



LAND AT PARKLANDS FARM

Uplands Lane, Liss, Hampshire GU33 6HQ



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5.13 Acres of Pasture - Guide price £250,000

Liss 3.1 miles | Petersfield 6.7 miles | Alresford 12.9 miles

(Distances are approximate)

An excellent opportunity to acquire a parcel of just over five acres of pasture grazing land, well suited to equestrian grazing benefitting from excellent road connections and unrivalled countryside views, tucked away in the South Downs National Park

SUMMARY

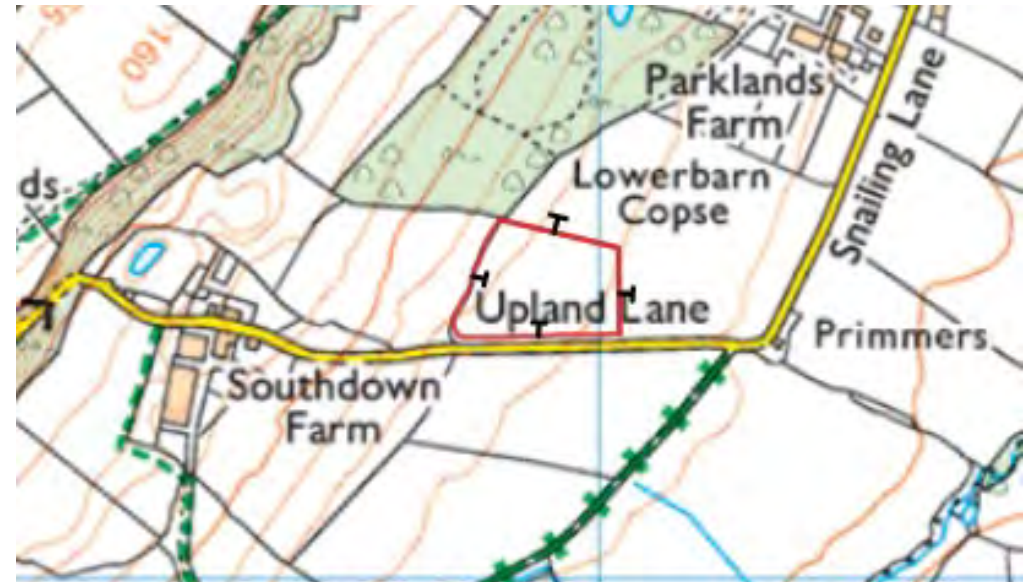
Located in the rural countryside and yet just a short drive to the A3 and other main road connections, the land at Parklands Farm is a fantastic opportunity for an amenity or equestrian purchaser alike (STPP). The Land extends to approximately 5.13 acres (2.08 hectares) of well maintained, level pasture, bordered by mature hedgerows and trees, offering a refreshingly peaceful and private setting.

SITUATION

The Land at Parklands Farm is found just on the outskirts of the village of Hawley, near to Liss and less than 7 miles north of the market town of Petersfield. The market town of Petersfield offers wider facilities including pubs, restaurants and shops, though there are numerous highly regarded independent facilities and pubs in the surrounding villages.

The land is located close to a web of public rights of way, offering scenic riding through the open countryside, for both horse riders and cyclists alike.

There are excellent transport links, with the A3 near to the Land. There is direct vehicular access to the land in the south west corner onto Uplands Lane. The Land is situated within the South Downs National Park.



GENERAL REMARKS AND STIPULATIONS

Planning

There is no recent planning history affecting the property and is classified as agricultural pasture. It may be suitable for a range of alternative uses STPP. A restriction on the change of use for anything other than equestrian or agricultural shall be put in place by the Vendor.

Restrictions

The Purchaser will be prevented from planting specific plants within 5m of the boundary that are known to be harmful to horses and from having bonfires within 40 meters of the shared boundaries. The Purchaser shall not use the land for any other use other than agriculture, equine or private and personal leisure or erect a building for any other use than the permitted uses and from permanently siting a static home on the land.

The Vendor will apply a restriction preventing the use of fireworks and of recreational vehicles (such as quad bikes and scrambling bikes) on the land.

The Land at Parklands Farm may only be re-sold as a whole and not in smaller lots.

Rights of Way

There are no public rights of way crossing the land.

Boundaries

The Vendor will erect and maintain the fence along the shared boundary, as shown by 'T' marks on the plan, however the Purchasers will be responsible for the existing boundary fences and for erecting an electrified fence, should they keep livestock or horses.

Services

There is no metered water connection to the land. This may be installed by the purchaser from a nearby water main. There is no electricity connection on the land.

Tenure and Possession

Freehold with Vacant possession will be given of the whole upon completion.

Rights and Easements

The property is sold with the benefit of and subject to all Rights of Way and other easements and rights of a similar nature which exist, whether mentioned in these particulars or not.

Plans, Areas and Schedules

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

Health & Safety

Given the potential hazards, we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

Designations

The land is located within the South Downs National Park.

Local Authority

East Hampshire District Council
www.easthants.gov.uk
Tel: 01730 266551

Directions (Post Code GU33 6HQ)

From Petersfield follow the A3 north and just beyond Liss at the Ham Barn roundabout take the first exit signed to Liss B3006 (coming from London this is the third exit). Follow the road for 0.3 miles before turning left on to Snailing Lane. Continue on this lane and follow the lane round a right hand turn on to Uplands Lane and continue for 0.2 miles. There is a pull in next to a bridleway on the left hand side and the gateway to the land is just up the lane on the right hand side.

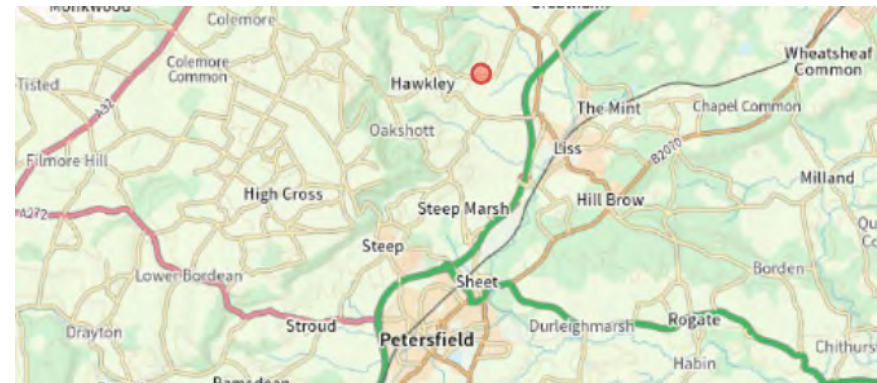
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Viewings

By appointment with the selling agents only.

Seller's Agent

Lily Walker MRICS FAAV, BCM LLP
The Old Dairy, Sutton Scotney, Winchester, Hampshire SO21 3NZ
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Particulars prepared September 2023 and photographs taken September 2023.



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