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SIMMONS & SONS



Land at Steeles Farm, Cross Lane, Ashmansworth, RG20 9ST

Guide Price £100,000

1.25 hectares (3.09 acres) of agricultural land

Freehold

Land At Steeles Farm, Cross Lane

Ashmansworth, RG20 9ST

For Sale By Private Treaty

- Road Frontage Access
- Secluded Rural Area
- Far Reaching Views over open Countryside

An opportunity to acquire 1.25 hectares (3.09 acres) of land that has recently been sown to grass. The land has previously been managed and worked as part of a local dairy farm. The land has the potential for diversification (subject to planning permission).

Mature hedgerows and livestock-proof fencing encompass most of the property. The eastern boundary is not defined on the ground. The land is Grade 3 with freely draining soils and slopes southwards.

Access and Services

The property is accessed directly off Cross Lane via a recently established metalled entrance. The property currently has no water or electrical connection. Eventual purchasers are to make their own enquiries relating to services.

Timber, Minerals and Sporting Rights

It is understood that the timber, minerals and sporting rights are included in the sale insofar as they are owned.

Wayleaves, Easements and Third Party Rights

There are no public rights of way crossing the land. We are not aware of any easements or wayleaves over the land.

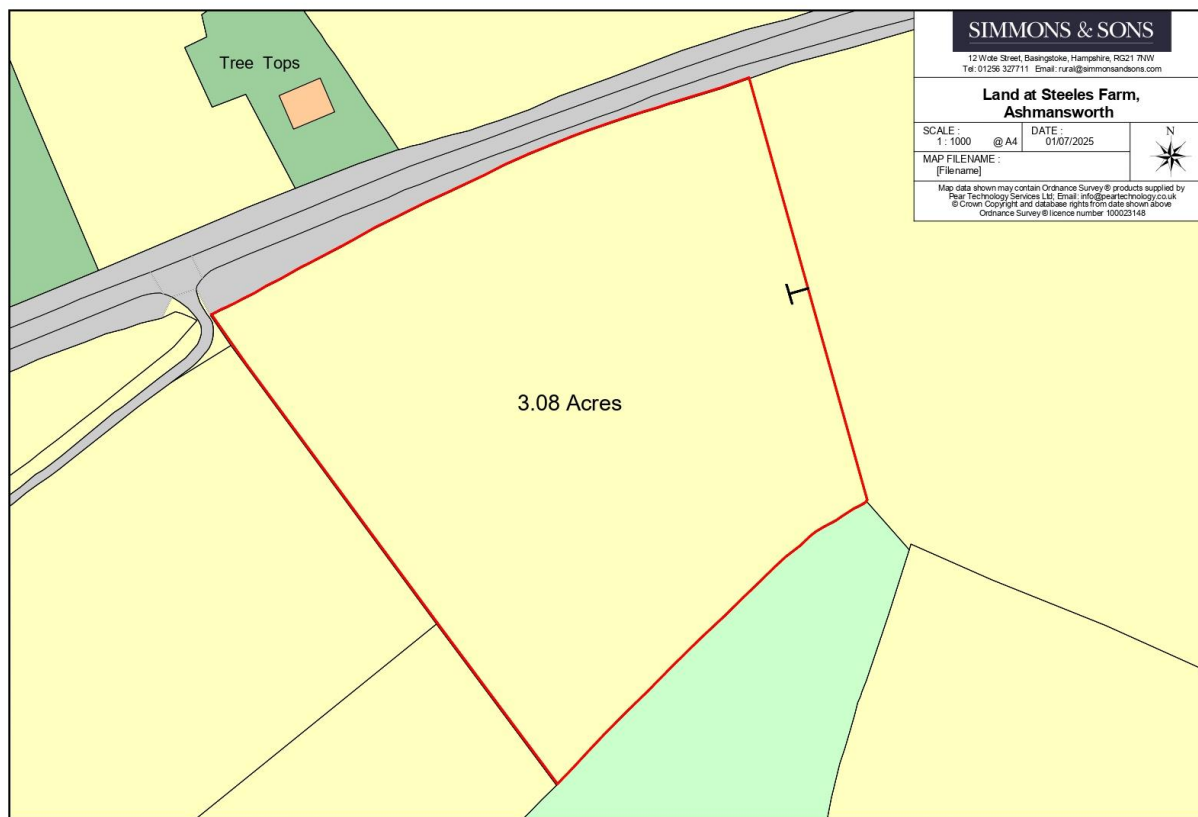
Local Authority

Basingstoke & Deane Borough Council

01256 844844

www.Basingstoke.gov.uk





Planning

The property is situated within the administrative boundaries of Basingstoke and Deane Borough Council.

The land is situated within the North Wessex Downs National Landscape and part of the land lies within the Ashmansworth Conservation Area.

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

Conditions

1) Overage/Uplift Clause

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

The land is sold subject to an overage of 20% of any uplift in value generated by a planning consent for residential development.

2) Fencing

The eventual purchaser will be responsible for erecting a livestock proof fence along the eastern boundary at their own costs.

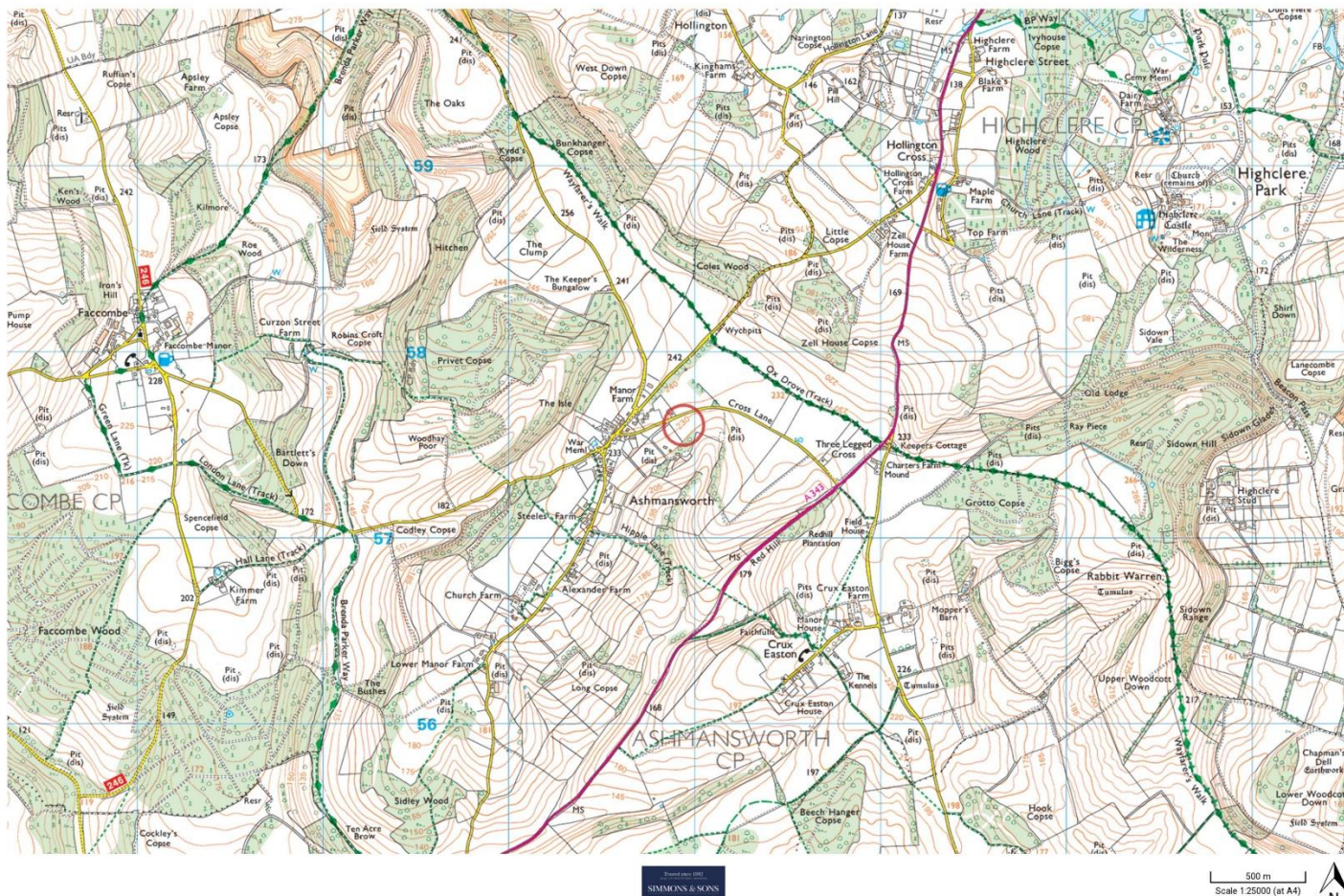
Directions

From the North: On the A34, take the exit to Highclere/Wash Common. At Wash Water Junction, take the third exit onto the A343. Continue on the A343 for approximately 4 miles and then turn right onto Cross Lane. After approximately 0.5 miles, the destination is on your left.

From the South: On the A34, take the exit towards Whitchurch/Litchfield. At the junction, turn left towards Woodcott and Dunley. Continue on this road for approximately 4 miles and then turn left onto the A343. After 0.2 miles turn right onto Cross Lane and the destination is 0.5 miles on the left.

W3W: [hamster.prono.gravitate](https://www.what3words.com/hamster.prono.gravitate)





Viewings

The property may be viewed in daylight hours by persons holding a set of these particulars. Please register your interest prior to viewing the property.

The property may be viewed on foot at your 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
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Basingstoke
RG21 7NW
Fergus Hodge or Jack Thurley

01256 327711

E: fhodge@simmonsandsons.com

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Date of Particulars: 1st July 2025

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 has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Rural

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