



rural property specialists

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LAND AT OLD LITTEN LANE

13.13 acres of biodiverse and tranquil pasture land near Petersfield



Pasture Land at Old Litten Lane, Froxfield, Hampshire GU32 1BB

Biodiverse and tranquil pasture land adjacent to the Ashford Hangers with stunning views and extending to approximately 13.13 acres (5.31 hectares)

FOR SALE AS A WHOLE OR IN 2 LOTS

Guide Price: £285,000 for the whole

LAND AT OLD LITTEN LANE, FROXFIELD GU32 1BB

DESCRIPTION

An exceptionally rare opportunity to acquire a beautiful and totally private part of the Hampshire countryside. For sale for the first time in 40 years the Land at Old Litten Lane sits within the South Downs National Park and Ashford Hangers Nature Reserve and lends itself to a variety of uses from agricultural or equestrian to natural capital and biodiversity offsetting. Extending to 13.12 acres (5.31 hectares) in total but offered in two lots extending to 4.56 acres (1.85ha) and 8.57 acres (3.47ha) as follows:-

Lot 1 - 4.56 acres (1.85 ha) - £115,000

Lot 2 - 8.57 acres (3.47 ha) - £170,000

Predominantly pasture with some belts of trees 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 Old Litten Lane is unimproved pasture and as such benefits from a huge range of wild flowers and rare grasses that has meant part of it is afforded an SSSI and SINC designation.

The Land at Old Litten Lane is located within the parish of Hawkley. The village of Froxfield lies 1.5 miles to the west.

The town of Petersfield is 3.1 miles to the south and offers 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 3 miles to the south and the A31 providing access to Winchester just 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 and Highfield.

ACCESS

There is vehicular access from Cockshott Lane, a part gravel public road which connects to the Petersfield Road.

RIGHTS OF WAY

There is a public right of way which runs along the western boundary of Lot 2.

SERVICES

Mains water is available. The existing water pipe goes onto to supply two residential properties beyond the land, whose water use is recorded by submeter and recharged. If the land is sold in lots a further submeter will be installed at the purchasers expense.

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.

DESIGNATIONS

The land is within the South Downs National Park and adjacent to Ashford Hangers Nature Reserve.

Part of lot 2 is designated a Site of Special Scientific Interest and SINC

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.

 **what3words** [///daffodils.permanent.donates](https://www.what3words.com/land-at-old-litten-lane)



LOCAL AUTHORITY

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

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

CONTACT

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Viewings strictly by appointment with BCM LLP or Wilson Hill.

DIRECTIONS

From Petersfield head north on Bell Hill Road, towards Steep. Follow Bell Hill Road for approximately 2.5 miles through the Ashford Hangers and then turn right onto Cockshott Lane (sign posted for the Edward Barnsley Workshop). Follow Cockshott Lane as it turns from tarmac to gravel and until you reach the Old Litten Lane Junction. The land is on your left-hand side.

IMPORTANT NOTICE

- BCM LLP and Wilson Hill, 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
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