

LAND FOR SALE

Biodiversity net gain / rewilding opportunity



Arable Land off Rodfield Lane,
Ovington, Winchester SO24 0HS

Arable land extending to approximately 60.22 acres (24.37 hectares)

FOR SALE AS A WHOLE OR IN TWO LOTS

Guide Price for the whole of £975,000

ARABLE LAND OFF RODFIELD LANE, OVINGTON SO24 0HS

DESCRIPTION

A rare opportunity to acquire a good sized block of Grade 3 arable land well suited to a number of different uses adjacent to the A31. The land is split into two main arable field parcels.

The land has convenient access directly off Rodfield Lane, located inside the beautiful South Downs National Park. The land has been cropped for a number of years.

The land is currently included within a wider Countryside Stewardship Scheme which runs to December 2022. Further details are available from the agents.

There is potential to revert the land to woodland, conservation grassland or other land types for Biodiversity Net Gain or Rewilding purposes, subject to necessary consents.

Overall the land extends to approximately 60.22 acres (24.37 hectares) of arable land.

The land has excellent connections to the public highways network with the A31 located adjacent to the land and the M3 approximately 4.5 miles to the west.

LOTING

The property is available as a whole of in 2 Lots as follows;

Lot 1 (Red) - 34.22 acres (13.85 hectares) - £555,000

Lot 2 (Blue) - 26.00 acres (10.52 hectares) - £420,000

ACCESS

There will be shared a vehicular access to both Lots from Rodfield Lane, should the land be sold individually.

RIGHTS OF WAY

There are no public rights of way crossing the property.

SERVICES

The land does not currently have a water supply but there is potential for water to be made available via a third party private water supply. Further details can be requested from the agents.

BOUNDARIES

Purchasers will be responsible for all boundary fences.

TENURE AND POSSESSION

Vacant possession will be given of the whole upon completion of the sale, subject to holdover to harvest the standing crops.

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.

The sporting rights are reserved by a third party but are not currently exercised.

LOCAL AUTHORITY

Winchester City Council (<https://www.winchester.gov.uk>)

South Downs National Park (<https://www.southdowns.gov.uk>)

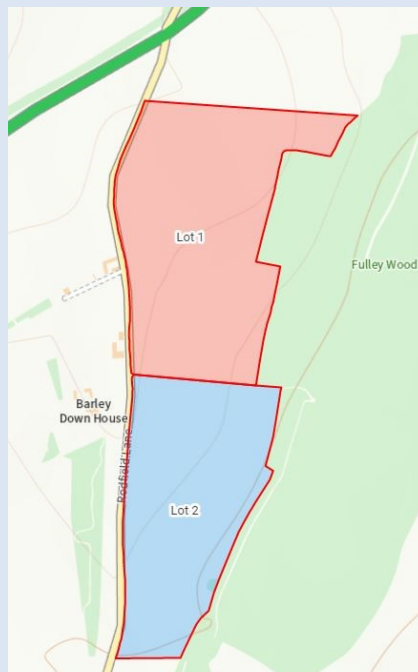
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Viewings strictly by appointment with BCM.

WHAT3WORDS [///cello.wheels.exhale](https://www.what3words.com/cello.wheels.exhale)



DIRECTIONS

From Winchester, proceed east on the A31. Take an exit across the carriageway onto Rodfield Lane to the south, signposted as Gander Down. Continue along the lane for approximately 600 metres and the land will be on your left hand side. The turning off the A31 is marked with a BCM sale board.

IMPORTANT NOTICE

BCM and Braden as joint agents along with the Vendors of this property whose agents they are, give notice that:-

They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared June 2021.

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