 30%. We advise that you take independent planning advice.

SERVICES:

Electricity is supplied by a petrol generator, alongside solar panels and battery storage. Mains electric is not connected.

The property has a sub-metered mains water supply. Private drainage . Wood fired log burner with back boiler provides heating and hot water.

TITLE:
The property is not currently registered with the Land Registry.

TENURE AND POSSESSION:
Freehold with Vacant Possession on Completion.

SPORTING AND MINERAL RIGHTS:
All sporting and mineral rights are in hand and included with the sale.

LOCAL AUTHORITY :
District Council: East Hampshire District Council
Council Tax: Band F
Local Planning Authority: South Downs National Park

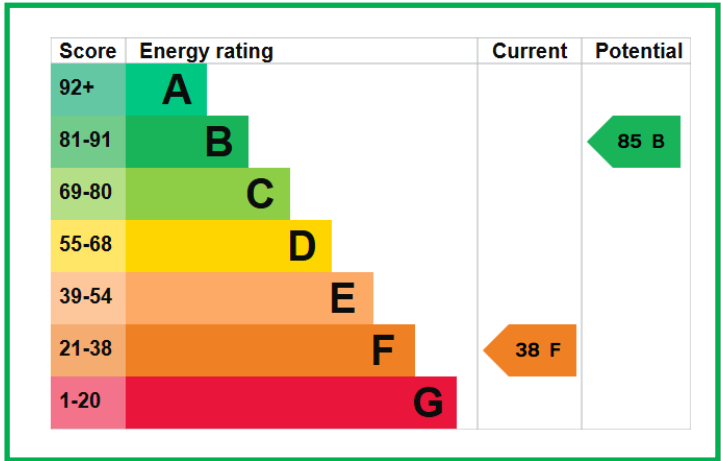
METHOD OF SALE:
The property is offered by Private Treaty with Vacant Possession. Prospective purchasers should register their interest with the Selling Agent to whom all offers should be submitted.

PRICE GUIDE:
Offers are Invited as a whole with a Price Guide of £700,000.

VIEWINGS
Viewing Strictly By Appointment Only with the Agents.

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.

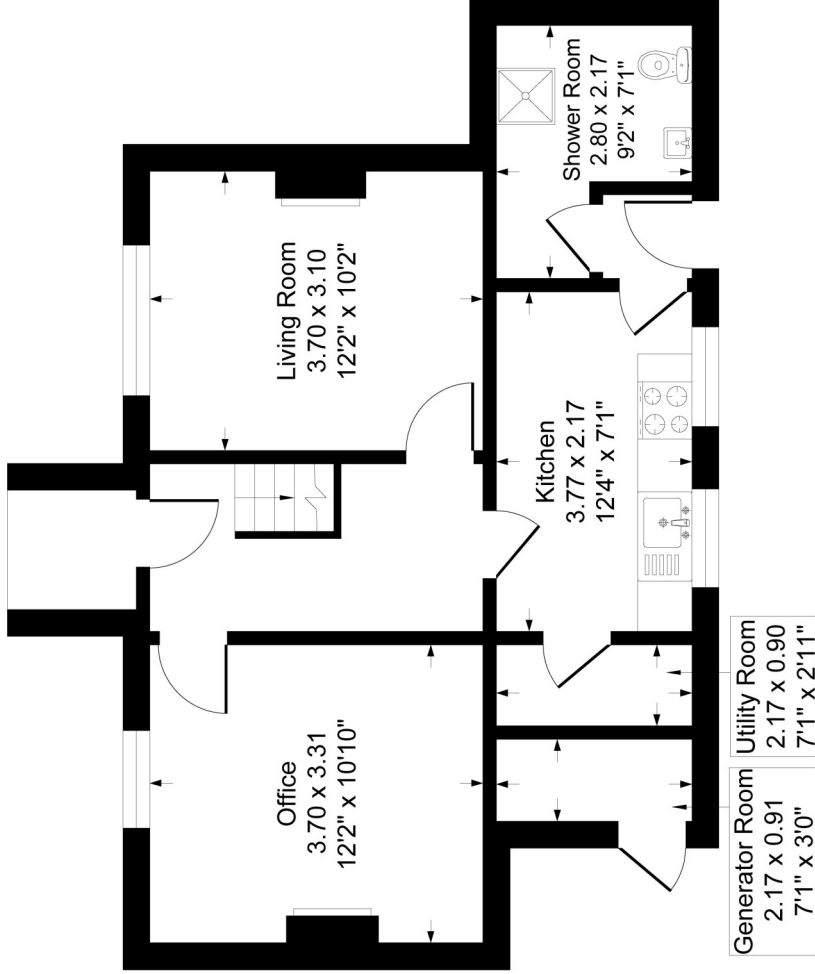
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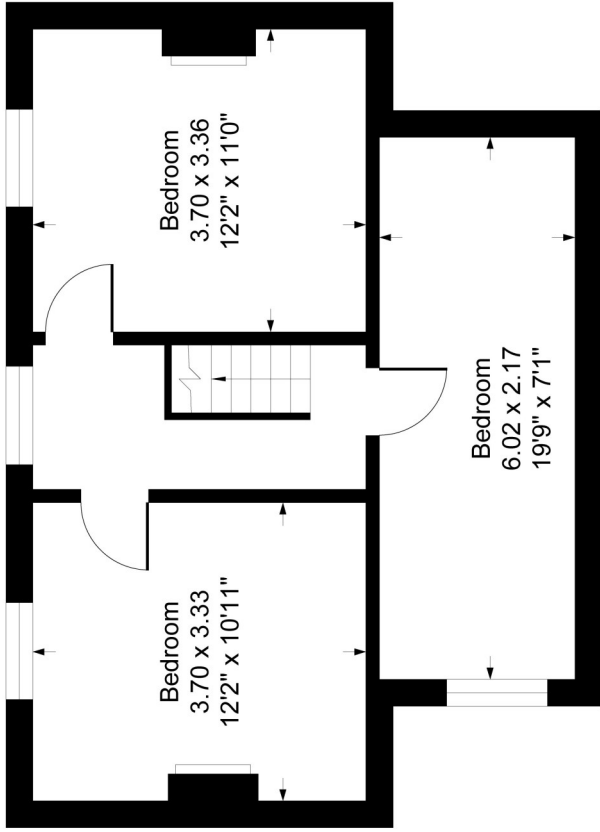


