

LAND AT MIDDLE OAKSHOTT

86.02 acres of Beautiful Hampshire Countryside



Pasture at Middle Oakshott

Hawley, Liss GU33 6LP

Pasture and woodland extending to approximately 86.02 acres (34.81 hectares)

FOR SALE AS A WHOLE

Guide Price: £830,000 for the whole

PASTURE LAND OFF MIDDLE OAKSHOTT FARM LANE, HAWKLEY GU33 6LP

DESCRIPTION

A vanishingly rare opportunity to acquire a beautiful and totally private part of the Hampshire countryside. The Land at Oakshott sits within the South Downs National Park and lends itself to a variety of uses from agricultural and sporting to vineyards or natural capital and biodiversity offsetting. Extending to 86.02 acres (34.81 hectares) in total.

Largely level parcel of pasture and woodland with frontage to Middle Oakshott Farm Lane and Cottage Lane to the south and boarded by the beautiful Oakshott Stream to the north. The land benefits from planning permission to erect a useful 5,000 sq.ft agricultural barn (SDNP/21/06367/APNB). Viewing of the land is highly recommended to understand its unspoilt and unusually quiet setting.

The Land at Oakshott is located within the parish of Hawkley. The village of Hawkley, which benefits from a popular pub and village hall, lies 1.3 miles to the north.

The larger village of Liss is 3.5 miles to the east and the town of Petersfield is 4.2 miles to the south and these offer a wider range of services including pubs, restaurants, schools, train stations and shops.

Transport connections are excellent with the A3 trunk road providing access to London and the South Coast just 2.3 miles to the south and the A31 providing access to Winchester just 8.8 miles to the west. The area benefits from close proximity to a number of highly regarded state and private schools including Bedales, Churcher's, Highfield and The Alton School.

ACCESS

There is vehicular access from Middle Oakshott Farm Lane.

RIGHTS OF WAY

There are public rights of way crossing the land.

SERVICES

Mains water is available from the road.

BOUNDARIES

Purchasers will be responsible for all boundary fences.

TENURE AND POSSESSION

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.

Basic Farm Payment Entitlements available by separate negotiation.

LOCAL AUTHORITY

Hampshire County Council (www.hants.gov.uk)

South Downs National Park (www.southdowns.gov.uk)

CONTACT


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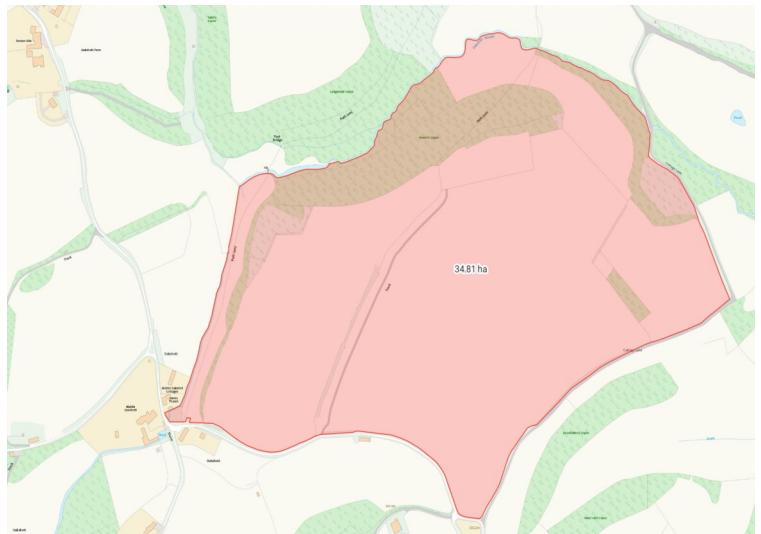
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Viewings strictly by appointment with BCM LLP.

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DIRECTIONS

From Petersfield follow the A3 north and just beyond Liss, at the Ham Barn roundabout take the third exit signed to Liss B3006 (coming from London this is the first exit). Proceed into Liss and then turn right just after The Spread Eagle public house onto Hawkley Road. Follow this road for 1.5 miles and at the top of the hill turn left signed 'Village Centre and Upper Green' into Pococks Lane. Pass the Hawkley Inn, carry on down the left side of the village green to the junction. Turn left and follow this lane out of the village and down the hill, at the bottom take first left hand turning signposted to Oakshott. Follow this lane past Higher Oakshott and and continue to Middle Oakshott where the road turns sharply to the left. Follow the road round and the entrance to the land is on your left-hand side, approximately 500m beyond this turn.

IMPORTANT NOTICE

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