

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Hawkley Meadows Land Off Hawkley Road, Hawkley Approx. 12.19 Acres (4.93 Ha) in All



An attractive block of level pastureland, extending to approximately 12.19 acres (4.93 ha) in all, situated on the edge of the sought-after village of Hawkley within the South Downs National Park and conveniently positioned approximately 2.5 miles from the A3/B3006 junction. Positioned adjoining the residential edge of the village and available as a Whole or in Two Lots, each benefitting from separate direct access from Hawkley Road. The land is well suited to agricultural, equestrian, grazing, amenity, conservation or recreational uses, subject to planning where necessary and benefits from mains water being connected.

Lot	Description	Price Guide
1	Approx. 6.22 acres (2.52 ha) of level pastureland with mains water connected and separate roadside access from Hawkley Road (northern access).	£255,000
2	Approx. 5.97 acres (2.42 ha) of level pastureland with separate roadside access from Hawkley Road (southern access).	£240,000
Whole	Approx. 12.19 acres (4.93 ha) in all.	£495,000

Price Guide: £495,000

OFFERS INVITED

AS A WHOLE OR IN TWO LOTS - FREEHOLD FOR SALE



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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VIEWING INSTRUCTIONS: On foot, unaccompanied and only during daylight hours, taking a set of these Sales Particulars with you. Viewings are undertaken at your own risk.

VIDEO DRONE FOOTAGE: See the www.gileswheeler-bennett.co.uk for further details, photographs, drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. The property is situated on the eastern edge of the attractive village of Hawkley, within the South Downs National Park, with frontage onto Hawkley Road and Pockocks Lane. The land lies immediately adjoining the residential edge of the village and enjoys an attractive semi-rural setting within the parish of Hawkley. The property is conveniently positioned approximately 2.5 miles by road from the A3 junction with the B3006, providing good accessibility to Petersfield, Guildford and the wider Southeast.

What3Words:

Northern Access (Lot 1): [Listed.years.basics](#); **Southern Access (Lot 2):** [helpfully.sunbeam.stand](#)

DIRECTIONS: From Hawkley village centre, proceed east along Pockocks Lane. The land will be found on the left-hand side and also fronts Hawkley Road to the east. The property benefits from two separate gated access points from Hawkley Road, positioned at the northern and southern ends of the holding, as identified by arrows on the Site Plan. Please refer to the **Location Plan** and **What3Words** referenced above.

DESCRIPTION: The property comprises an attractive and accessible block of permanent pasture, extending to approximately 12.19 acres (4.93 hectares) in total, positioned on the edge of the sought-after South Downs village of Hawkley. The land is generally level and has historically been used for grazing and hay production. The holding is well suited to agricultural, equestrian, grazing, amenity, conservation and recreational uses, subject to any necessary consents. The property benefits from mains water connected to a trough positioned approximately at the point marked "T" on the **Site Plan**. The land is offered for sale as a Whole or in Two Lots, as shown on the Site Plan. Each proposed Lot benefits from its own independent roadside access from Hawkley Road, providing flexibility for purchasers and practical day-to-day management. A particularly attractive feature is the village pond situated immediately to the north of the property, complete with seating area overlooking the pond; although the pond itself is not included within the sale.

THE LAND: The land comprises a broadly level parcel of pasture. The pasture is considered suitable for grazing, mowing and general agricultural or equestrian use. The Agricultural Land Classification identifies the land as predominantly Grade 3 agricultural land, comprising freely draining slightly acid loamy soils.

LOTING: The property is available as a Whole or in two Lots as identified on the Site Plan:

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FENCING – IF SOLD IN LOTS: If the property is sold in two Lots, the Purchaser of Lot 1 will be responsible at their own cost for erecting and thereafter maintaining a stock-proof fence along the new internal boundary separating Lots 1 and 2, within 3 months of completion.

ACCESS & RIGHTS OF WAY: The property benefits from two separate direct access points from Hawkley Road, one situated at the northern end of the property and the other at the southern end, as shown by arrows on the **Site Plan**. There are no public rights of way crossing the property.

PLANNING: The property lies within the South Downs National Park and falls outside defined settlement boundaries, where countryside planning policies apply. The land may offer longer-term strategic or amenity appeal, due to its position adjoining the village edge, however, purchasers must rely upon their own enquiries in relation to any future planning prospects. The Selling Agents are not aware of any recent planning applications relating to the property.

