



# LAND AT LOVEDEAN LANE

Waterlooville, Hampshire PO8 9RY





# EQUESTRIAN GRAZING LAND

Lovedean Lane, Waterlooville PO8 9RY

## Guide Price: £85,000

Waterlooville 2 miles | Petersfield 8 miles | Portsmouth 13 miles

(Distances are approximate)

**On the instructions of Kroll, acting as Joint LPA Receivers  
Available for sale by online auction, unless sold prior**

## DESCRIPTION

An opportunity to acquire a parcel of equestrian grazing land and site of former stables on the edge of the village of Lovedean. The land has good road frontage onto Lovedean Lane.

At the southern end of the field there is a small pond, an area of hardstanding and the site of former stables.

The northern boundary is currently unfenced but is marked by blue pegs on the eastern and western side.

Overall the property extends to approximately **0.76 hectares (1.88 acres)**.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by online auction through the Bidx1 online platform, unless sold prior to the auction on 21st September 2023. Further details on the auction registration and bidding process, along with bidding deposits, can be obtained from the Selling Agents.

### Data Room

The legal pack and other useful information is available on the Bidx1 auction platform – visit [www.bidx1.com](http://www.bidx1.com)

### Access

The property is accessed off Lovedean Lane via a pedestrian gate. There used to be a vehicular access with a five bar gate in this location as recently as 2016.

## Services

It is understood that there is a mains water supply to the property.

## Wayleaves & Easements

The property is sold subject to and with the benefit of all rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to or not.

## Tenure and Possession

The property is sold freehold with vacant possession.

## Fixtures and Fittings

All fixtures and fittings are included in the sale of the freehold property.







## GENERAL REMARKS AND STIPULATIONS

### Planning

There is no recent planning history affecting the property. The land has been submitted to the East Hampshire District Council (EHDC) Land Availability Assessment (LAA) and is registered as site LAA/HD-014. Further details are available from the selling agents.

No overage provisions for a change of use will be applied.

### 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 of equestrian land, buildings and livestock we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

### Directions (Post Code PO8 9RY)

From the centre of Waterlooville proceed north along Milton Road. At the T-junction turn left onto Lovedean Lane. Proceed for just under one mile where the land will be found on your right hand side as indicated by the For Sale board.

 [what3words ///tanks.shot.noting](https://www.what3words.com/what3words///tanks.shot.noting)

### Local Authority

East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk)  
Tel: 01730 266 551

### Viewings

By appointment with the selling agents only.

### Seller's Agents

Alastair Wilson, BCM LLP  
The Old Dairy, Sutton Scotney,  
Hampshire SO21 3NZ  
Tel: 01962 763 900  
E: [sales@bcm.co.uk](mailto:sales@bcm.co.uk)

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11-12 Hanover Square, London W1S 1JJ  
Tel: 07732 681 156  
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### Seller's Solicitors

Sabiya Ajij  
Knights Plc, 34 Pocklington Walk,  
Leicester LE1 6BU  
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### IMPORTANT NOTICE

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- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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**Particulars prepared and photographs taken August 2023.**





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