



# LAND FOR SALE

Mill Lane, Hawkley, Hampshire, GU33 6NU





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Hampshire, GU33 6NU

A rare opportunity to acquire a wonderful parcel of pasture and woodland, nestled in the rural village of Hawkley, extending to just over 9.9 acres. The land is situated in an idyllic location, of pasture bordered by mature broadleaf woodland, bordering the River Rother.

- Approximately 9.92 acres
- Scenic Setting offering Pasture, Woodland and River Frontage
- Highly Desirable Location
- Opportunity to Enjoy the Rural Countryside
- Private and Peaceful Location with Vehicular Access



## Description

### 9.9 ACRES OF LAND EAST OF MILL LANE

The land is found on the eastern side of Mill Lane. It is accessed off a private lane with vehicular access into a rugged pasture field, formerly used for sheep grazing. The land is arranged on a slight slope in places but is livestock fenced around the perimeter of the pasture, which extends to approximately 6.69 acres (2.71 hectares) with a further 3.23 acres (1.30 hectares) of woodland with a stretch of frontage on to the River Rother.

The parcel offer fabulous opportunities to acquire land in a peaceful and rural area, rarely available. The land has been utilised for agricultural purposes and could be suited to one wanting to enjoy the idyllic countryside.

The Vendor is currently involved in the Selborne Land Partnership which offers fantastic opportunities to local land managers in providing excellent environmental benefits, which could be of interest to the Purchaser.





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



# GENERAL REMARKS AND STIPULATIONS

## Situation

The land is located on the eastern side of Mill Lane, benefit from a bucolic setting on the edge of the highly desirable village of Hawkley, with tributaries of the River Rother passing through the land. The Land is located northwest of the village of Liss and less than 10 miles to the north of the market town of Petersfield.

The land is located close to the villages of Hawkley and Selborne, the latter having the well known Gilbert White's House and Gardens along with several highly regarded pubs in the locality. The market town of Petersfield offers wider facilities including pubs, restaurants and shops.

The transport links are excellent with the A3 close by as well as direct rail access into central London from Petersfield Station in just over an hour. The Land is situated within the South Downs National Park.

## Planning

There is no recent planning history affecting the property.

## Right of Way

We are not aware of any public right of way across the land, with the exception of the footpath crossing the land.

## Boundaries

Purchasers will be responsible for all boundary fences.

## Services

There is no metered water connection to the land. This may be installed by the purchaser from a nearby water main. There is no electricity connection to the land.

## Tenure and Possession

Freehold with vacant possession will be given upon completion.

## Rights and Easements

The property is sold with the benefit of and subject to all Right of Way and other easements and rights of a similar nature which exist, whether mentioned in these particulars or not.

## Plan, 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, due o the nature of the uneven ground, we would ask you to be as vigilant as possible for your own safety when making your inspection.

## Designation

The land is located within the South Downs National Park. There is a Special Site of Scientific Interest (SSSI) designation adjacent to the southern boundary.

## Local Authority

East Hampshire District Council

[www.easthants.gov.uk](http://www.easthants.gov.uk)

Tel: 01730 266551

## Viewings

By appointment with the selling agents only.

## What3Words

///beard.defenders.banquets

## 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 on to Hawkley Road. Follow this road for 1.5 miles and at the top of the hill signed Empshott/Selborne, into Mill Lane for about 0.5 miles turn right into a concrete drive. Follow this lane for 25m until you see the gateway to the land.

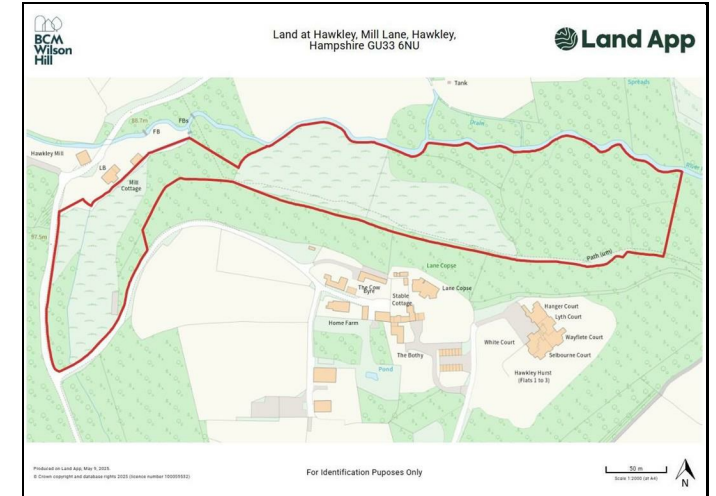
## Sellers Agent

Lily Walker MRICS FAAV

The Old Dairy, Sutton Scotney, Winchester, Hampshire SO21 3NP

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## Winchester

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