



AMENITY LAND FOR SALE

Land at Old Alresford, Old Alresford, SO24 9DH



LAND - AMENITY/EQUESTRIAN

Land at Old Alresford, Old Alresford,
SO24 9DH

11.26 ACRES (4.56 HA) of amenity
pasture land, woodland and historic
fishing ponds near Old Alresford.

A block of over 11 acres of amenity
land, woodland and old fishing ponds
with good road access.

GUIDE PRICE OFFERS OVER
£395,000

- Attractive block of amenity and equestrian
pastureland
 - Direct road access
 - Historic fishing ponds



Description

Overall, the property extends to approximately 11.26 acres (4.56 ha) set within a gorgeous location with secluded features, including an enchanted pond, a 'Hampshire Hideaway in the Woods' and home to an abundant and diverse native wildlife.

An exceptional parcel of amenity land extending to over 11 acres, featuring a picturesque combination of grazing land, historic fishing ponds, and stunning woodland. Set within a tranquil rural location, suitable for a variety of uses including biodiversity net gain, nutrient management and other such conservation or habitat management options.

The land in the past has been used for luxury wedding venues with tepees, camping and for nature studies, particularly around the copse and fish ponds. This unique opportunity allows for significant future amenity and diversified activities to be pursued across the site, subject to the necessary permissions. The historic fishing ponds also offer the rare future opportunity to restock and reinstate the former fish farm.

The land is free draining and benefits from excellent road access and being only a short distance from Alresford.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

GENERAL REMARKS AND STIPULATIONS

Situation

Land at Old Alresford is located to the south of Old Alresford. The land also has direct road access of the B3046 which gives direct road access to New Alresford and the B3047 which links to the A31 connecting you to the M3.

Access

The property benefits from two separate entrances from B3046 and the farm lane.

Method of Sale

The property is offered for sale as a whole. By Private Treaty.

Services

Mains water supply is available which is metered.

Boundaries

Purchaser will be responsible for all boundary fences.

Right of Way

There are no public right of ways across the land.

Tenure and Possession

Vacant possession will be given upon completion of the sale.

Directions

From Old Alresford, B3046 head south and take the right onto Green Lane. The land can then be accessed of Green Lane through the internal tracks.

Rights and Easements

There is a third party right of access along the main track on the northern boundary.

The vendor and his family have occupied the land hatched purple for the duration of their 100 year ownership.

Local Authority

Winchester City Council
t 01962 840222
e customerservice@winchester.gov.uk

Viewings

Strictly by appointments with BCM Wilson Hill only.

Contact

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What3Words

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Postcode

SO24 9DH



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