



“Peak Down”

Park Lane, Upper Swanmore, SO32 2QQ

In the very heart of the South Downs National Park



2.905 acres (1.175 ha) of quality Downland, Pasture and Grazing
With extensive views for over 8 miles towards Bishops Waltham, Winchester,
Beacon Hill, Meon Valley, Old Winchester Hill and Petersfield beyond

For Sale Freehold by Private Treaty

Offers invited

Price Guide £160,000 - £175,000

LOCATION:

"Peak Down" lies in an elevated position, in the heart of the South Downs National Park, west of the River Meon, some 3 miles to the north east of Bishops Waltham, 2 miles north of Swanmore and a mile or 2 to the west of the well known valley villages of Exton, Corhampton, Meonstoke, Droxford and Soberton.

The property is very well located within about a mile of the A32 and a similar distance from the B3035 giving it good and easy road access to this unspoilt rural locality and within only 20 minutes drivetime of Winchester, Eastleigh, Wickham and Fareham and within 12 miles or so of the centre of Southampton and via the M27 to Portsmouth. Both the M3 and the M27 are within within 20 minutes drivetime.

SITUATION:

"Peak Down" is situated to the west of Park Lane, Upper Swanmore, Southampton, SO32 2QQ with a good road frontage onto the public highway from which there is a wide and deep access gate providing safe entrance and exit from the property off and on to the public highway.

The land lies at about 130m above sea level on gently rolling free draining chalk downland and adjoins stabling and other equestrian facilities to the south and pastureland to the north.

The property overlooks Shepherds Down, Hazelholt Park and Corhampton Golf Course and benefits from terrific distant views towards the west and east including Cheesefoot Head on the A272 (home of "Boomtown"), the Preshaw Estate and Beacon Hill, the South Downs Way and The Abbey Estate at Warnford and towards the east the downland rising to Old Winchester Hill and the former HMS Mercury site above East Meon.

The River Meon Valley runs through the villages from Exton to the north to Soberton and Wickham to the south with excellent walking over the network of public footpaths, the Meon Valley Trail, (the former Meon Valley Railway) with excellent out-riding and hacking out for the equestrian user with a comprehensive network of bridleways direct from the property down to Dundridge, Galley Down, through to Upham in the west and through to the South Downs Way to the north and east.

GENERAL DESCRIPTION:

The property comprises a total of **2.905 acres (1.175 ha)** of gently rolling downland pasture, suitable for grazing and hay making. The land is well fenced with post and wire stockproof netting and is entirely self-contained and independent of any other property.

The Ministry of Agriculture shows this land to be of Grade 3 quality and the Cranfield University Soilscape defines the soil and geological structure as Soilscape 3"shallow lime-rich soils over chalk"....

ORGANIC DOWNLAND AND CONSERVATION:

This downland pasture is organic and hasn't had chemical fertilizers or sprays applied for many years and is typical of the South Downs with a wide variety of native wild flowers growing throughout the paddock including a considerable number of the indicator species pyramid orchids. This parcel could become even more of an environmental and wildlife habitat with careful management and introduction of conservation measures and chalkland species and wildflowers.

SERVICES:

Mains electricity is in Park Lane and the water supply is available from the Seller's retained land adjoining.

LAND REGISTRY:

The land is registered with the Land Registry under Title No. HP778646 and is Title Absolute and the property is sold freehold with vacant possession upon completion.

COVENANT:

The land will be sold with a Restrictive Covenant restricting the land's use against noisy or other activities likely to cause nuisance to the Sellers retained adjoining property to the south, and to neighbours and the local community, such restricted uses including for example, motocross, scrambling, festivals, clay pigeon shooting or anything else inappropriate or noisome to this quiet, rural and unspoilt location.

LOCAL AUTHORITY AND COUNTY AUTHORITY & PLANNING:

Local Authority - Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LH - Tel: 01962 840222

County Authority - Hampshire County Council, The Castle, Winchester, SO23 8JJ - Tel: 0300 5551375

Planning Authority - South Downs National Park, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH - Tel: 01730 814810

EASEMENT:

The land is subject to underground utility services that supply the property at Cross Lanes Farm to the north over a long narrow strip on the inside of the roadside fence but which do not affect the use or occupation of the land in any way.

VIEWING:

The land can be viewed at any time during daylight hours, on foot only please, whilst in possession of a set of these sale particulars. You can park safely in the access bellmouth off Park Lane, climb over the gate to easily walk and view the land and the fantastic views

METHOD OF SALE:

The land is offered for sale by private treaty with vacant possession. The Vendors may invite best offers at any time. Prospective purchasers should register their interest with the Selling Agent to whom offers should be submitted. A 10% deposit will be payable upon exchange of contracts.

