

LAND AT OAKSHOTT

5.46 acres of tranquil pasture land



Pasture Land off Middle Oakshott Farm Lane

Hawkley, Liss GU33 6LP

Pasture land extending to approximately 5.46 acres (2.21 hectares)

FOR SALE AS A WHOLE

Guide Price: £135,000 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 5.46 acres (2.21 hectares) in total.

Predominantly pasture with some belts of trees and its undulating topography would appear, subject to the necessary consents, to provide the ideal site for a range of amenity uses where a stunning peaceful location is key. 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 is a public right of way which runs across the far Eastern part of the property.

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 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.

LOCAL AUTHORITY

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

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

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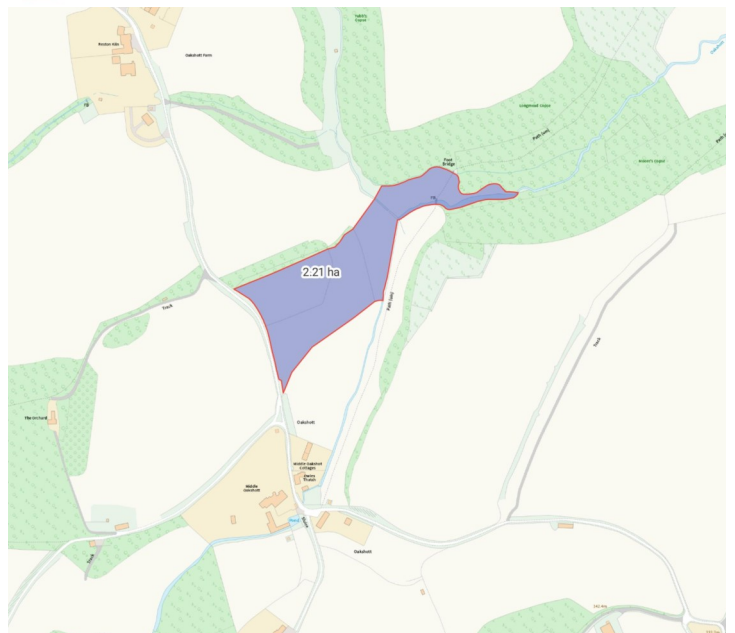
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Viewings strictly by appointment with BCM LLP.



WHAT3WORDS

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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 Pockocks 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 the land is on your left-hand side, approximately 200m beyond Higher Oakshott.

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements of representations of facts
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - not have BCM tested them.

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