



Land at Mare Lane, Owslebury, Winchester, SO21 1LF



Free draining paddocks with long distant views.
Good local outriding, suitable for equestrian use.
South facing chalk land suitable for Viticulture

Available as a whole or in two lots

Lot 1	5.50 acres	£137,500
Lot 2	5.62 acres	£137,500
Whole	11.12 acres	£250,000

LOCATION:

The land is located to the north-west of Owslebury within an attractive area of open countryside approximately 5 miles south of Winchester. The site sits within the gently undulating agricultural landscape with long distance views.

Owslebury is a rural village set amongst the rolling chalk countryside of South Hampshire. The local area benefits from a number of local footpaths, bridleways and quiet rural lanes, suitable for outriding across the national park.

SITUATION:

The land occupies an elevated position, adjoining a large area of open agricultural land as shown on the accompanying plan. The land is accessed via a track leading from Mare Lane.

The immediate surroundings are predominantly agricultural, comprising large arable fields and areas of pasture, interspersed with mature trees, hedgerows and woodland. The wider area provides an attractive countryside setting with a network of local lanes, footpaths, and recreational routes providing access to the surrounding landscape.

GENERAL DESCRIPTION:

The land comprises approximately 11.12 acres (4.5 ha) of former arable land, now laid to pasture, mature beech shelter belt and track situated to the north west of Owslebury. The land is offered in two separate lots or as a whole, accessed from Mare Lane. Lot 1 extends to approximately 5.50 acres (2.23 ha), comprising 5 acres of pasture land with 0.50 acres of woodland shelter belt. Lot 2 extends to approximately 5.62 acres (2.17 ha), comprising 5 acres of pastureland, 0.26 acres of track and 0.36 acres of woodland belt.

The land has been cropped for arable use in the recent past, however the vendor has undertaken to seed the land to a grass ley in autumn 2026.

The land is shown on the Soilscape of South West England as a mixture of Soilscape 3 and 6, "Shallow lime-rich soils over chalk or limestone" and "freely draining slightly acid loamy soils. Both are freely draining. The land is gently sloping, being south facing making it suitable for viticulture or other similar uses.

The free draining nature makes the land ideal for equestrian grazing.

The track serving the land is included within Lot 2, with Lot 1 benefiting from a right of way over the track, as shown brown on the attached plan.

Mains water is connected to the land. If sold in lots, Lot 1 will be provided with a sub-metered water supply.

LAND REGISTRY:

The land is registered with the Land Registry under part of Title No. HP741527. Part of the woodland is unregistered.

LOCAL PLANNING AND COUNTY AUTHORITY:

South Downs National Park Council and Planning Authority—South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. Hampshire County Council - The Castle, Winchester, Hampshire, SO23 8UD.

VIEWING:

The land can be viewed at any time during daylight hours on foot only and whilst in possession of a set of these sale particulars. The land is currently unoccupied by livestock but please leave the gate as you find it after you have walked and viewed the land. Take care when leaving the property as visibility splays are tight and traffic is busy. Use hazard warning lights.

CONTACT:

Henry Brice or Louis Marshall at Ian Judd and Partners LLP, Tel: 01489 896422 or Email: henry@ianjuddandpartners.co.uk / louis@ianjuddandpartners.co.uk

DIRECTIONS:

From Owslebury, proceed along the main road west. Turn left onto Whites Hill, continue north, cross over the crossroads to Mare Lane. After 300m the entrance to the land will be found on the left hand (west) side, as indicated by the for sale board.

Grid Reference: SU50302406

What3Words /// friction.oath.remarried

FENCING OBLIGATIONS:

Purchaser to fence western boundary of each Lot with stock posts within 6 months of completion.

METHOD OF SALE:

The freehold interest is being offered with vacant possession available on completion. The land is being offered as a whole being 11.12 acres or in two lots.

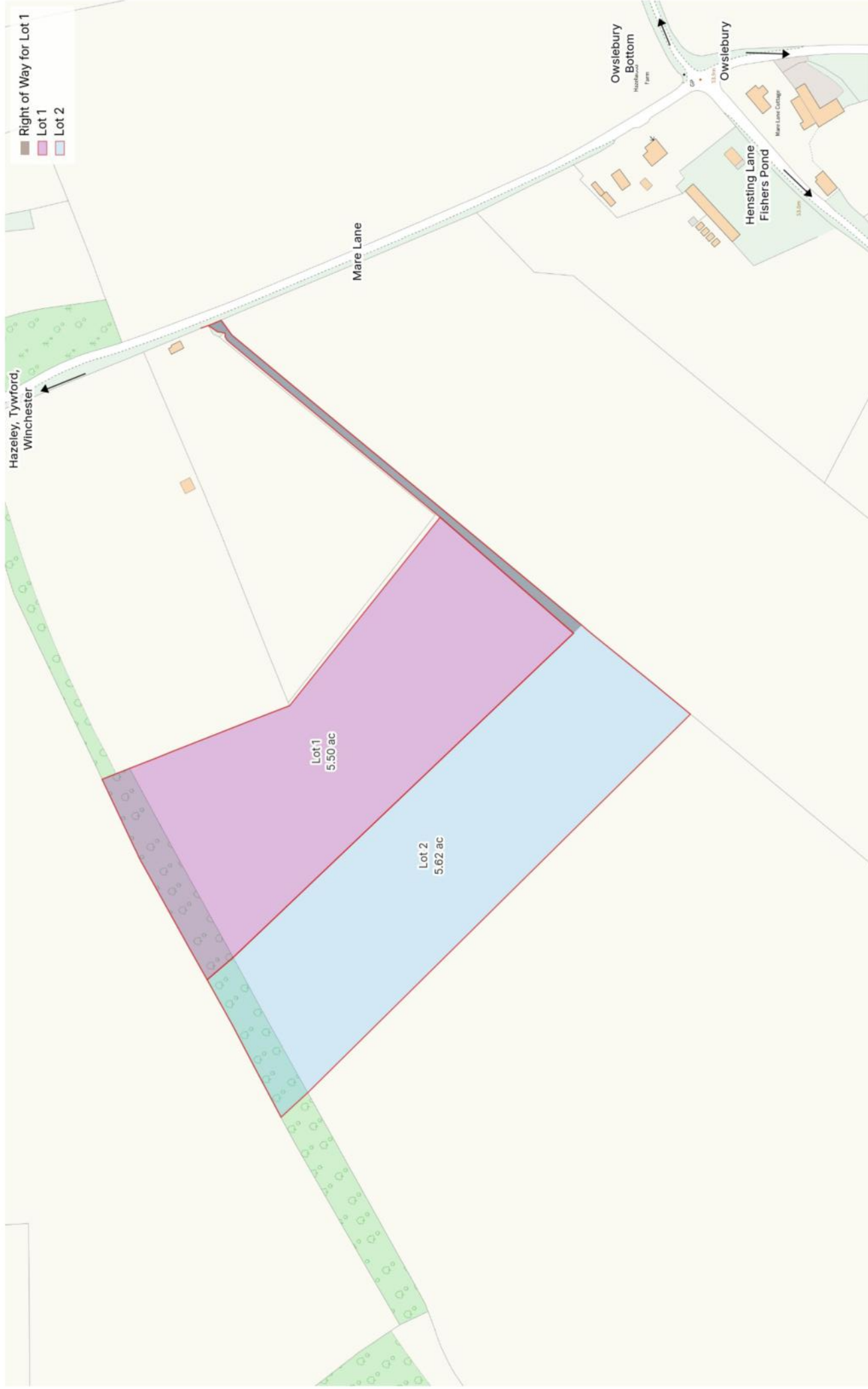
Whole 11.12	Price Guide	£250,000
Lot 1	Price Guide	£137,500
Lot 2	Price Guide	£137,500

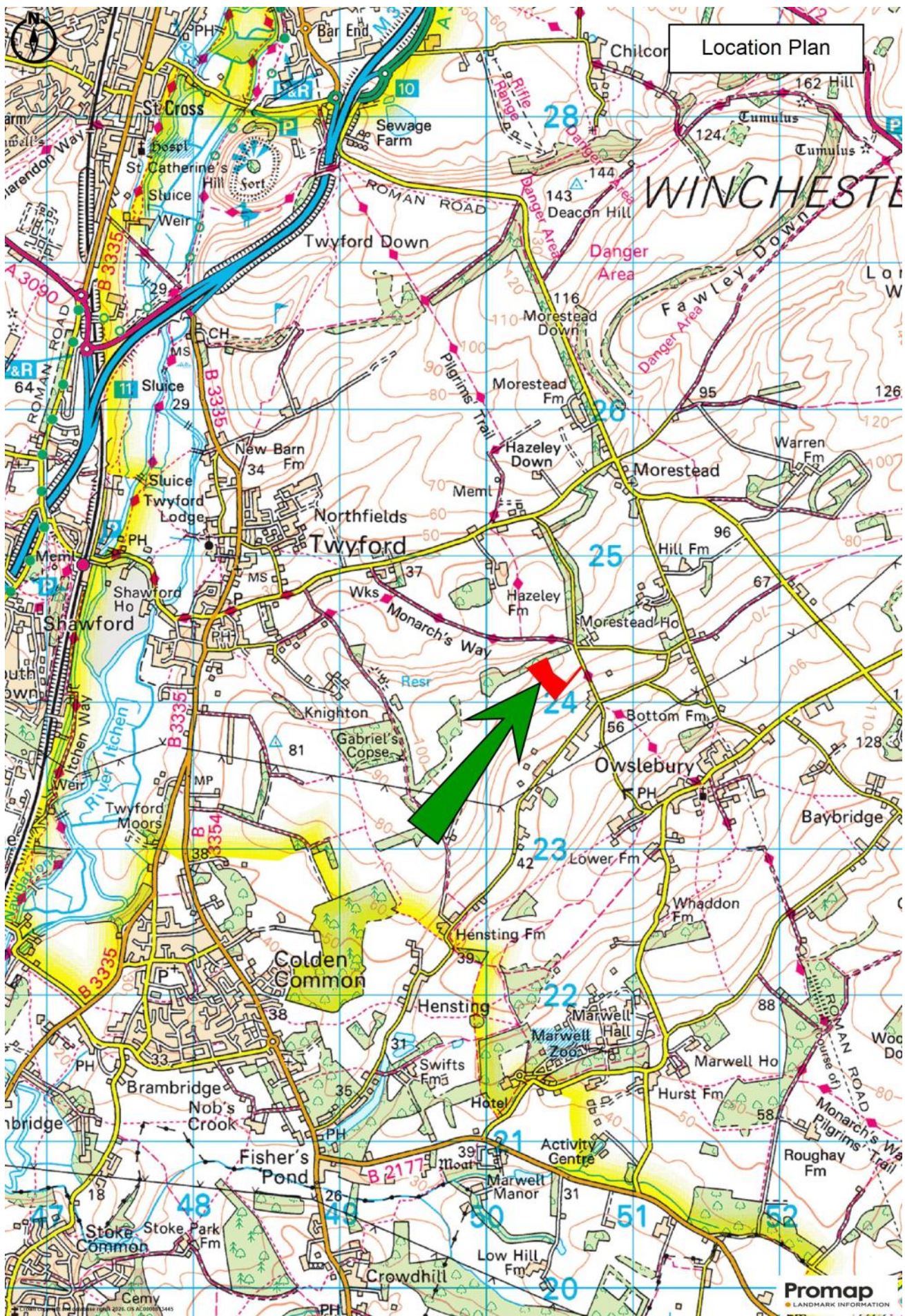
We invite offers and market the land by private treaty. We reserve the right to invite informal tenders at any time dependent on levels of interest.

We are open to discussions for alternative lotting and further land is available by agreement.



Land at Mare Lane, Owslebury





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