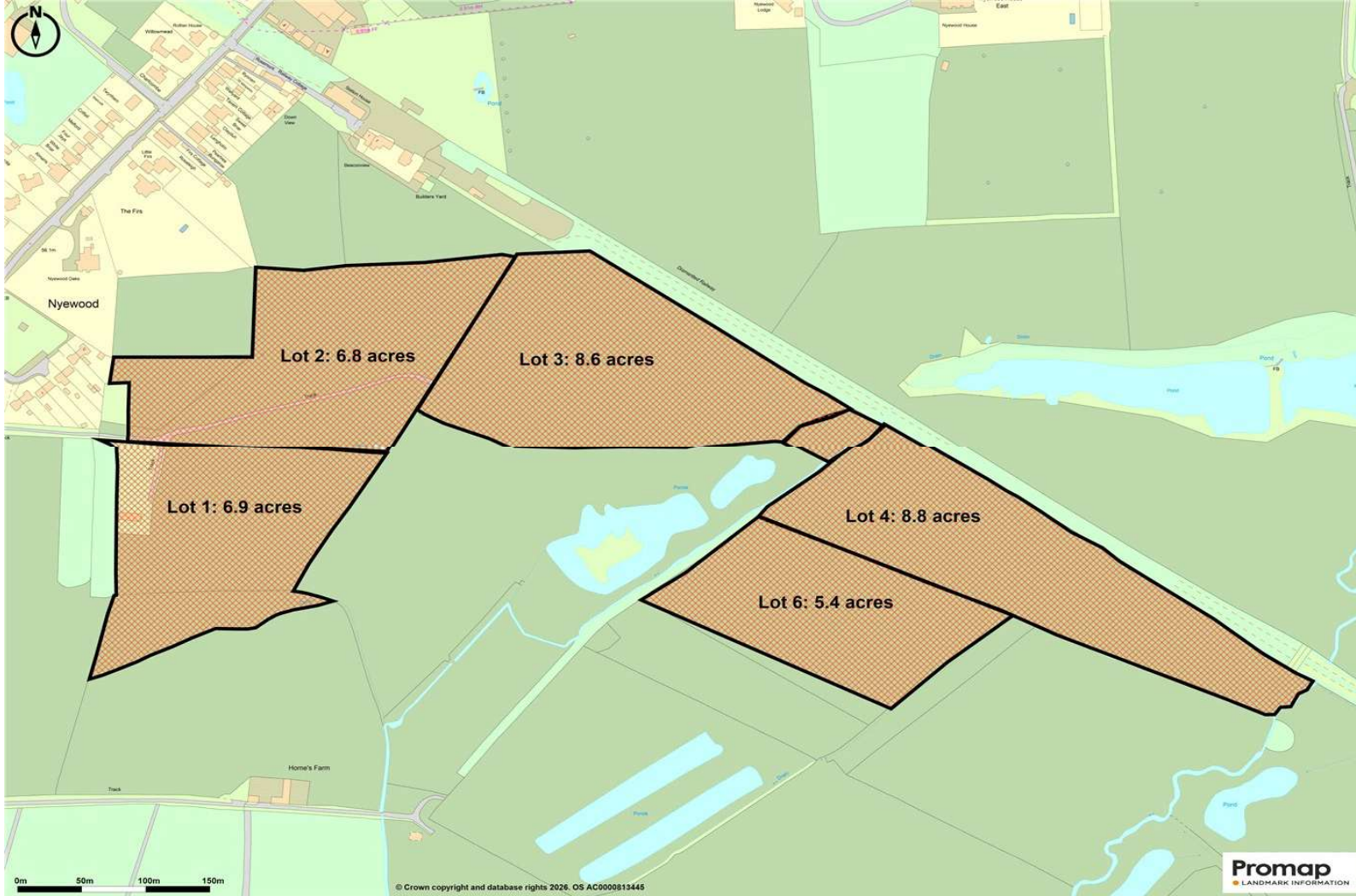




Willow Lodge Farm, Nyewood, South Harting, Hampshire, GU31

Offers in the region of: **£650,000** *Freehold*

An attractive block of pastureland extending to approximately 36 acres (14 hectares), together with a Dutch barn and the benefit of planning permission for the construction of a new agricultural building.

KEY FEATURES

- Available for sale as a whole or in five separate lots
- The land is well-suited to a range of agricultural, equestrian or rural uses
- Desirable countryside setting
- Situated in the village of Nyewood



Petersfield

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DESCRIPTION

The land is available for sale as a whole or in five separate lots which total approximately 36 acres. This provides flexibility for a variety of buyers and offers an excellent opportunity to acquire versatile pastureland in an attractive rural location. The farmland is currently used for livestock grazing. The fields are well-sized and suitable for a variety of agricultural, equestrian, or amenity uses, with boundaries formed by a combination of fencing, established hedgerows, and natural streams. A mature woodland belt runs along the northern boundary, providing shelter and enhancing the overall character of the land. Situated on the southern edge of Nyewood, the land enjoys a peaceful countryside setting with easy access to the surrounding rural network. The steel framed Dutch Barn in Lot 1 is approximately 19.5m x 6.5m and there is a hard floor. Planning permission for the new barn approximately 36m x 10m (SDNP/24/04957/FUL).

Lot 1 (6.9 acres): OIRO: £225,000
Lot 2: (6.8 acres) OIRO £175,000
Lot 3: (8.6 acres) OIRO £150,000
Lot 4: (8.8 acres) OIRO £150,000
Lots 6: (5.4 acres) OIRO: £100,000

LOCATION

Nyewood is a small village south of Rogate and the A272. Situated within the South Downs National Park, it is surrounded by delightful countryside offering easy access to numerous footpaths and bridleways for outdoor activities like walking, cycling, and riding. Nearby villages Rogate and South Harting have their own village shops, primary school, church and South Harting has its own pub. Petersfield is approximately 6 miles to the west and lies on the A3 corridor alongside having a mainline train station with direct access to London Waterloo in a little over one hour.

DIRECTIONS

From Petersfield, proceed in an easterly direction along the A272. On reaching the crossroads in the centre of Rogate, turn right signed towards Nyewood and Harting. Continue along Habin Hill for approximately 1.5 miles and after the left hand turn to Furze Meadow, the entrance to Willow Lodge Farm will be on the left hand side as indicated by the small "Willow Lodge Farm" sign and a five bar wooden gate.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold with vacant possession on completion

Services: Water connected to all fields. Mains electricity to Lot 1 (not tested or checked).

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. Footpath 869 crosses north to south over Lot 1 and 2.

Plans and Areas: 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 misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning: Planning permission for the new barn approximately 36m x 10m (SDNP/24/04957/FUL).

Health and Safety: When viewing the land please take considerable care and attention. Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times Land Registry Title number WSX139988 (part).

Basic Payment Entitlements: No BPS entitlements are available with the farm.

Address: Willow Lodge Farm Nyewood Road Nyewood South Harting West Sussex GU31 5JB

What3Words: ///rehearsal.acrobats.tiny

Viewings: Strictly by appointment with Winkworth Petersfield

Agent note: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Important Notice

Winkworth for themselves and the Vendors or lessors of this property whose agents they are, give notice that: i) 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 or representations of fact. ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. iii) The information in these particulars is given without responsibility on the part of Winkworth or their clients. Neither Winkworth nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. v) 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 – nor have Winkworth tested them. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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