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SIMMONS & SONS



Chases Copse - 15.36 acres (6.22 ha) of woodland  
Vicarage Lane, Hound Green, Hook, Hampshire

Guide Price £230,000  
For Sale as a whole

**Chases Copse  
Vicarage Lane  
Hound Green, Hook,  
Hampshire**

**For sale as a whole**

**Description**

The woodland is situated south west of Hound Green, located in the peaceful Hampshire countryside. The land is approximately 15.36 acres (6.22 ha), displaying an array of mature mixed broadleaf stands, predominantly oak, with hazel coppice, ash, birch and chestnut. The woodland is considered Ancient and Semi-Natural. A portion of the northern and eastern boundary shows the remains of a boundary fence, with the remaining identified via ditching.

The land is offered as a whole.

15.36 acres - Guide Price: £230,000

**Tenure**

Freehold with Vacant possession.

**Method of Sale**

The land is offered for sale by Private Treaty with vacant possession.

**Overage**

There will be no uplift or overage clause on the land.

**Directions**

**What 3 Words: [offers.mercy.lunching](#)**

From Reading/ North:

From J11 of the M4 head south on the A33 towards Basingstoke. After approx. 5 miles turn left onto The Causeway. After a further 0.5 miles take the third exit at the roundabout onto the B3349 . Follow this road for approx. 1.6 miles into the village of Hound Green, where you will turn right onto Vicarage Lane. After circa 0.8 miles on Vicarage Lane you will reach Chases Copse on your right.

From Hook/ South:

From J5 of the M3, head north east onto B3349. After approx. 0.3 miles, take the 2nd exit and stay on the B3349. Take the 2nd exit at the next two roundabouts. After approx. 3 miles, turn left onto Vicarage Lane. After circa 0.8 miles, Chases Copse will be on your right.

**Access and Services**

Access is obtained via a track directly off Vicarage Lane, leading to a gate granting access to the property. There are a number of access tracks throughout the woodland. The track that gives access to the land is a public right of way. The property does not currently benefit from mains electrical or water connections.

**Rights of Way**

There are no public rights of way across the property. The land is subject to Southern Electricity wayleave rights in respect to high voltage poles and towers.

**Mineral and Sporting Rights**

It is believed that all Mineral and Sporting Rights are in hand.

## Local Authority

Hart District Council

Harlington Way

Fleet

Hants GU51 4AE

T: 01252 622122

## Viewings

The site is open to viewings via appointment only. Parties are advised to take a copy of these sales particulars in order that they are familiar with the extent of the ownership.

## Please register your interest with:

Fergus Hodge MRICS FAAV

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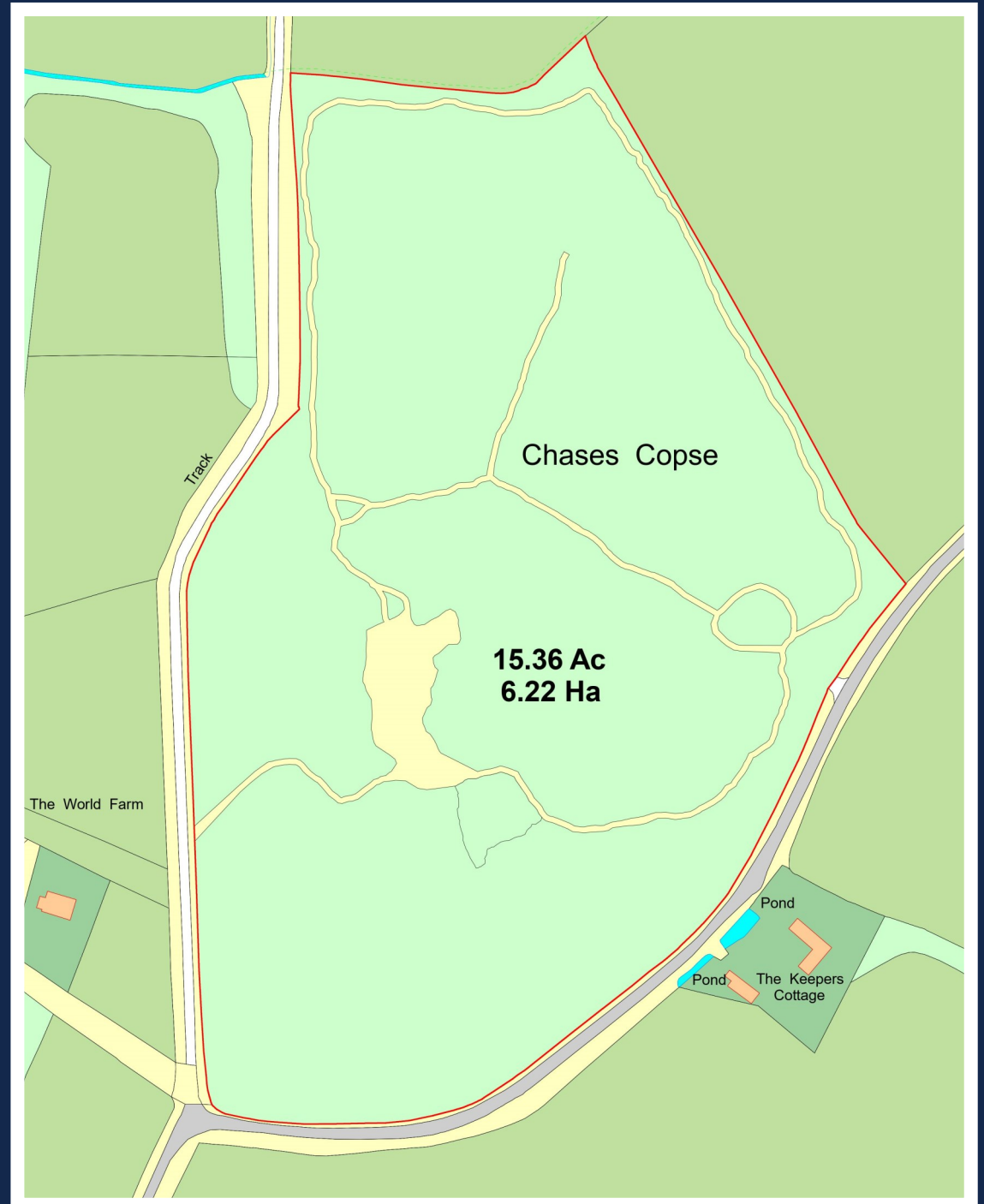
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12 Wote Street

