



Trusted since 1802  
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# SIMMONS & SONS

Land at Scotland Farm, Holt Lane, Hook, RG27 9ES  
22.50 acres (9.11 hectares) as a Whole

Guide Price £475,000  
For Sale by Private Treaty



**Land at Scotland Farm,  
Holt Lane, Hook,  
Hampshire, RG27 9ES**

**For Sale as a Whole or in 2 Lots  
by Private Treaty**

**Description**

A rare opportunity to purchase a fine block of land extending to 22.50 acres (9.11 hectares) available as whole. The land is predominantly flat permanent pasture and includes two buildings. Due to its unique shape it has previously been used as an airfield and in recent years has been grazed by horses. On the market for the first time in many years, the land is enclosed by mature hedgerows and fences. Located near to the village of Hook, the land is within easy access of the M3 Motorway with links to Basingstoke, Farnborough and London. The railway station at Hook provides a direct link to London.



**Situation**

The land is situated approximately just outside Hook. Approximately 6.5 miles to the west of Basingstoke, and 4.5 miles east of Fleet. A location plan may be found at the end of these sales particulars.

**What3words:///advances.dignitary.encoding**

**Access**

Access to the property is gained through a gate at the end of Holt Lane, a single track road leading to the A30. The property has the benefit of a right of access across the neighbouring Bartley Heath SSSI through which Holt Lane travels.

**Services**

Interested parties are advised to undertake their own enquiries regarding service connections and utilities. It is understood that mains water and electric are currently connected.





## **Buildings**

The two buildings on the property are as follows:

Aircraft Hanger: 150ft x 30ft (46m x 9m) - Concrete blockwork walls and concrete floor. Four bays of which one is enclosed by metal doors to the front. The other bays are open fronted.

Agricultural Barn and Lean To: 60ft x 93ft (18m x 28m) - Timber clad, concrete framed barn with concrete floor and concrete blockwork walls. Open to one side.

## **Wayleaves, Easements and Third Party Rights**

There are no public rights of way across the land. A low voltage electricity pole is situated in the eastern corner of the property which we understand supplies the property.

## **Timber, Minerals and Sporting Rights**

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

## **Tenure**

The freehold interest with vacant possession of the land is being offered for sale as a whole by Private Treaty.

## **Planning**

The land is situated within the administrative boundaries of Hart District Council. There is the potential to create alternative uses to residential or commercial, subject to the usual planning consents.

There is the opportunity for possible carbon capture or Biodiversity Net Gain (BNG) offsetting, bearing in mind the strategic location of the land.

Interested parties are advised to make their own enquiries with regard to planning.





## Overage Clause / Uplift Clause

The Vendor will not consider any “subject to planning” offers, option agreements or land promotion agreements. There will be no overage clause on the land.

## Local Authority

Hart District Council  
Civic Offices, Harlington Way,  
Fleet GU51 4AE  
T: 01252 622122  
<https://www.hart.gov.uk>

## Viewings

The Property may be viewed during daylight hours strictly by appointment only. We require that you register your interest with us in the first instance.



Persons entering the land on foot do so at their own risk. Neither Simmons & Sons nor the landowner accept any liability for any consequential injury to persons within the property howsoever caused.

