

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



49.90 acres (20.19 ha) of land at Church Road, Eversley,
Hook, Hampshire, RG27 0PX

Guide Price £1,125,000
For Sale as a whole or in two lots

**Land at Church Road
Eversley
Hook, Hampshire
RG27 0PX**

For sale as a whole or in two lots

Description

The land is situated directly south of the tranquil village of Eversley, nestled in the peaceful Hampshire countryside. The land is approximately 49.90 acres (20.19ha). A portion of the boundaries are fenced with the remaining identified via ditches and hedgerows.

The land is offered either as a whole or in separate lots.

Lotting is as follows:

Lot 1: 20.78 acres - Permanent Pasture - Guide Price: £470,000

Lot 2: 29.12 acres - Majority Arable Land - Guide Price: £655,000

Soils are free draining, slightly acidic with a loamy texture. They are classified as Grade 3 (Good to Moderate) Agricultural Land.

Tenure

Lot 1: Vacant possession.

Lot 2: 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

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 second exit at the roundabout onto the B3011 and then turn left on Bramshill Road after approx. 0.4 miles. Follow this road for 3.5 miles at which point you will turn left onto the A327. At the next immediate roundabout, take the third exit (coming backing on yourself) and after approx. 0.5 miles, turn right onto Church Lane. Lots 1 and 2 are both located circa 0.2 miles down this lane on the left hand side which can be accessed via the double wooden gate.

From Hartley Wintney/ South:

From the High street, head north-east along London Road towards the A30. At the first roundabout, circa 2 miles from the Highstreet, take the first exit onto the A327. After approx. 1.7 miles, turn left onto Church Lane. Lots 1 and 2 are both located circa 0.2 miles down this lane on the left hand side which can be accessed via the double wooden gate.

What 3Words: nesting.forkful.develop

Access and Services

Access is by gateways via Church Lane. Both lots have access to a mains water supply via a shared meter. There is no electricity supply to the land, however mains electricity is located along Church Lane so could potentially be connected.

Rights of Way

There are no public rights of way across the property.