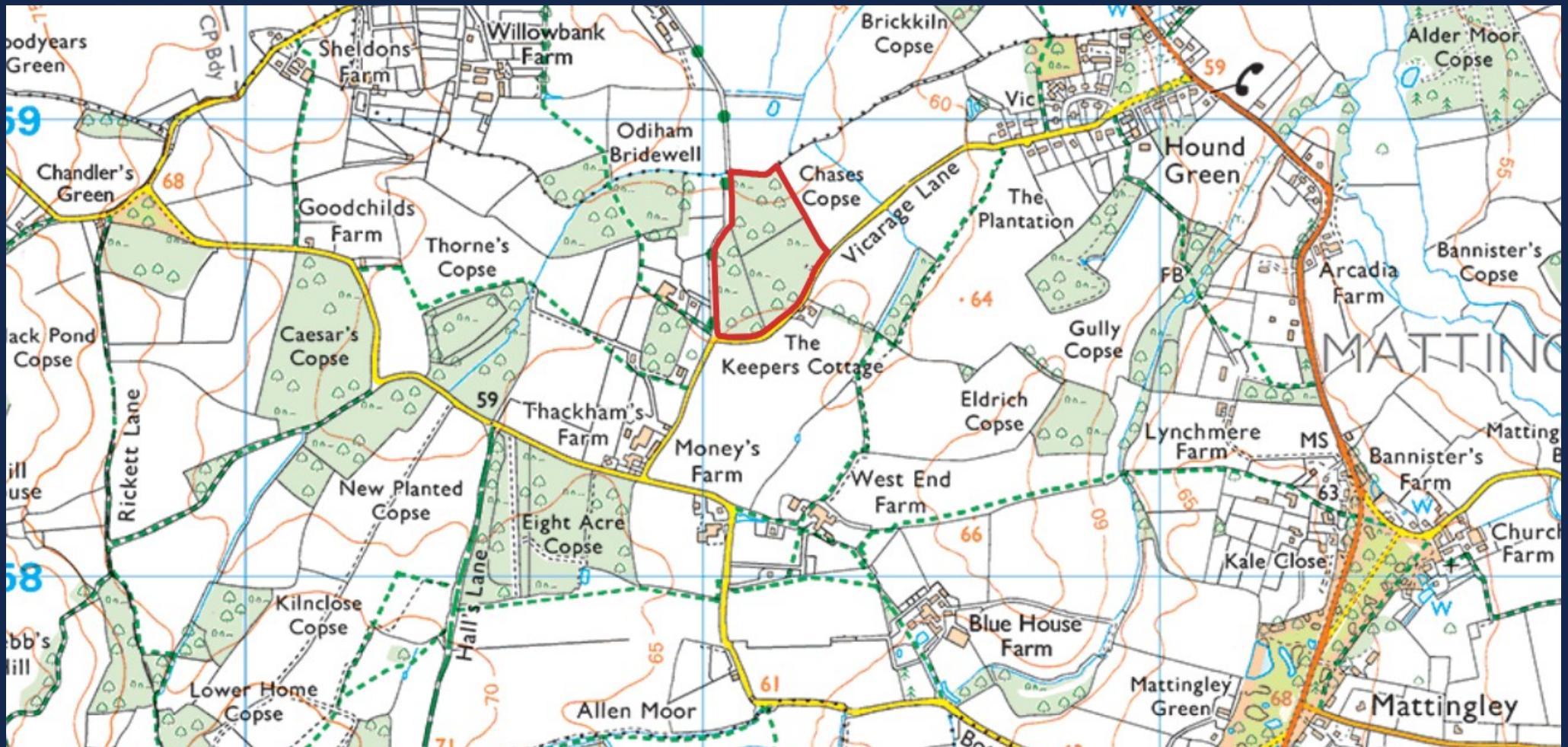
Basingstoke

Hants RG21 7NW

27th September 2023







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