

Water Meadow to south west of Forge Meadow

adj. Dean Field, Forge Road, Kingsley, Hampshire, GU35 9NG

Guide Price £55,000

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Guide Price £55,000 Freehold

- Village stores/Post Office
- Local church, inn & country pursuits
- Bentley Station (Waterloo line)
- Alton town centre within 4.7 miles

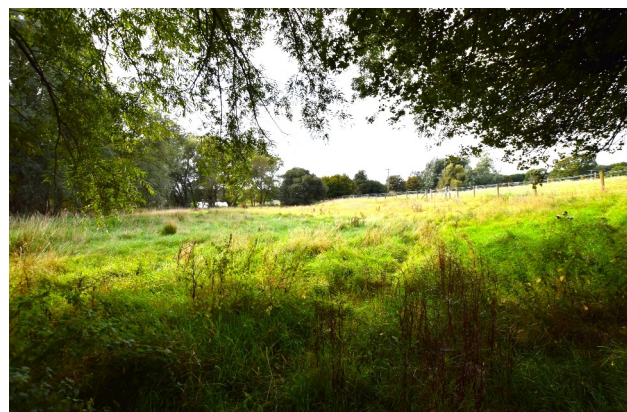
A rare chance to acquire a piece of the countryside - a water meadow approaching 1 acre on the rural edge of a traditional Hampshire village

- Enclosed by fencing
- Pond in southern corner
- Natural shade from several willow trees
- Part of registered agricultural holding
- Public footpath outside eastern boundary
- Lake, common & heathland nearby
- Chain-free sale

DESCRIPTION

A rarely available parcel of land consisting of mainly natural grass having been, some years ago, part of the former Dean Farm Golf Course. Suitable as a paddock, the land could accommodate a horse, livestock (pigs excluded), an apiary or produce growing for self consumption. Subject to any planning considerations, it may have potential to create a private fishing lake or for use as a dog walking area, glamping or purely a country retreat to while away the time of day.

Surrounded by natural greenery and nature, we gather the pond water levels vary seasonally whilst at present there are no services to the paddock. However, certain overhead lines cross the land.



LOCATION

The land is part of a vale through which streams feed into the River Slea and lies west of Kingsley village centre. Kingsley has a Post Office/general stores in the Kingsley Centre, The Cricketers Inn, All Saints Church, plus a sports and social club, and local societies and annual events. In the lee of the church lies Kinglsey Common and a fishing lake, a Site of Special Scientific Interest. Neighbouring Binsted has a primary school with Bentley Station beyond being on the Alton to Waterloo rail line. Local landmarks include Selborne revered for its connections with the 18th Century naturalist Gilbert White and specially identified footpaths such as Hangers Way. The old market town of Alton has Aldi, M&S, Sainsbury's and Waitrose stores, market events, further schools and an FE college, Alton School and a sports centre. Neighbouring towns include Farnham, Haslemere, Petersfield and Bordon with the A3 giving access to not only London, but also the South coast.

LOCAL AUTHORITY

East Hampshire District Council. Penns Place, Durford Road, Petersfield, Hampshire GU31 4EX.
www.easthants.gov.uk Tel: 01730 266551

