

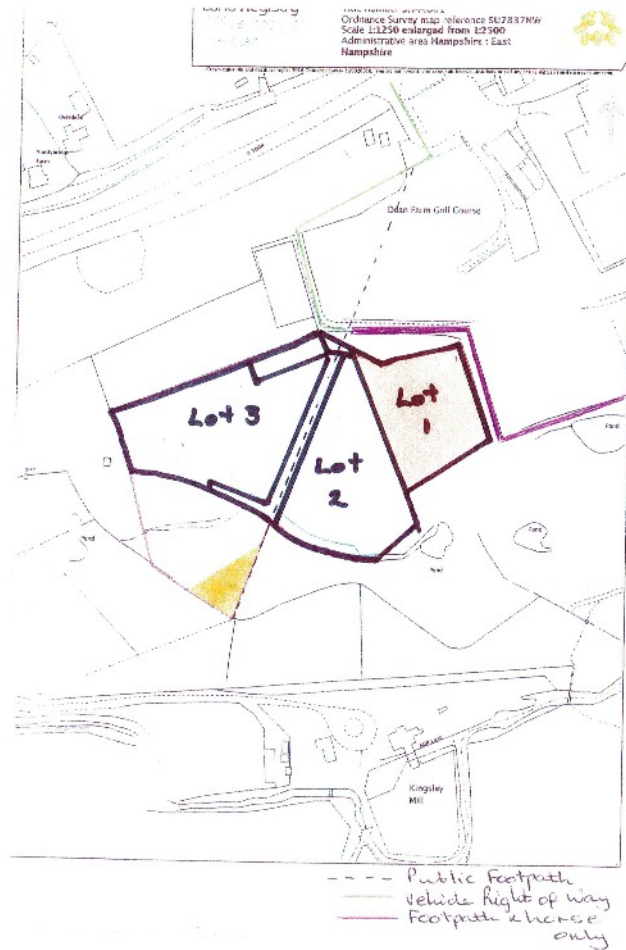


Lot 3, Land at Forge Meadow | Price Guide £250,000

Dean Field, Kingsley, Hampshire, GU35 9NG

A rare opportunity to acquire a paddock on the rural edge of a traditional Hampshire village, approx 1.2 acre. Land Availability for development. Ref Kingsley 003 on the EHDC plan. Subject to planning permission.





- Agricultural land
- Public footpath nearby
- Lake, common & heathland nearby
- Chain-free sale

DESCRIPTION

A rarely available parcel of land consisting of mainly 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 dog walking/training area or something similar. Surrounded by natural greenery, there are currently no services to the paddock.

LOCATION

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 Kingsley 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, Lidl, 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.

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 land is accessed via a gate to the far left hand side of the premises containing the forge building.

COUNCIL

East Hampshire District Council

78 High Street, Alton, Hampshire, GU34 1EN

t: 01420 87379 e: alton@wpr.co.uk

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.

