



MOONRAKERS FIELD

Ridge Common Lane, Steep, Petersfield GU32 1AN

Wilson | Hill

BCM

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Guide Price: £150,000

DESCRIPTION

An attractive block of pasture located between Steep and Stroud on Ridge Common Lane and in the South Downs National Park. The field is ring fenced with hedgerows to the majority of boundaries and mature in-field oak trees. Offered for sale as a whole, overall the property extends to approximately **6.05 acres (2.45 hectares)**.

The field has been historically grazed by livestock and cut for hay and is suitable for a number of uses (STPP). The field could be readily split into two parcels to suit management requirements.

The field is gently undulating and provides extensive views over the surrounding countryside.

The field presents an ideal opportunity for agricultural enterprises, equestrian grazing, tourism opportunities (STPP), natural capital and biodiversity offsetting.

GENERAL REMARKS AND STIPULATIONS

Access

The property benefits from direct access onto Ridge Common Lane.

Services

A water supply is connected to a water trough serving the property. The Purchaser will be required to install a sub-meter within three months of completion.

Boundaries

There are no known fencing liabilities.

Designations

The property is in the South Downs National Park.

Sporting

The sporting rights are included within the sale.

Wayleaves, Easements & Rights of Way

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. There are no public rights of way crossing the property.

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 agent 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.

VAT

Any guide prices quoted or discussed are exclusive of VAT.

Tenure and Possession

Vacant possession will be given of the whole upon completion of the sale.

Local Authorities

East Hampshire District Council (easthants.gov.uk)


South Downs National Park (southdowns.gov.uk)

Viewings

Strictly by appointment with BCM and Wilson Hill only.

Directions

From Petersfield head west on the A272. On entering the village of Stroud turn right into Ridge Common Lane signposted Steep. After 0.70 miles the field gate will be on your right hand side.

 [what3words](https://www.what3words.com/puddings.overlaps.interval) [///puddings.overlaps.interval](https://www.what3words.com/puddings.overlaps.interval)

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Particulars prepared and photographs taken May 2022.



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