

AMENITY LAND ON THE EDGE OF LISS FOREST

Land at Warren Road, Liss, GU33 7DD



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- Approximately 5.31 acres (2.14 hectares)
- Pasture land within the South Downs National Park
- Small area of woodland along eastern boundary

Guide Price: £160,000





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

THE PROPERTY

Description

The land is gently undulating across a south facing slope and it is currently used for, and ideally suited to, equestrian purposes – with superb riding opportunities across Longmoor which adjoins the property and beyond. However, subject to obtaining the necessary consents the land would also suit a range of other alternative uses.

The Land at Warren Road is located immediately to the east of Liss Forest, a hamlet of Liss which is 1.4 miles to the south and the town of Petersfield, offering a wide range of services, is 6.7 miles to the south.

Transport connections are excellent with the A3 trunk road providing access to London and the South Coast just 1.8 miles to the east. The area benefits from close proximity to several highly regarded state and private schools including Bedales, Churcher's, Highfield and The Alton School.

Access

There is vehicular access from Warren Road.

What3words: ///dishing.firming.skidding

Services

There is a metered water connection and pipe from the road that is currently not connected.

Boundaries

Purchasers will be responsible for all boundary fences.

Tenure with Possession

Freehold with vacant possession will be given upon completion.

Rights and Easements

The Property is sold with benefits 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.

Overage

The land is offered for sale subject to an Overage Provision of 30% of the uplift in value as a result of any purchaser, or their successors in title, obtaining planning permission for change of use of the land at anytime in the next 30 years

Designations

The land is situated in the South Downs National Park. Part of the land is designated as a SINC (Site of Importance for Nature Conservation).

Local Authority

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

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

Viewings

Viewings strictly by appointment only with a copy of particulars in hand.

Contact

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NB: These Particulars are as at October 2026.

Directions

From Petersfield follow the A3 north and just beyond Liss, at the Ham Barn roundabout take the first exit onto Farnham Road. Follow the road for 3/4 of a mile then turn right off Farnham Road on to Forest Road (at Greatham Old Church) towards Liss Forest. Follow Forest Road for approximately 1 mile then turn left onto Warren Road. Proceed along Warren Road and the land is on your left hand side as you leave the hamlet of Liss Forest.

IMPORTANT NOTICE

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