## Contact

Simmons & Sons Surveyors LLP  
12 Wote Street  
Basingstoke  
RG21 7NW

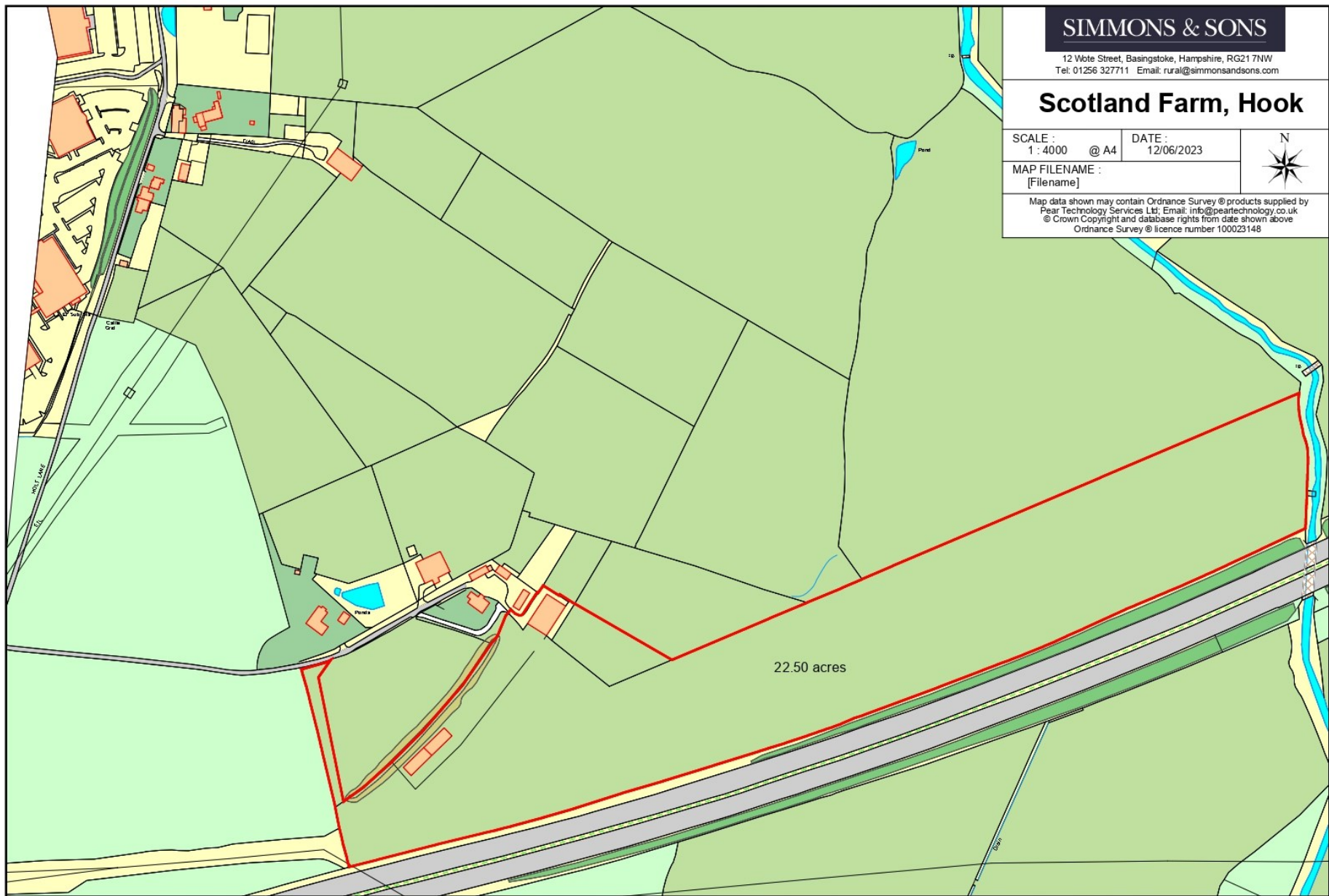
Fergus Hodge or John Strickland

T: 01256 327711

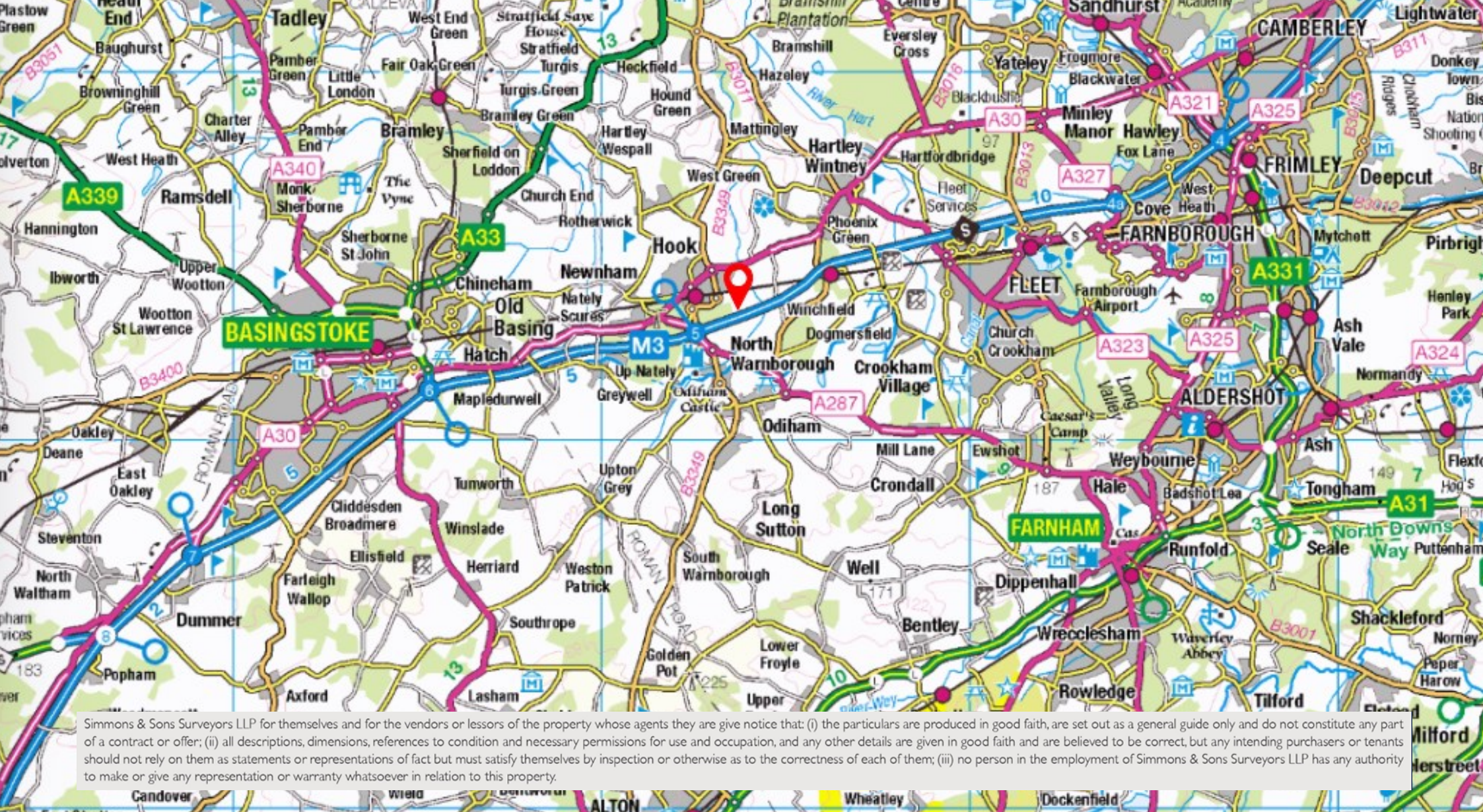
E: [fhodge@simmonsandsons.com](mailto:fhodge@simmonsandsons.com)

E: [jstrickland@simmonsandsons.com](mailto:jstrickland@simmonsandsons.com)

**Date of Particulars:** July 2024 (Photographs: 2023 and 2024)







Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

**sales • lettings & management • commercial • development • rural**

32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151