



LOT 3, SOAL FARM

Ridge Common Lane, Steep, Petersfield, Hampshire, GU32 1AN



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RING FENCED PARCEL of 32.40 hectares (80.06 acres) of pasture and woodland just to the west of Petersfield, Hampshire.

Description

Benefitting from direct road access and in an excellent location.

- Ring fenced parcel of farmland
- Approximately 32.40 hectares (80.77 acres) of permanent pasture and woodland
- Diversification opportunities
- Available as a whole

A block of Grade 4 permanent pasture land accessed direct from Ridge Common Lane. The block of land consists of five parcels of pasture extending to 20.60 hectares (50.90 acres) and five blocks of mature mixed deciduous and coniferous woodland including the steep bank of Strawberry Hanger, which rises to the north up to Ridge Top Lane. The woodland extends to 11.80 hectares (29.16 acres).

The soils are a mix of freely draining lime-rich loamy soils and slowly permeable seasonally wet slightly acid but base rich loamey and clayey soils.

The holding benefits from a peaceful rural setting while remaining conveniently close to Petersfield and has stunning views to the South Downs. This is a rare opportunity to acquire land in a sought after farming district.

Environmental Agreements

The land is not currently entered into any Countryside Stewardship or Sustainable Farming Incentive agreements.

General Remarks and Stipuations

Method of Sale

The property is offered for sale by private treaty.

Boundaries

The Purchaser will be responsible for erecting and maintaining fences as shown by inward facing "T" marks.

Rights

There is a public footpath that crosses the farm. Extracts of the definitive map are available from the selling agents.

The property is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Condition of Sale or not.

Access

The Property benefits from direct road access off Ridge Common Lane.

Services

Mains water is available in the public highway.

Tenure & Possession

The land is currently grazed by sheep under a licence with a local farmer. Vacant possession will be given on completion.

Local Authorities

East Hampshire District 01730 234298 <https://www.easthants.gov.uk/>

South Downs National Park Authority 01730 814810

<https://www.southdowns.gov.uk/>

Sporting and Timber Rights

The sporting and timber rights are in-hand and are included with the sale of the freehold insofar as they are owned.

Mineral Rights

The mineral rights, at a depth below 200 feet over the majority of the farm, are reserved to the Church Commissioners, however, the land is not allocated as a safeguarded site in the Hampshire Minerals and Waste Plan. Further details are available from the selling agents.

Designations

The land at Soal Farm is located within the South Downs National Park.

Areas and Schedules

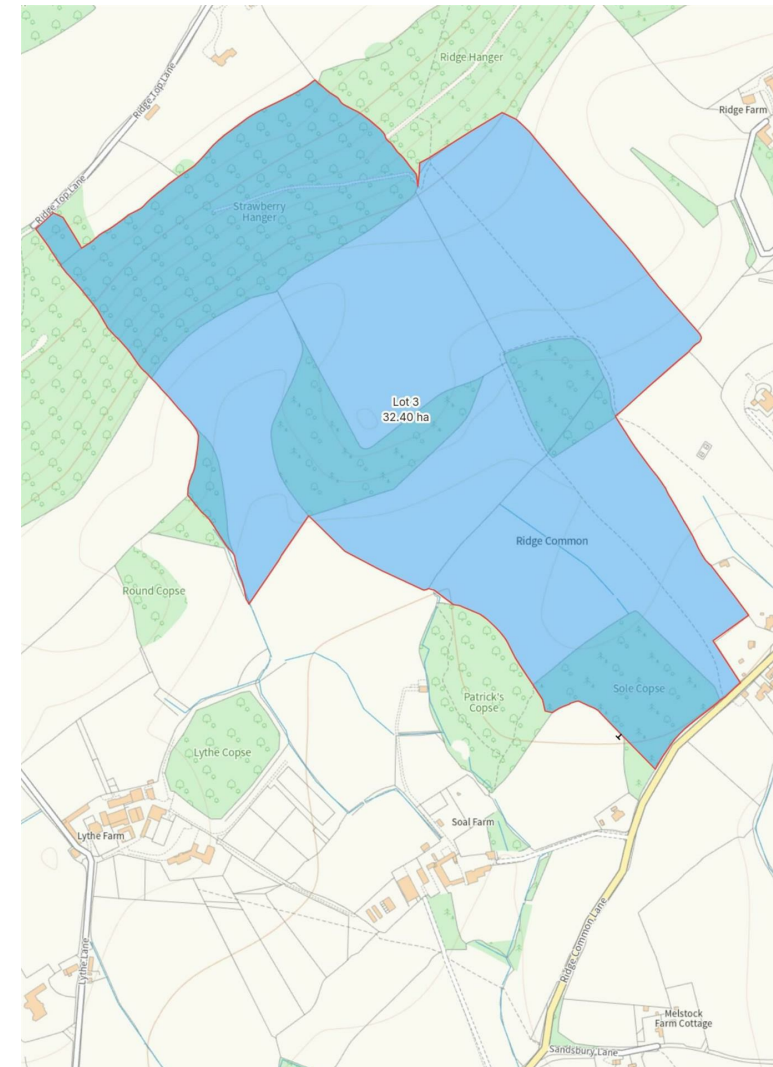
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agent and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewings

Strictly by appointments with BCM Wilson Hill only.

What3Words

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IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
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