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**SIMMONS & SONS**

**Land North West Of Bridge Farm, Potbridge, RG29 1JW**

**Guide Price £595,000**

9.41 hectares (23.26 acres) of land including 0.67 hectares (1.67 acres) of woodland

Freehold



# Land North West Of Bridge Farm, Potbridge, Hook, Hampshire, RG29 1JW

For Sale By Private Treaty as a Whole

- An Attractive Block of Permanent Pasture
- Long Term Strategic Development Potential
- Wooden Framed Agricultural Building
- Formal Road Access
- Far Reaching Views over the Countryside

This property offers an opportunity to acquire 9.41 hectares (23.26 acres) of predominantly permanent grassland together with a block of woodland extending to 0.67 hectares (1.67 acres). Having been managed historically for hay production and grazing, the land has the potential for diversification to include equestrian use, natural capital markets, permitted development opportunities and long-term strategic development (subject to the relevant planning consents).

The land is in a promotion agreement as part of the proposed Shapley Heath Development. The final extension of this agreement runs until December 2026; however a new agreement may be available by negotiation with the promoter.

The land is enclosed by a range of livestock proof fencing and well-established hedgerows. Gently sloping towards the southeast, the land is predominantly flat and level. The Grade 3 sandy soils keep the land dry throughout the year.







## Access and Services

The property is accessed via a private trackway from Potbridge Road. There is no water currently connected to the land although there is a mains supply nearby which serves neighbouring properties. A three phase electricity supply is present for the benefit of the telecoms masts but there is currently no private connection to this.

## Wayleaves, Easements and Third Party Rights

There are no public rights of way across the land. One 400 kV pylon is located on the land with a further pylon on the Eastern boundary. Two telecommunication systems are attached to the centrally located pylon generating an annual income of £3,700 per annum. An 11kV low voltage electricity line crosses the land part of which is partially laid underground. Please enquire for further information.

## Planning

The Property is situated within the administrative boundaries of Hart District Council.

There is potential for Biodiversity Net Gain (BNG), possible carbon capture and other natural capital opportunities as a result of the lands strategic location. The land is being promoted as part of the Shapley Heath new town.

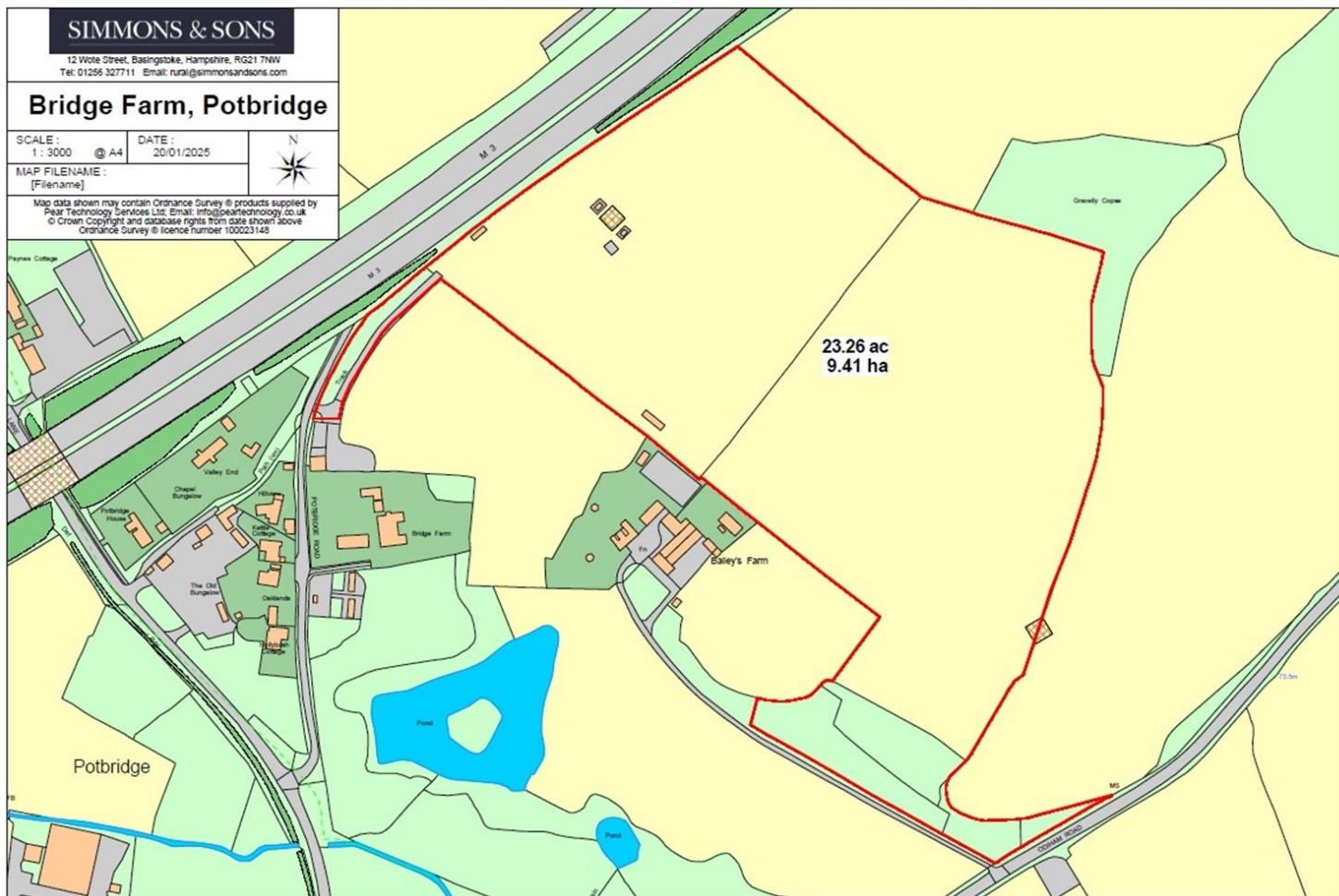
Interested parties are advised to make their own enquiries with the local planning authority.

## Timber, Minerals and Sporting Rights

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







## Overage Clause / Uplift Clause

The vendor will not consider any "subject to planning offers", option agreements or promotion agreements.

There will be no overage clause on the land and is to be sold unconditionally.

## Local Authority

Hart District Council

## Viewings

Strictly by appointment only with Simmons & Sons - Basingstoke Rural

T: 01256 327711

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

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Date of Particulars: June 2025

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