



Land at Whiteparish | Whiteparish | Wiltshire | SP5 2SE

Guide Price £600,000



SITUATION

The land is situated on the north-eastern fringe of Whiteparish, a large South Wiltshire village on the A27 between Salisbury and Romsey, close to the Hampshire border.

A location plan is provided within these particulars.

DESCRIPTION

The land overall extends to approximately 39.94 acres (16.16 hectares) of level and gently sloping arable and grassland.

The arable land totals some 27.25 ac (11.03 ha), punctuated by a bridleway and public footpath. The underlying soil is classified as Grade III and soil association Andover 1 – a shallow, well-drained calcareous silty soil over chalk. This land has been farmed as part of a conventional arable rotation and is currently planted with winter wheat.

The grassland is arranged split across two parcels and totals some 12.69 ac (5.13 ha). The underlying soil is classified as Grade III/Grade IV and a mixture of soil association Andover 1 (as above) and Fyfield 4 – a deep, well drained often stoneless coarse, loamy and sandy soil.

There are two points of vehicular access to the land; one off the A27 Romsey Road and one off a small side road known as Miles Lane.

SERVICES

A connection to mains water is available if required.

RIGHTS OF WAY

A public bridleway bisects the arable block with an interconnecting footpath spur running north-east to south-west.

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all public or private rights of way, wayleaves, easements and other rights of way affecting the property.

BASIC PAYMENT SCHEME

No Basic Payment reference amount will be transferred to the buyer.

MINERAL & SPORTING RIGHTS

All mineral and sporting rights are understood to be in hand and are included within the sale.

INGOING VALUATION

If appropriate, the incoming purchaser(s) shall, in addition to the purchase price, be required to take over and pay for any growing arable crops to include the cost of all seeds, chemicals, fertilisers, cultivations and acts of husbandry applied to the land or undertaken prior to completion.

OVERAGE / DEVELOPMENT UPLIFT

It is proposed the land shown hatched red (3.55 acres) will be sold subject to a development uplift clause which will run for 30 years.

This clause will reserve to the seller 30% of any increase in the value of the land arising from the grant of planning permission for non-agricultural or non-equestrian development.

TENURE & POSSESSION

The land is being offered for sale on a freehold basis with vacant possession.

DIRECTIONS

From the middle of Whiteparish, leave the village heading east on the A27 Romsey Road. At the end of the built-up area the speed limit changes to 40 mph and the entrance to the land can be found on the left-hand side off a small lay-by. The nearest postcode is SP5 2SE.

METHOD OF SALE

The land is to be sold by private treaty.

WHAT3WORDS

///multiples.dynamic.interlude

VIEWINGS

All viewings strictly by appointment arranged through the Woolley & Wallis Farm and Rural Department.

FINANCE

Woolley & Wallis Finance Ltd is well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for AMC and also have good contacts with numerous other lenders who will be able to discuss your requirements in further detail.

CONTACT

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40 acres at Whiteparish