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

E: fhodge@simmonsandsons.com

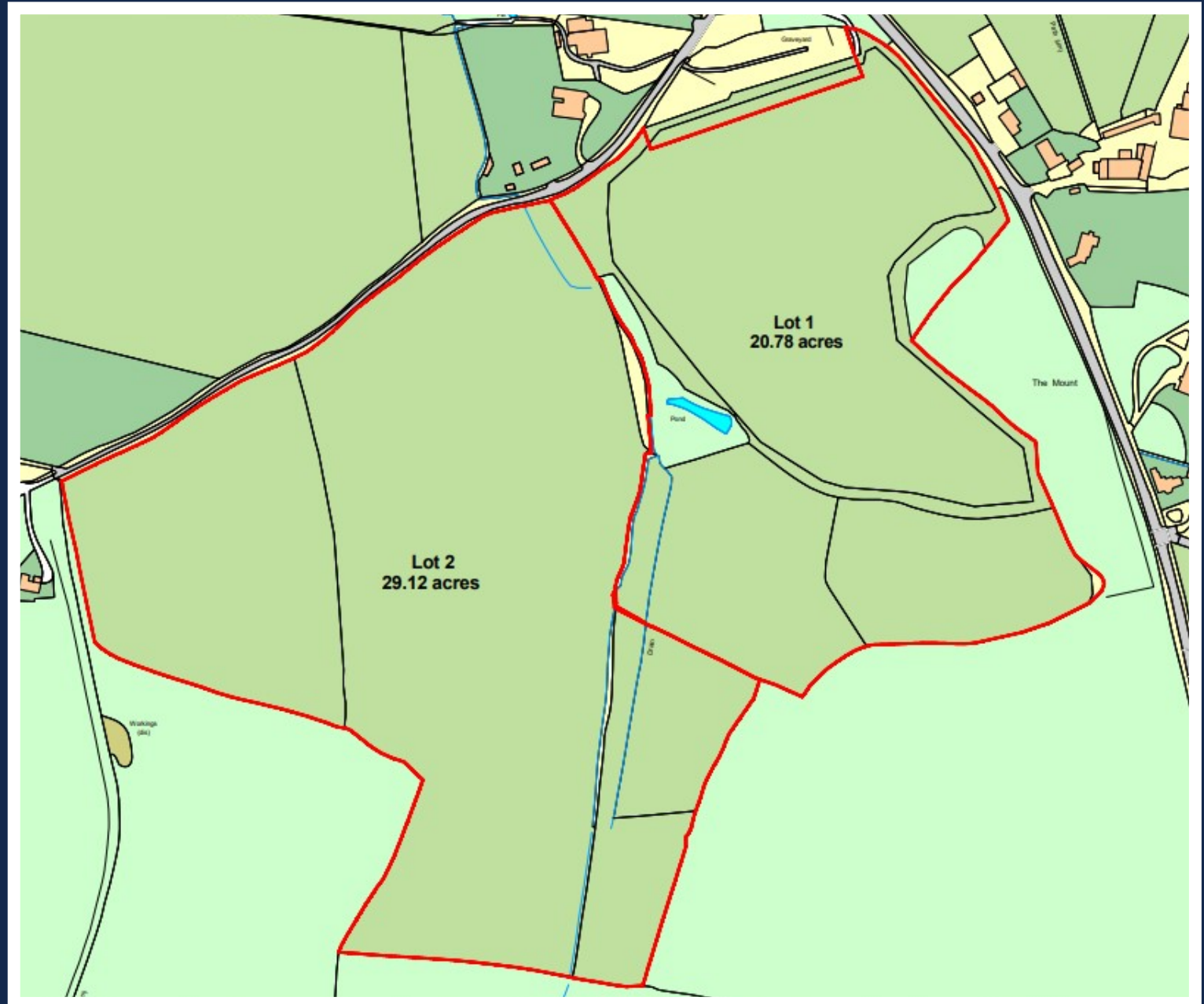
T: 01256 327711

Simmons & Sons

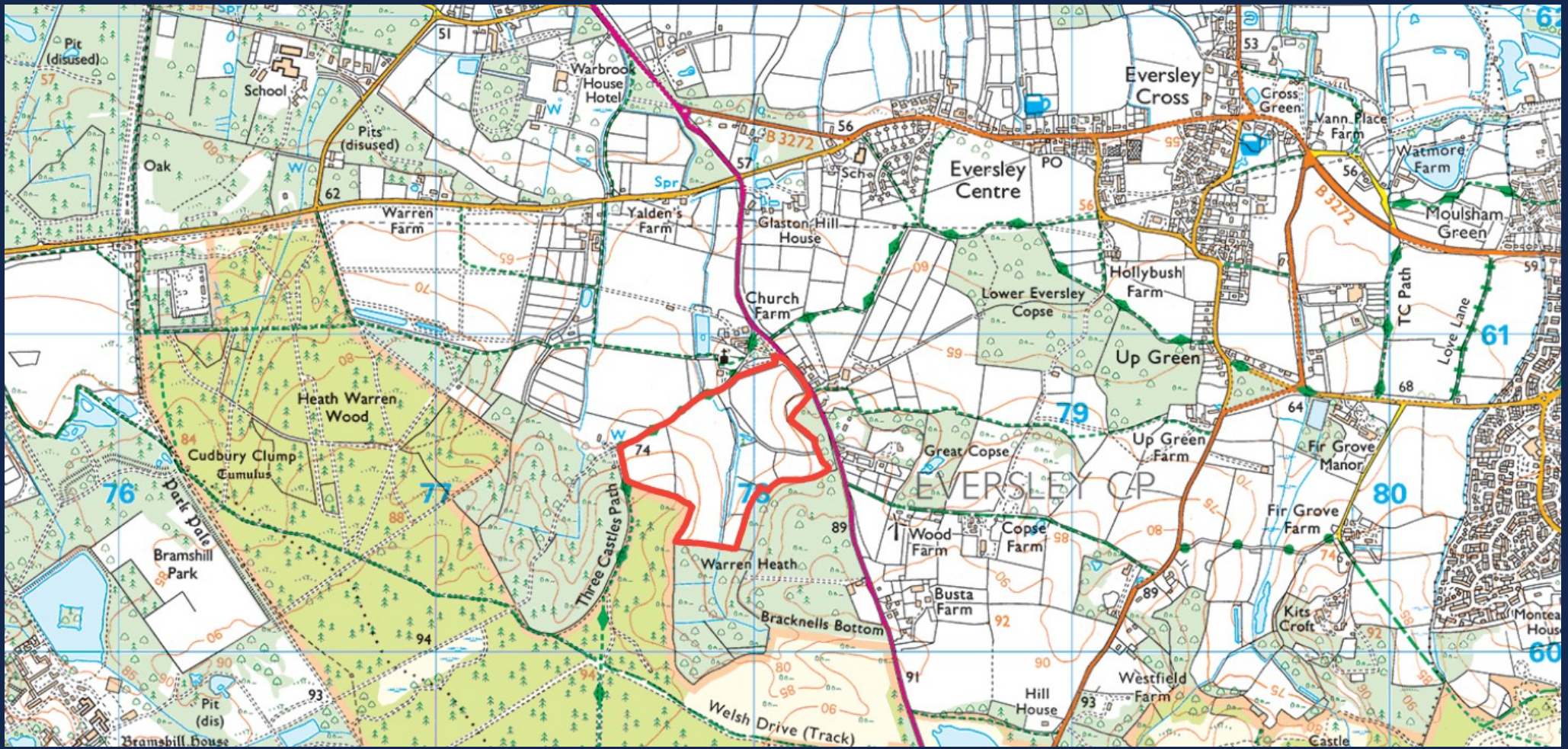
12 Wote Street

Basingstoke

Hants RG21 7NW







Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151