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## VALUABLE PARCEL OF LAND AND STABLE YARD FOR SALE AS A WHOLE OR IN 2 LOTS



### LOCATION

The land is situated , on the outskirts of the town

### DESCRIPTION

The site comprises of 2 parcels of land accessed off a private driveway 12 detached properties

**LOT 1:** Comprising of an area grazing land, stable block and access road in all extending to approximately 4.1 acres which is accessed off the entrance track, from the track a gate gives access into the field and a track runs down the Western boundary down to the stable yard. The stables comprise:

2 Stables @: 11'5" x 10'0"

2 Stables@: 11'6" x 11'0"

2 Corner Boxes @: 16'3" x 11'0"

Hay barn area 11ft x 24ft (part covered as 2 stalls)

There is an old lorry body which is used as additional storage.

Lunge pen.

**SERVICES:** Mains water, Mains electricity,

**LOT 2:** Comprising of an area of sloping grazing land accessed off a private driveway which leads off

Bell Hill. Extending to approximately 2 acres with field shelter 11ft x 11ft

A public footpath runs along the North West perimeter of the land, this is however separated by a post a rail fence from the fields.

### **Tenure**

The property is sold with the benefit of freehold title. Vacant possession will be provided upon completion.

### **Town and Country Planning**

The land lies within the area administered by East Hampshire District Council. The land is situated outside of any Settlement Development Boundaries and purchasers are advised to make their own inquiries in respect of planning issues and development opportunities for the property. The property is sold as grazing land.

### **Rights of Way**

The property is offered subject to and with the benefit of Rights of Way, both public and private of wayleaves, easements and other rights whether or not specifically referred to.

There is a footpath which enters the land on the northern boundary, though our clients have fenced this off to avoid walkers coming into the land.

### **Local Authorities**

East Hampshire District Council, Council Offices, Penns Pl, Petersfield, GU31 4EX. Telephone: 01730 266551

### **Services**

Water is connected to the site.

### **Overage**

The property will be sold subject to an overage clause, the vendors will be entitled under the clause to an uplift in value resulting from a planning consent for an alternative use other than agriculture or equine on the land to be sold or part thereof. This provision will last for 20 years from the date of sale. Further details are available from the Selling Agent.

### **Viewing**

The property is strictly by prior appointment with the owners agents Pelhams. Telephone: 01252 781640

### **IMPORTANT NOTICE**

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are drawn up so that they comply with the Property Misdescriptions Act 1991 .
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