SERVICES: Mains water is connected to the land. A water trough is situated at the approximate position marked "T" on the Site Plan. No mains electricity is connected.

DESIGNATIONS:

- Within the South Downs National Park
- Within the Wealden Greensand National Character Area
- Adjoins the Hawkley Upper Green Conservation Area to the north
- Within Habitat Regulations Assessment Buffer SD10: Wealden Heaths Phase II SPA (5km buffer).

The Selling Agents are not aware of any other significant environmental designations affecting the property.

DEVELOPMENT OVERAGE: Subject to the level of any offers received, the Vendor is mindful to retain a 25% share of any uplift in value caused by Planning Consent for any residential development on the Property for a period of 25 years.

LAND REGISTRY: The property forms the entirety of Land Registry Title No. HP568807. Copies of Title are available on Selling Agents Website.

BUSINESS RATES: Not currently demanded or assessed.

LOCAL AUTHORITY: East Hampshire District Council, Penns Place, Petersfield, Hampshire, GU31 4EX. Tel: 01730 266551. www.easthants.gov.uk

PLANNING AUTHORITY: South Downs National Park Authority, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. www.southdowns.gov.uk

OFFER INSTRUCTIONS: Please see Additional Documents on our website for instructions as to how to make an offer by Private Treaty.

For Further Information Contact:

Nathan Broome

Tel: 01489 896977 **Mob:** 07393 211932

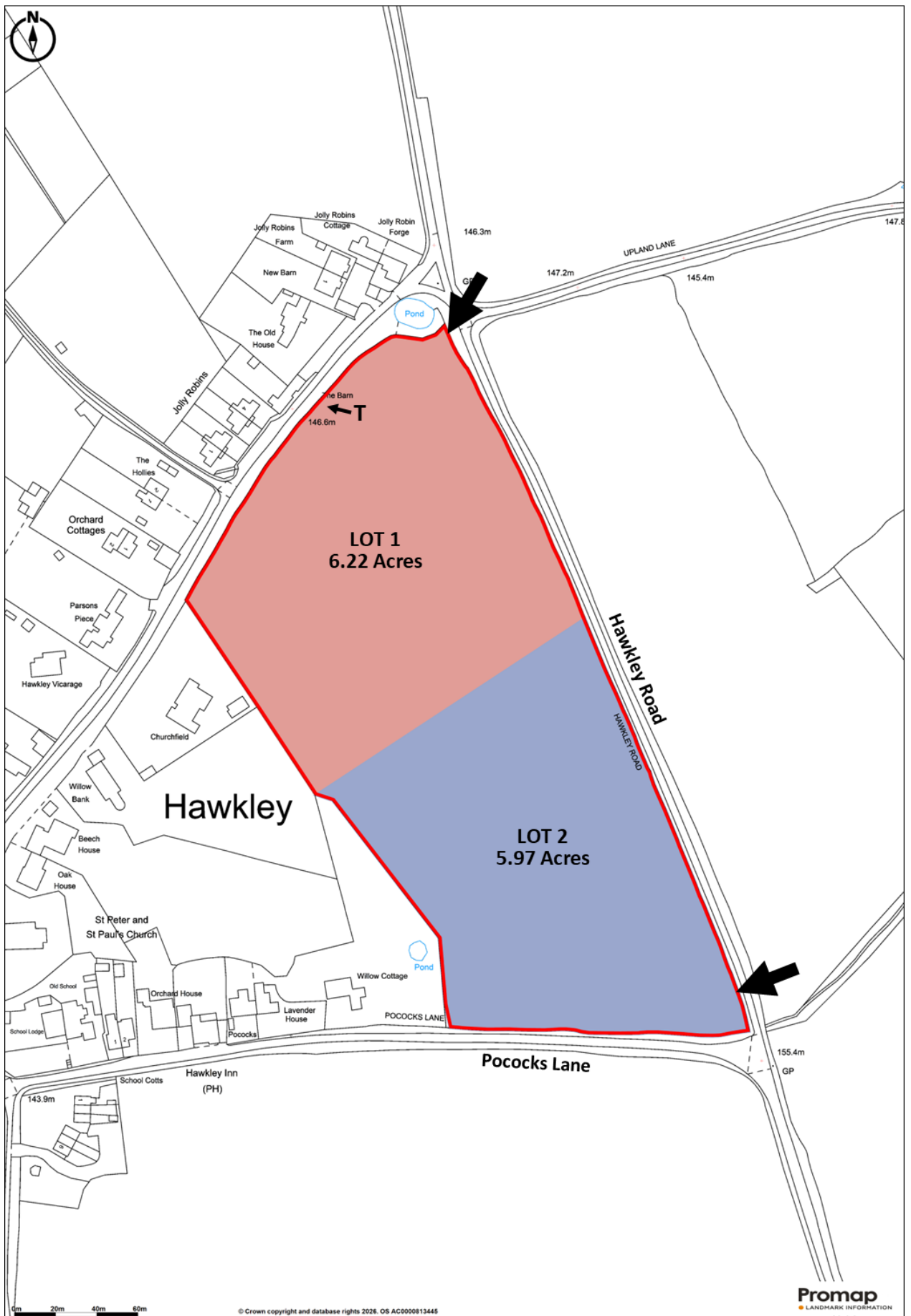
Email: nathan@gw-b.co.uk





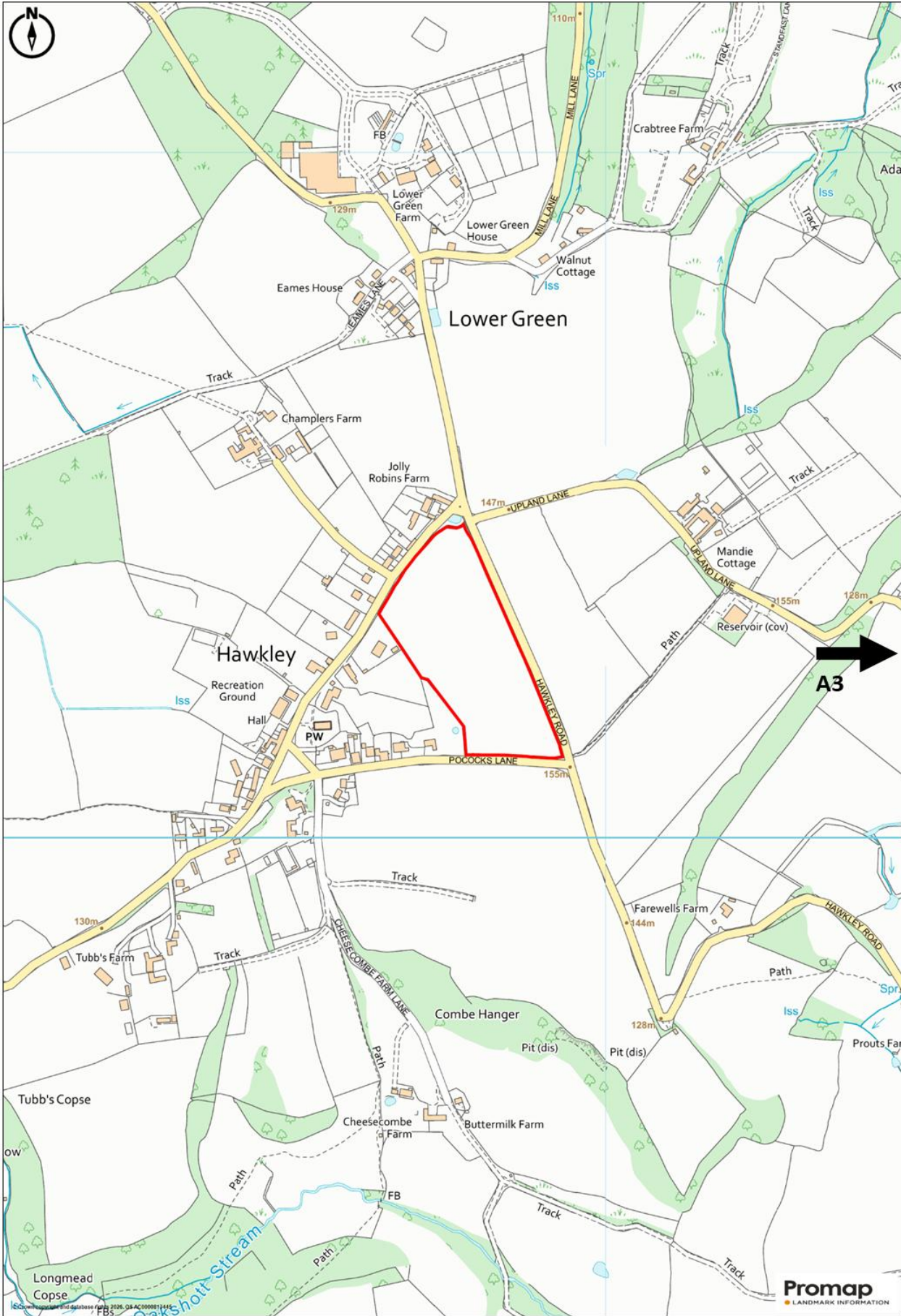