CONTACT:

Tim Gardner at Ian Judd and Partners LLP, Tel: 01489 896422 or Email: tim@ianjuddandpartners.co.uk

DIRECTIONS: See attached Location Plan

Access into the property is at Grid Reference: SU 592189
What3Words /// minivans.springing.decimals

NOTES:

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View north to Hazelholt and Preshaw



View North east over the Meon Valley



Peak Down



View north to Beacon Hill



View towards Corhampton Golf Course



View across the Valley to Old Winchester Hill



View across the Valley to Old Winchester Hill



Access off Park Lane



Pyramid Orchid



Droxford, Meon Valley
South Downs Way
Corhampton, Soberton



2.905 acres

Access Gate

Footpath to Droxford

Swanmore
Waltham Chase
Bishops Walham

Bridleway
To Dundridge &
Hampshire Bowman PH

Track

Tk

Track

Path (4m)

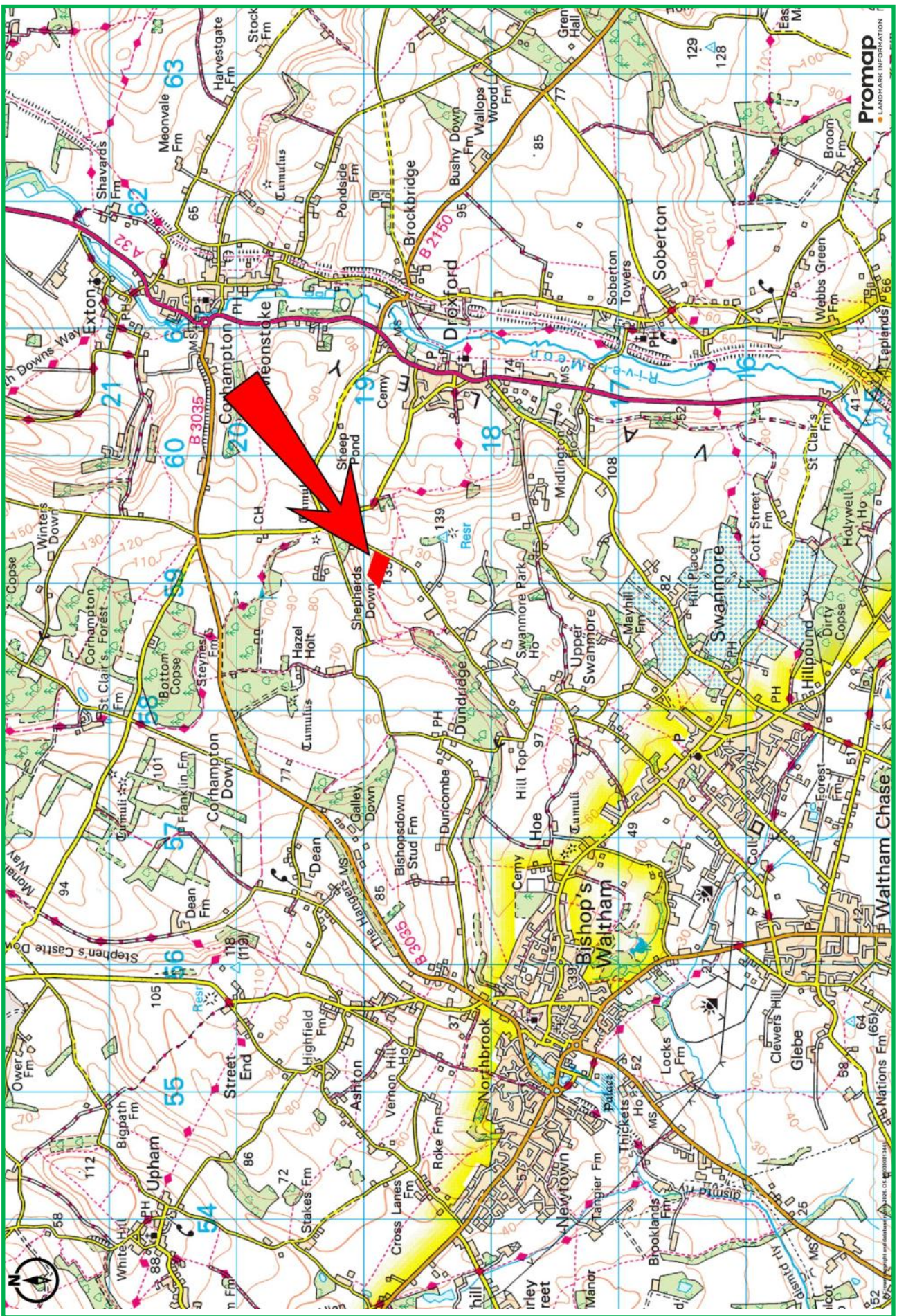
Track

PARK LANE

Track



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