



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- Bishops Waltham 0.5 miles, Winchester 10 miles,
Southampton 11 miles, Portsmouth 14 miles

Beechen Paddocks Butts Farm Lane, Bishops Waltham, Southampton, SO32 1PE



An attractive holding extending to 7.33 acres (2.97 ha)
With 7 Field Shelters, Water and Electricity
on the northern edge of Bishops Waltham

Freehold For Sale by Private Treaty
Offers Invited: Price Guide £325,000

DIRECTIONS: See Location Plan over.

Post Code: SO32 1PE

What3Words: ///indulges.seaweed.escaping

The property is located to the north of Bishops Waltham. From Bishops Waltham Pond Roundabout, head north on the B3035 towards Droxford. After $\frac{3}{4}$ mile turn right onto Free Street. After $\frac{1}{4}$ mile turn left onto Colville Drive. After 100m turn left onto Butts Farm Lane. Continue through the five bar galvanised gate and along the stoned track heading north. The land is situated at the end of the track.

DESCRIPTION: The land comprises a ring fenced holding extending to 7 paddocks of permanent pasture totalling 7.33 acres (2.92 ha). Each paddock is fenced with post and wire, with hedgerows on the perimeter boundaries.

Each paddock has a mains water trough. There are 3x single field shelters and 2x double field shelters situated on the land along with a 10 ft. shipping container. Mains electricity is connected to the shipping container.

The land is generally level, free draining loamy soils.

The land is accessed via a right of way at all times and for all purposes over the stoned access track leading from Butts Farm Lane.

There are no public rights of way on the land. There are a number of SSE electricity poles situated on the land.

SERVICES:

Sub-metered mains water and mains electricity is connected to the land.

DESIGNATIONS:

The land is situated within the South Downs National Park.

The land is subject to an Article 4 Direction which removes permitted development rights to erect fencing, gates, walls and other means of enclosure without planning approval.

VIEWINGS;

On foot, unaccompanied during daylight hours taking a set of these Sales Particulars with you. Please register your interest with the Selling Agent before viewing. All gates are paddlocked. The combination code is available from the Selling Agent.

CONTACT:

Henry Brice at Ian Judd and Partners LLP, Tel: 01489 896422 or Email: henry@ianjuddandpartners.co.uk

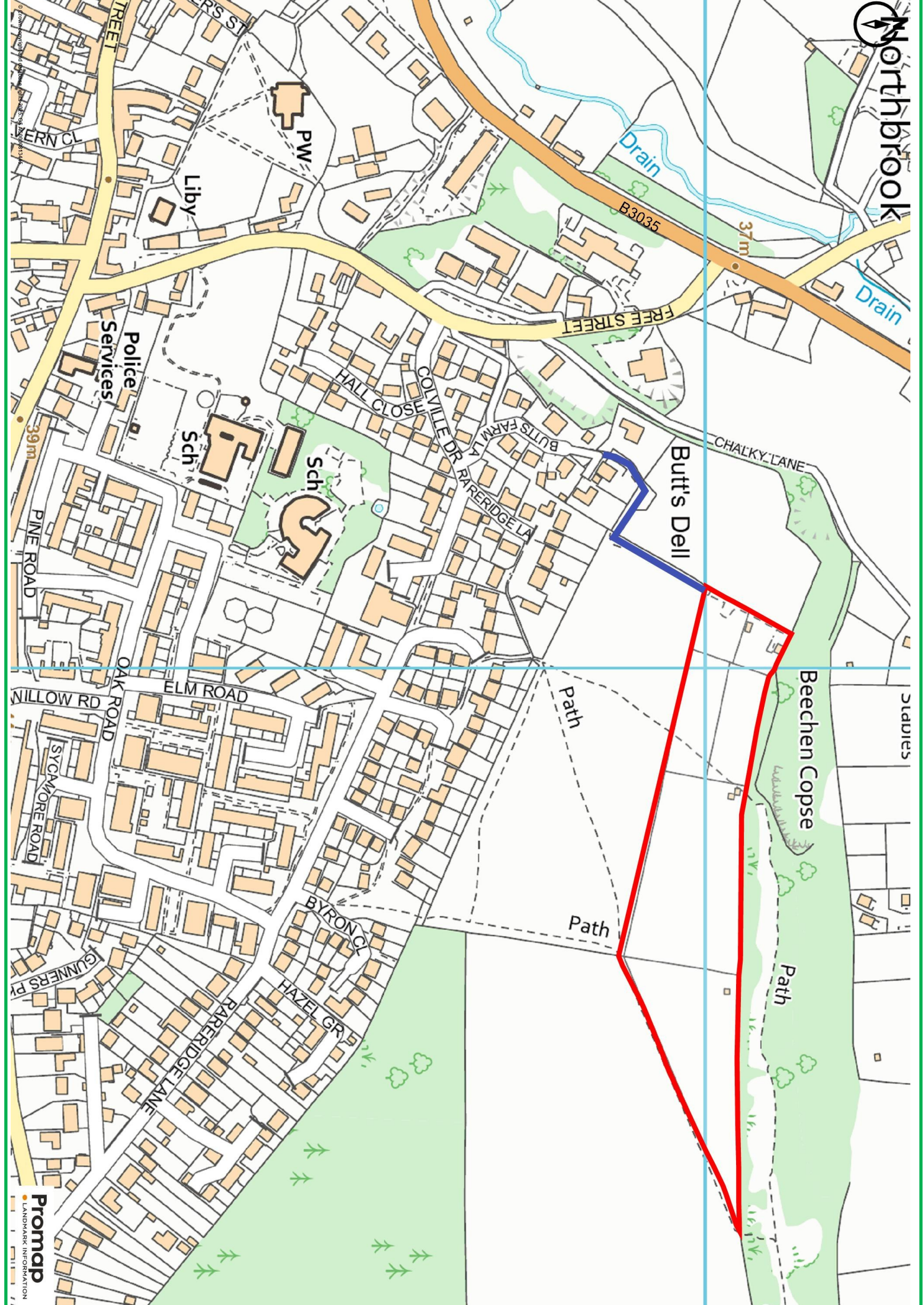
TENURE AND POSSESSION:

Freehold Interest with Vacant Possession upon Completion. The land forms part of Land Registry Title HP803367.

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 100 years from completion of the sale, then the Buyer or their successors in title will pay to the Seller 30% of the resulting increase in gross value of the Property.



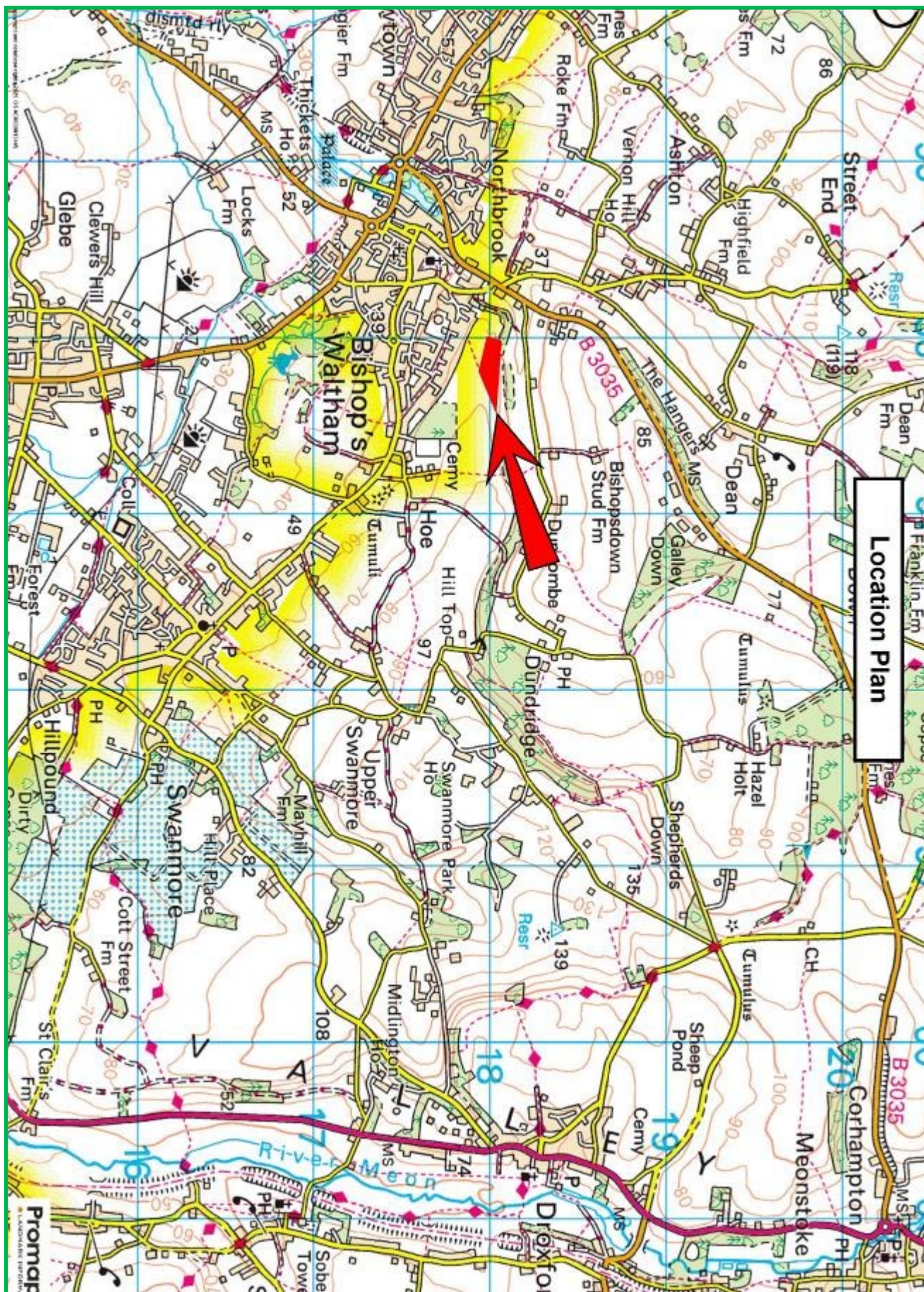


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