



LAND NEXT TO SEVEN STARS PUB

Winchester Road, Stroud, Petersfield, GU32 3PG

Guide Price: £65,000 Freehold



STRIDE & SON

PROPERTY SUMMARY

Approximately 0.5 of an acre of agricultural land with far-reaching views over the South Downs National Park. The land benefits from a corrugated clad pole barn, which appears to have been used as a stable or agricultural building recently.

Prospective Purchases should make their own enquiries as to the planning status of this building.

N.B. On any sale of this land, a right of first refusal must be offered to the previous owner, and this obligation will apply to all future disposals of the parcel.





DESCRIPTION

The northern and western boundaries are well fenced. We understand there is a right of access to the field from the gateway at the entrance to the seven stars pub. The land adjoins several similar well fence parcels of agricultural land, all of which are currently down to grass.

All areas are for identification purposes only. Prospective purchasers should make their own enquiries as to the exact boundaries and the size of the land. The land is currently classified as agricultural, and any change of use will require planning consent.

The land is located approximately 1.6 miles east of the popular town of Petersfield. Petersfield railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The town provides excellent local amenities including leisure and sports facilities, a good range of bars, coffee shops and restaurants.

Viewings:

Prospective purchasers are invited to view the land unaccompanied. Please ensure all gates are left closed when leaving the land.

N.B. Buyers should make their own enquiries as to the planning status of the land.



Land next to the seven stars pub,
Winchester Road, Hampshire, GU32 3PG



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Important Notice:

Stride & Son would like to highlight the following:

These particulars, including text, photographs, and any plans, are intended as a general guide for prospective purchasers and should not be considered as factual statements. They do not form part of any contract.

Any descriptions provided reflect a subjective opinion and should not be taken as definitive facts.

No detailed survey has been conducted, and no services, appliances, or specific fittings have been tested.

All measurements and distances are approximate.

We strongly recommend that prospective purchasers verify any crucial information with the agent, especially if travelling a significant distance for a viewing.

Any reference to planning permission or development potential is given in good faith; buyers should make their own enquiries with the relevant authorities.

Fixtures and fittings not explicitly mentioned in the sales details are excluded from the sale, though some items may be available by separate negotiation.