

Land at Hawking Down

Hindon, Salisbury, Wiltshire

Land at Hawking Down

Hindon
Salisbury
Wiltshire SP3 6DR

123.45 acres (49.96 hectares) of productive arable and
pasture land



123.45 acres

- Lot 1 - 73.75 acres (29.85 ha) - £750,000
 - Lot 2 - 2.64 acres (1.07 ha) - £60,000
 - Lot 3 - 23.34 acres (9.45 ha) - £325,000
 - Lot 4 - 23.72 acres (9.60 ha) - £325,000

Guide Price £1,460,000 (Whole)

For Sale by Private Treaty
as a Whole or in up to Four Lots

Sturminster Newton Office
01258 472244
atuffin@symondsandsampson.co.uk



SITUATION

The land is situated on the beautiful West Wiltshire rolling chalk downlands enjoying stunning panoramic views. Located on the edge of the popular village of Hindon, each lot benefits from access off council-maintained highways. The land is particularly accessible from the north, south, east and west with the A303 and A350 both within 1 mile. Additionally, there is a good network of bridleways and footpaths, including the Wessex Ridgeway adjoining the land for a buyer seeking to set up equestrian or leisure activities.

DESCRIPTION

Productive level and undulating Seaford Chalk soil classified Grade 3 on the ALC. Most of the land is in arable rotation and currently sown to Maize. 30 acres of Lot 1 is a pretty valley of permanent pasture whilst Lot 2 is arable reversion.

The land also offers natural capital opportunities (subject to formal assessment). The southern part of Lot 1 offers a potential restoration opportunity and the remainder could create or enhance other types of habitats including the delivery of suitable Green Infrastructure. The land is adjacent to land with recognised development potential and could support future development through the provision of Biodiversity Net Gain units and Nutrient Neutrality (nitrate) credits.

SERVICES

A Wessex Water reservoir adjoins Lot 3 and mains pipes are located in the lane between Lots 1 and 3. The land is not currently connected. There is also an abandoned private supply pump house in Lot 1. Cross easements will be reserved across each lot to connect to water.

DESIGNATIONS

The land is in the Cranborne Chase & West Wiltshire Downs National Landscape (formerly

AONB) and a Nitrate Vulnerable Zone. A bridleway crosses 0513 in Lot 1 and a footpath follows the southern boundary of Lot 4.

COVENANTS

The property may be used for agricultural, woodland and equestrian purposes only. The construction of agricultural/equestrian buildings and infrastructure would be permitted under the terms of the covenant. The construction of dwelling houses would not be permitted under the covenant (even if consented under agricultural, forestry or equestrian occupancy conditions).

Lot 4 will be sold with an overage clause whereby the vendor will receive 30% of any uplift in value for a period of 20 years should planning permission be granted for residential and commercial use. This will exclude agricultural and equestrian use.

TENURE

Freehold with vacant possession. Completion will occur by 16th October 2024. Holdover is required to 30th November 2024 to harvest the maize crops.

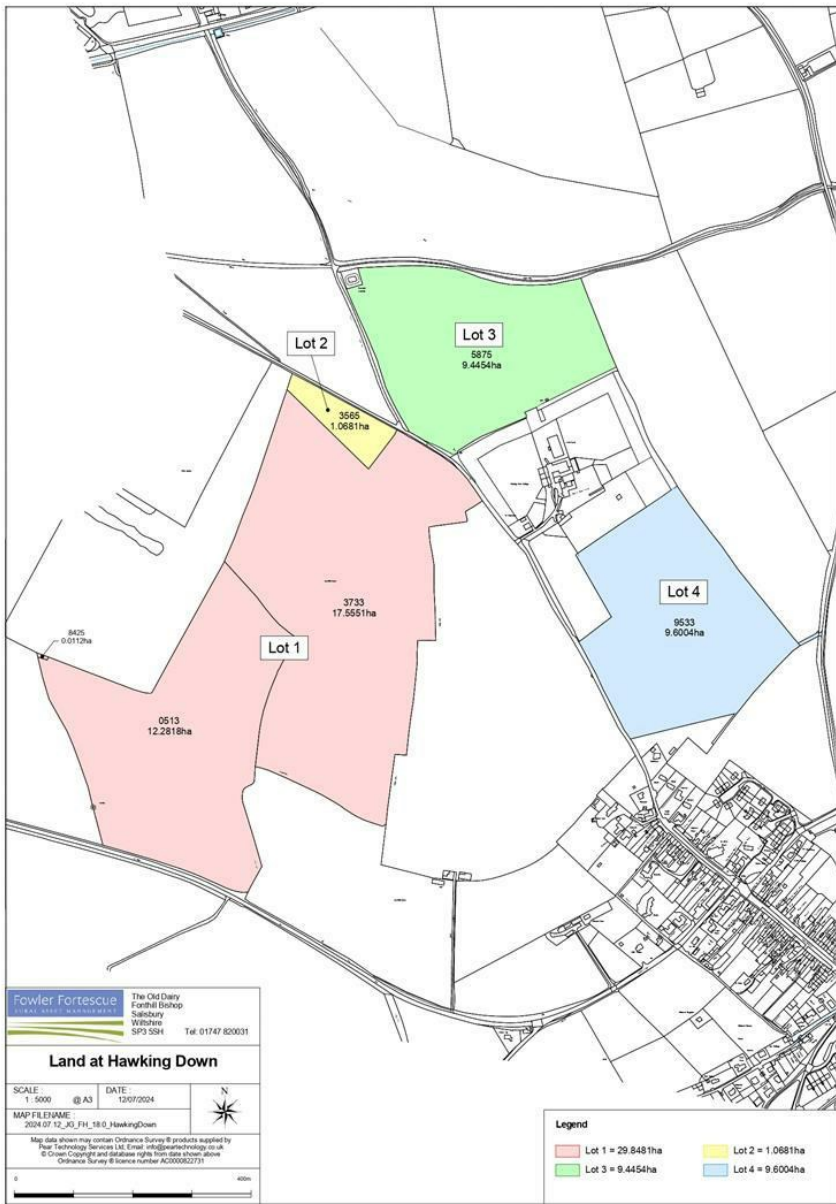
DIRECTIONS

Lot 1 has access off the B3089. Lots 1, 2 and 3 are accessed off a no through road leading to Hawking Down. Turn off the B3089 in the centre of the village between the Grosvenor Arms and the church and proceed up the hill. Lot 4 is accessed off the road to Chicklade. [What3words /// dot.rejoins.pink](https://www.what3words.com/dot-rejoins-pink)

VIEWING

During daylight hours with a set of these particulars in hand, having first informed the agents. Further information, if required, is available from Andrew Tuffin or Will Cairns on 01258 472244.





01258 472244

sturminster@symondsandsampson.co.uk
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT