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DRAFT DETAILS ONLY

**VALUABLE PARCEL OF LAND AND STABLE YARD
FOR SALE AS A WHOLE OR IN 2 LOTS
OFF BELL HILL
PETERSFIELD
HAMPSHIRE
GU32 2DY**



LOCATION

The land is situated off Bell Hill Petersfield, on the outskirts of the town on a road which leads Northwards and eventually meets up with the A32. It is within a mile of Petersfield Station. The access to the land is via a private driveway (in the ownership of the sellers) and this is also a public footpath.

DESCRIPTION

The site comprises of 2 parcels of land accessed off a private driveway which leads directly off Bell Hill which can be purchased as a whole or in 2 lots. The land lies directly to the rear of a run of about 12 detached properties which front Bell Hill.

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" (One of which had been converted for use as a dog grooming room)

Hay barn area 11ft x 24ft (this could be used for further stabling though one part currently has been converted for dog kenneling)

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 and 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.

Property Postcode

GU32 2DY

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

Directions

From the A3 at Hindhead follow the road Southwards towards Portsmouth. Take the 2nd turning off towards Petersfield also marked A272 Winchester, at the roundabout take the first exit at the next roundabout take the first exit into Bell Hill, the driveway up to the land will be found on the left hand side just before the group of detached houses starts.

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 .

2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Pelhams, nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to this property.

3. Any photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

4. Any reference to or alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained, these matters must be verified by the intending purchaser.

5. Any plans, maps indicating the boundaries or accesses to a property are intended as a guidance only and should not be relied upon as fact.

6. The property is sold subject to all rights of way whether public or private, light support, drainage, water and other pipes, whether referred to in the particulars or not

