



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Ellisfield 0.1 miles, Farleigh Wallop 1.2 miles, Axford 3 miles
M3 Jct8 5 miles, A303 6.5 miles, Basingstoke 5.6 miles, Alton 9 miles, Alresford 11 miles

Land at Ellisfield Green, Green Lane Ellisfield, Basingstoke, RG25 2QP



1.965 acres (0.79ha) of pasture land
Offers Invited for the Freehold with Vacant Possession
Price Guide £90,000

DIRECTIONS: From Junction 6 M3 (Black Dam Interchange) head north. At the Roundabout take the first exit on A30 (Ring Road South). At Hackwood Road Roundabout take the first exit onto A339. continue south for 1.3 mile. Turn right onto Hackwood Lane. After 3/4 mile turn left onto Northgate Lane. Continue for 1.5 miles. As you enter Ellisfield Green, the land is situated on the left hand side adjacent to the Bus Stop.

See Location Plan. The property's Grid Reference is SU636461 and What3Words: ///edges.fans.strike

DESCRIPTION:

The property comprises a single field parcel of permanent grassland extending to 1.965 acres (0.79ha). The land adjoins Green Lane to the north and Church Lane to the east, accessed via field gate from Green Lane. The land is generally level in topography, being rectangular in shape with freely draining slightly acid loamy soils. The land is bordered by post, rail and stock netting fence to the west, stock netting and mature hedgerows to the north and east.

An overhead powerline traverse the land, with 2 poles within the field.

The land would be suitable for agricultural or equestrian grazing, alongside conservation or other recreational uses, subject to the relevant planning approvals.

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.

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 is part of Title No. HP664718.

SERVICES:

No services are connected to the land.

FENCING

A new stockproof fence is to be erected by the purchaser on the southern boundary within 3 months of completion.

METHOD OF SALE:

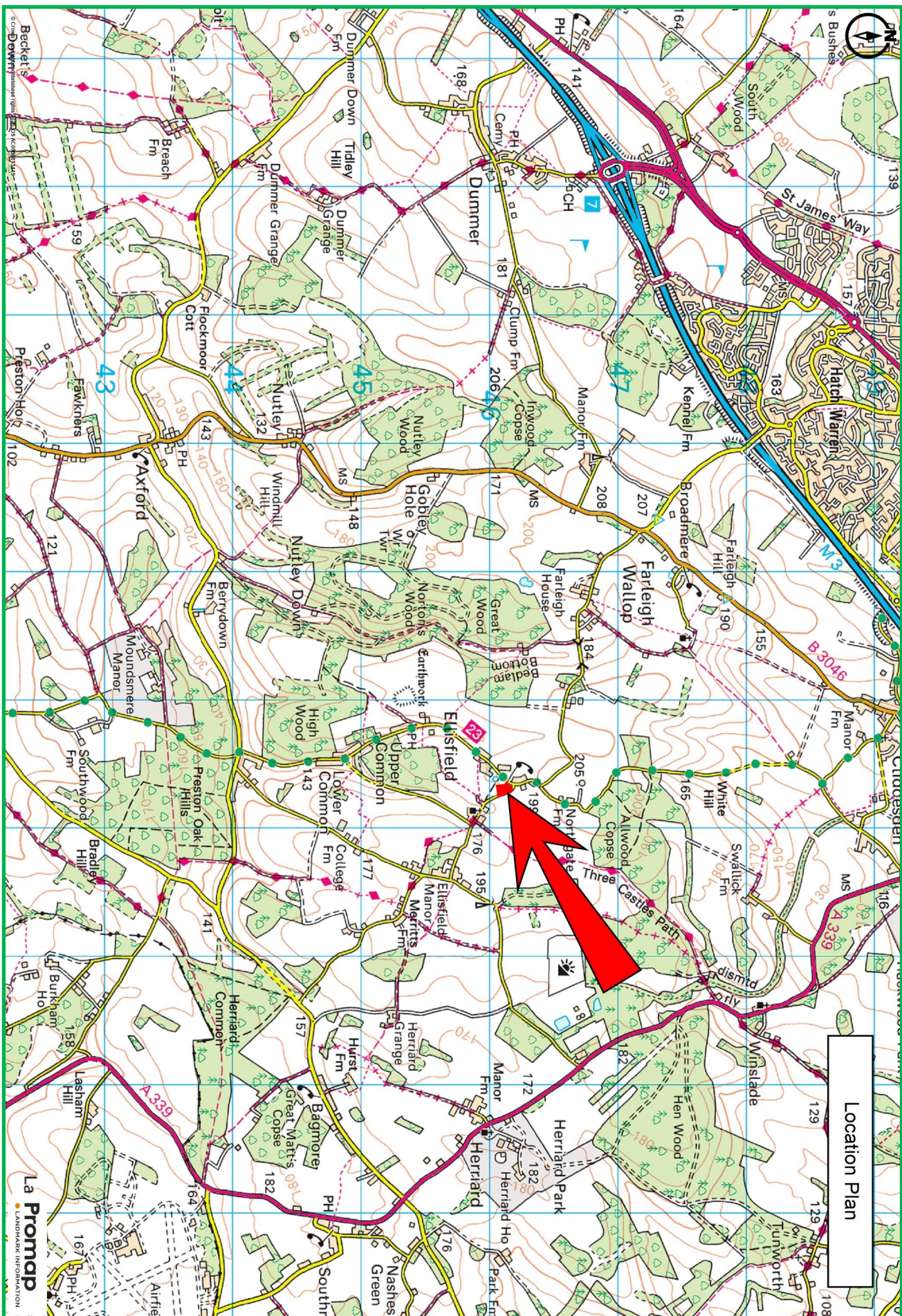
The land is offered for sale by Private Treaty with Vacant Possession. The Vendors may invite Best Offers at any time. Prospective Purchasers should register their interest with the Selling Agent to whom offers shall be submitted.

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.







IMPORTANT NOTICE: Ian Judd and Partners LLP and their Clients give notice that: 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, build-ing 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 enquir-ies 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. July 2025