Petersfield Hampshire GU32 3PR

Approximate Gross Internal Floor Area = 99.6 sq m / 1072 sq ft

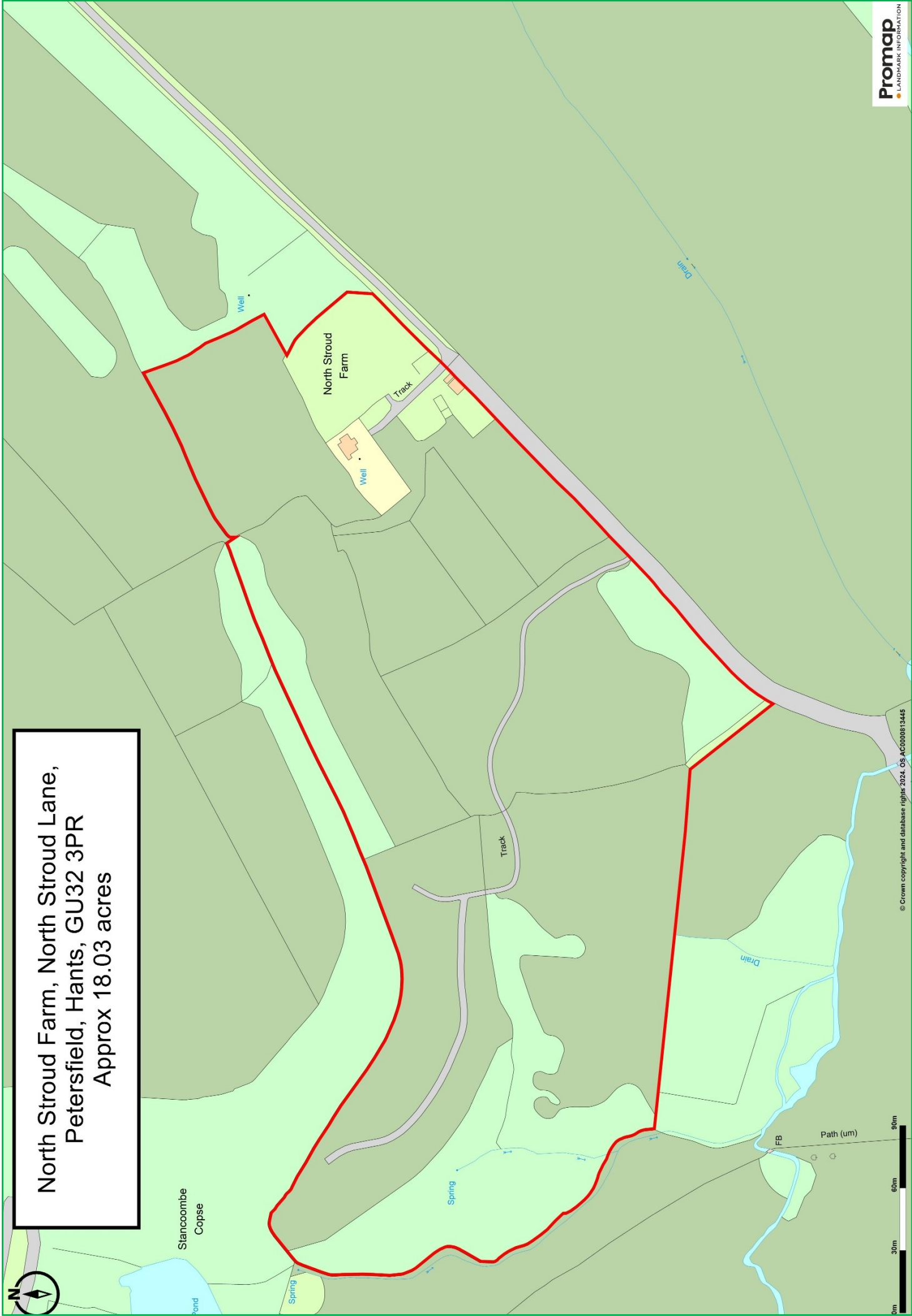


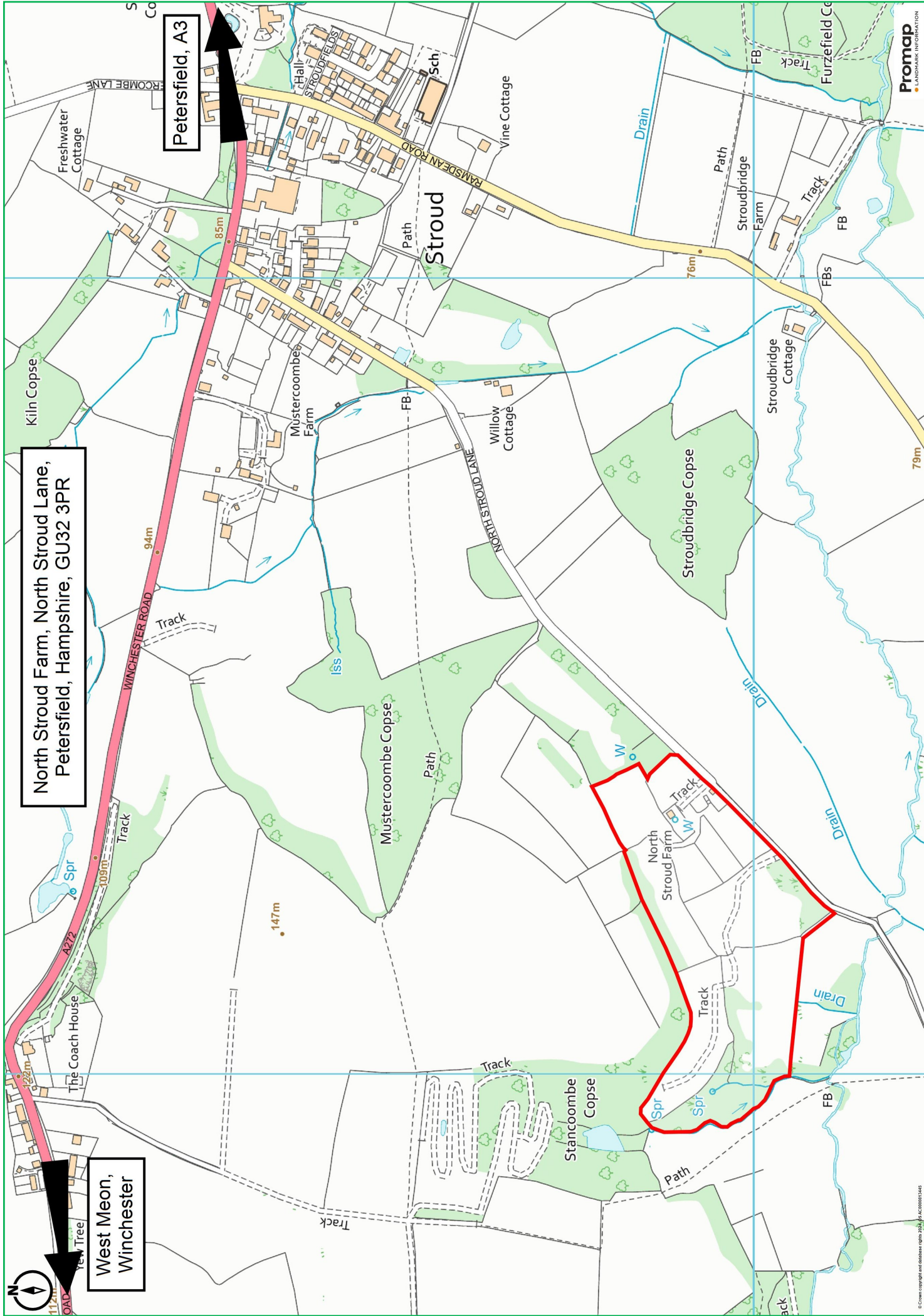
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





North Stroud Farm, North Stroud Lane,
Petersfield, Hampshire, GU32 3PR

Petersfield, A3

West Meon,
Winchester

