



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Upham 1 mile, Bishop's Waltham 2.8 miles, Fair Oak 2.8 miles, Fishers Pond 3.4 miles
Winchester 9.5 miles, Southampton 13.5 miles, M27 Jct7 6.5 miles M3 Jct11 7 miles

**Land at Popes Lane, Upham,
Nr Bishop's Waltham, Southampton, SO32 1JB**



13.416 acres (5.43ha) of mainly pasture land

**Offers Invited for the Freehold with Vacant Possession
Price Guide £290,000**

DIRECTIONS:

See Location Plan. From Bishop's Waltham, take the Winchester Road (B2177) towards Upham/Fishers Pond, As you enter the village of Lower Upham, turn right onto Upham Street. After 1/2 mile turn left on Popes Lane, continue for 1/2 mile, as the lane turns sharply right the land is situated on the left hand side.

From M3, Junction 11, take the B3335 south towards Twyford/Colden Common, continue on the B3354 until you reach the traffic lights at Fishers pond. Turn left onto Winchester Road (B2177), continue for 2.5 miles, in the village of Lower Upham, turn left onto Upham Street, after 1/2 mile turn left on Popes Lane, continue for 1/2 miles, as the lane turns sharply right the land is situated on the left hand side.

The property's Grid Reference is SU522201 and What3Words: ///bulb.overlaps.inspects

DESCRIPTION:

The property comprises two adjoining field parcels. The northern parcel adjoining Popes Lane extends to approximately 9.95 acres of pasture, with mature hedgerows with a number of mature oak trees. The hedges are fenced with post and barbed wire fences on all sides. The land is level in topography, being rectangular in shape and would be suitable for agricultural or equestrian grazing.

The southern parcel, adjoining Winchester Road, extends to approximately 3.46 acres of wet grassland with reeds and scrub. The land has not been actively grazed or managed in recent years.

The soils are defined by Soilscales as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The land is situated within the South Downs National Park. The land is accessed directly onto the public highway at Popes Lane.

VIEWINGS

Viewing is possible on foot only 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. No dogs please.

CONTACT:

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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. HP517035. The land is currently let on licence to a local farmer.

SERVICES:

No services are connected to the land.

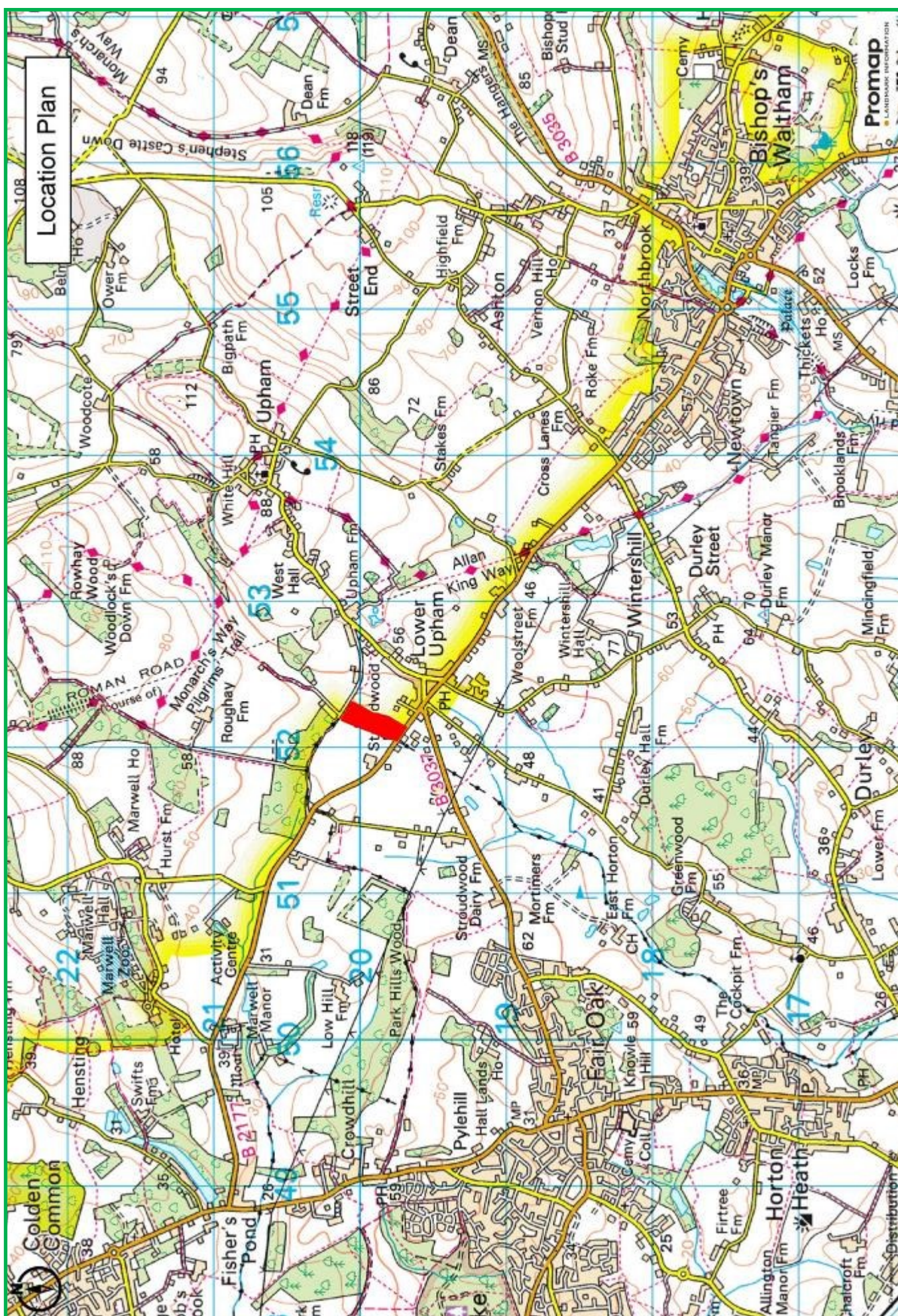
METHOD OF SALE:

The land is offered for sale by Private Treaty with Vacant Possession. The Vendors may invite Best Offers at any time. Prospective Purchasers should register their interest with the Selling Agent to whom offers shall be submitted.

OVERAGE

The Transfer of the Property will contain provisions to the effect that if the Buyer or their successors in title obtain planning consent for residential development on any part of the Property at any time during the period of 25 years from completion of the sale, then the Buyer or their successors in title will pay to the Seller 25% of the resulting increase in gross value of the Property.





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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ian Judd and Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. 4. Tax may be payable in addition to the purchase price of any property according to law. Ian Judd and Partners is a Limited Liability Partnership.

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