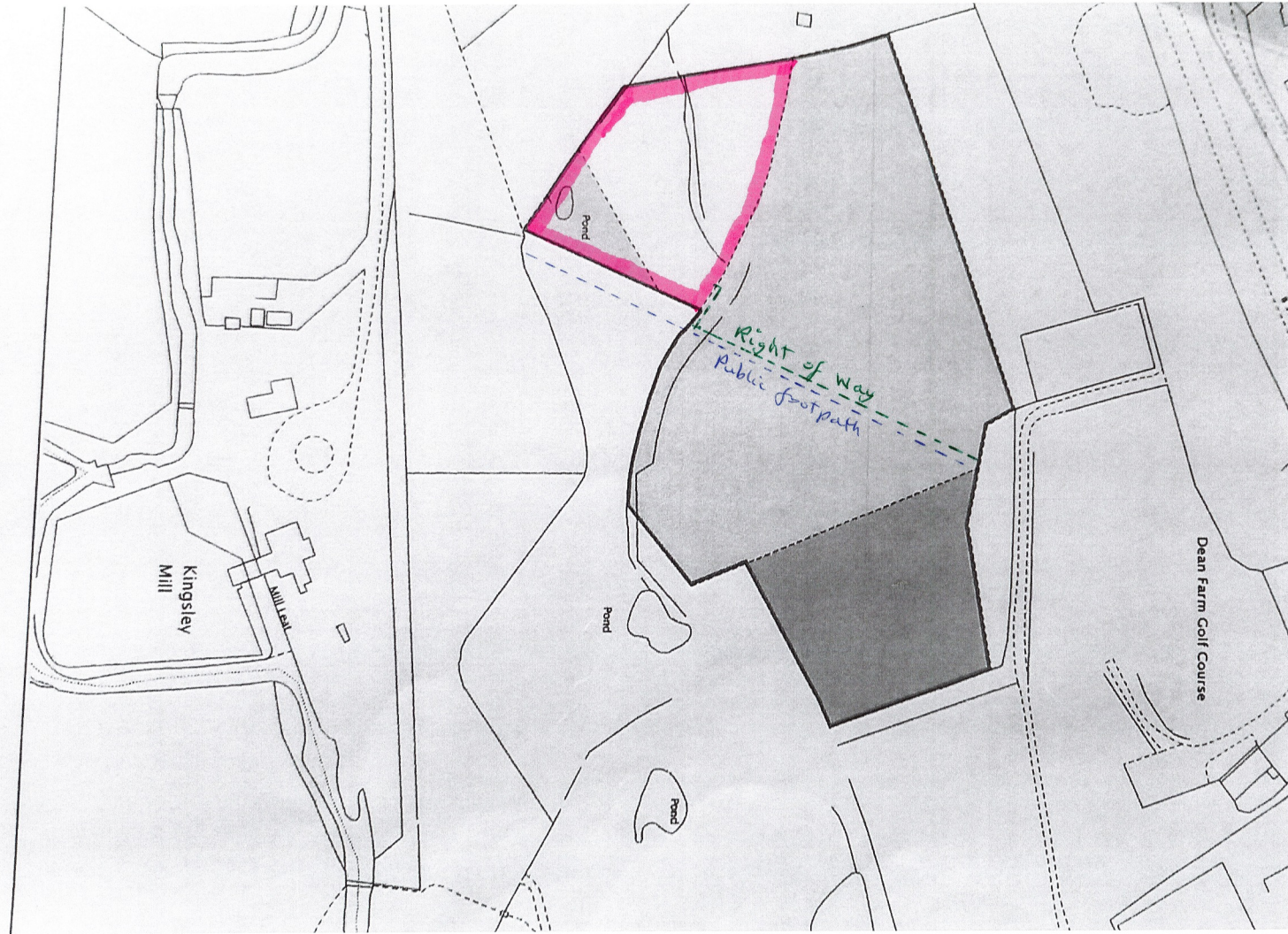
NB The buyer/s will be responsible for installing at their expense, within 28 days of completion of the sale, a stock proof fence and gates to either end of the 3 metre wide grass access way as shown on the accompanying plan.

DIRECTIONS

From Alton, near the rail station, take the B3004 to Kingsley. Upon entering the 30mph speed limit, turn first right towards Kingsley Tennis Centre and then carefully turn immediately right towards Dean Field. Just before the houses turn into the left hand track where the access way will start immediately to the left of the existing facing gate which is to the left of the compound containing the forge building.

After booking an appointment to view, visitors are requested to take great care and access can be made via the public footpath which descends to a pedestrian gate beyond which to the right is a metal gate into the paddock for sale.





Not to scale

For identification purposes only

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

NOWKDa329041

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