SITE PLAN



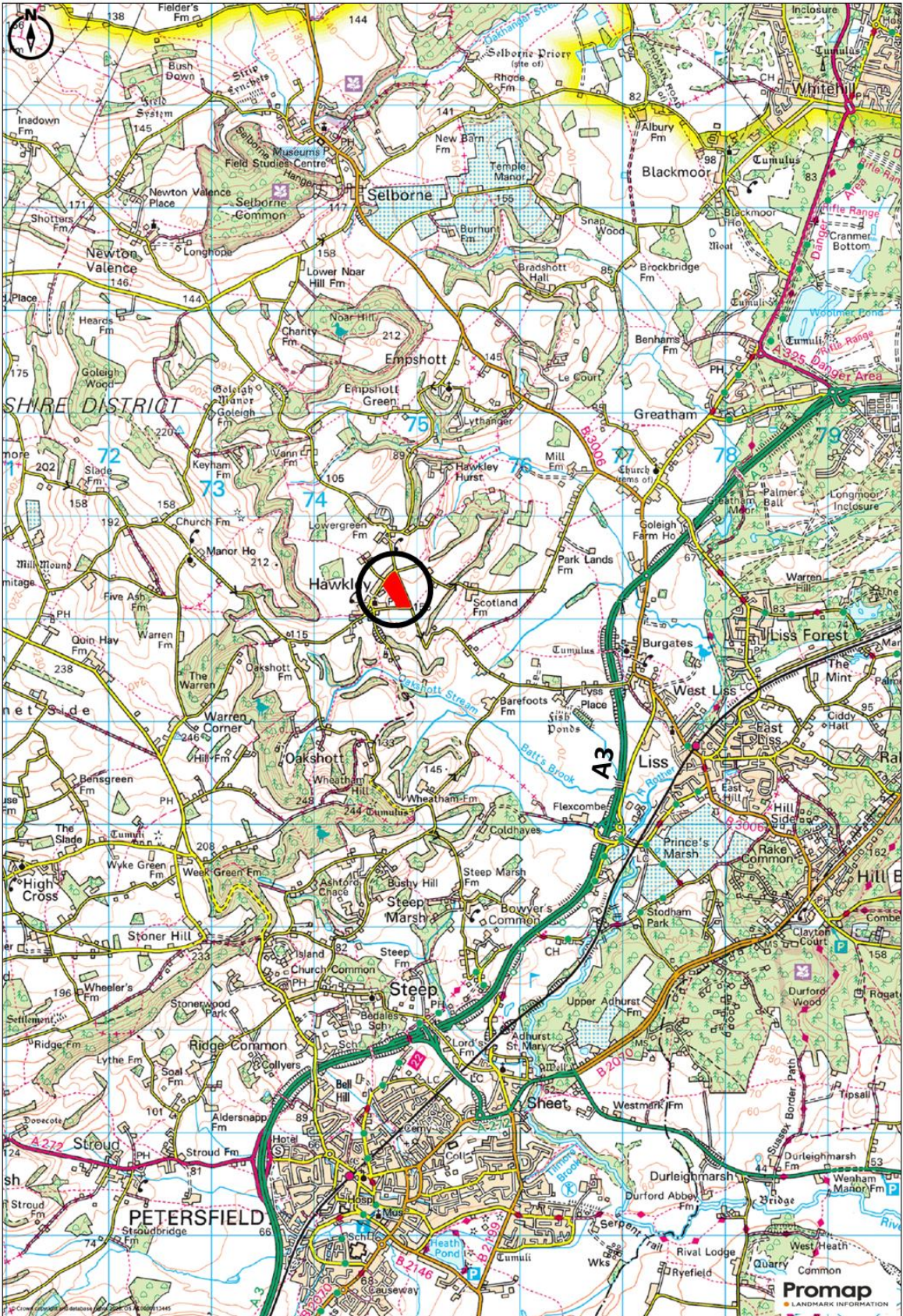
SUBJECT TO SURVEY

LOCATION PLAN



SUBJECT TO SURVEY

LOCATION PLAN 1



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.