

Land off Cooks Lane

Lockerley, Romsey, Hampshire



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- Stunning gently sloping pasture land
- Native woodland
- Road frontage
- Available as a whole or in 3 lots
- In all about 99.65 acres

SITUATION

The land is located in a highly desirable and sought after area within the Test Valley and to the south of the charming village of Lockerley.

Lockerley is situated about 6½ miles to the north-west of Romsey and offers an excellent range of facilities to include general store, village hall, primary school and garage. Schools for all ages, both state and private, are readily available. Romsey offers more comprehensive facilities as do the larger centres of Salisbury and Winchester, all within easy motoring distance. There is a rail link at Dunbridge Station on the Romsey/Salisbury line.

DESCRIPTION

The land is situated in an enviable secluded rural position and has been used to graze cattle. The level and gently sloping pasture land is divided into manageable sized parcels with access directly from the road.

The land is predominantly Grade 3 land being a mixture of freely draining slightly acidic loamy soils and shallow lime-rich soils over chalk.



There is a parcel of mixed native woodland known as Clifford's Copse of about 6.25 acres which includes a young plantation of oak and beech trees. Located in the south east corner of Long Row is a block of woodland/scrub extending to approximately 2.17 acres. Situated within the Sling is a steep wooded bank of approximately a third of an acre.

TENURE & POSSESSION

The land is offered for sale as a whole or in three lots by private treaty, with vacant possession upon completion.

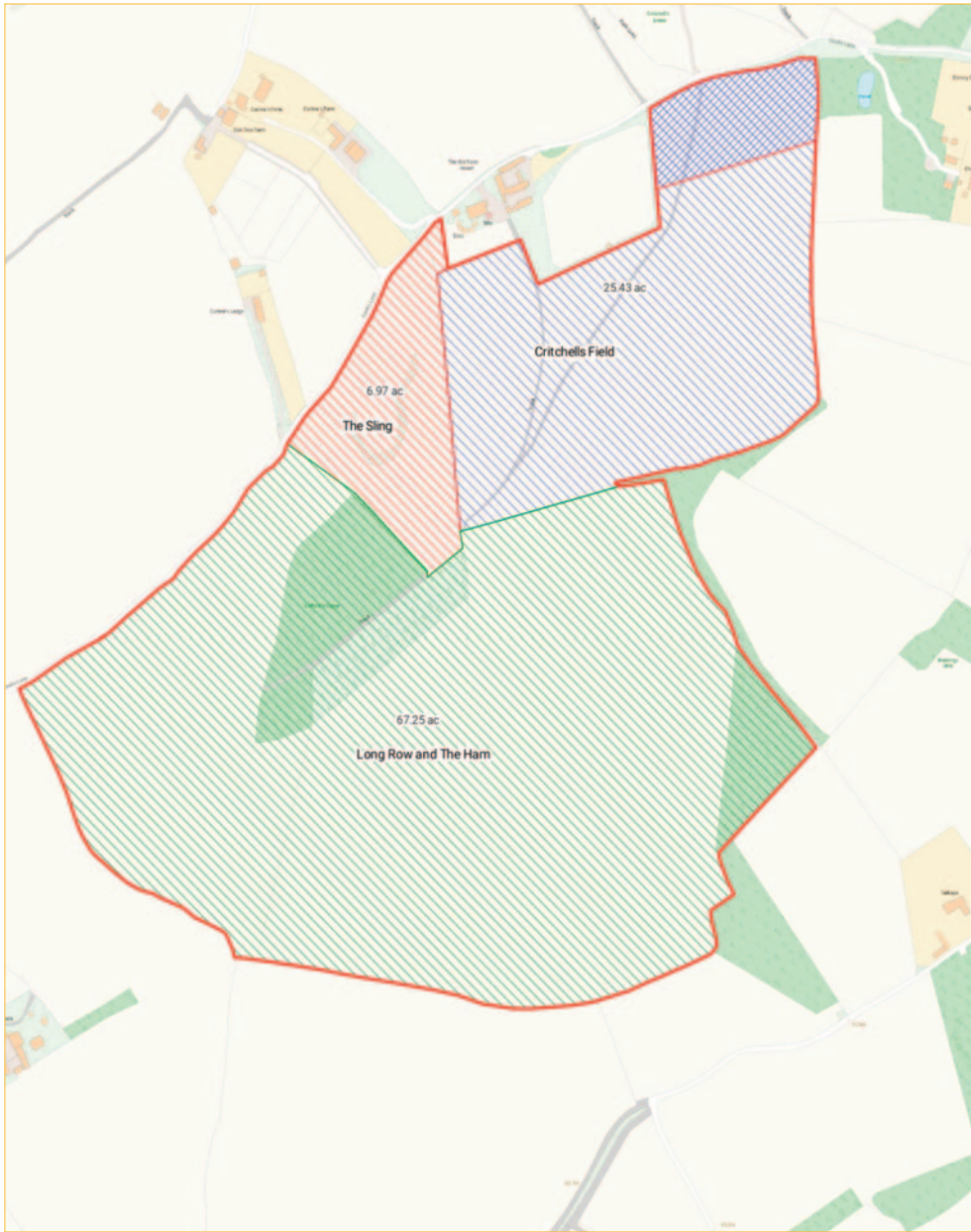
Lot	Description	Acreage
1	Critchells Field	25.43
2	Long Row and The Ham	67.25
3	The Sling	6.97
		99.65



Woolley & Wallis
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GENERAL REMARKS

SERVICES Mains water

LOCAL AUTHORITY Test Valley Borough Council

DESIGNATIONS The land lies within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME AND ENTITLEMENTS A suitable number of Basic Payment Scheme Entitlements will be transferred to the purchaser(s) if required. The vendor agrees to use all reasonable endeavours to transfer the entitlements for future Basic Payment Scheme payments to the purchaser(s).

RESTRICTIVE COVENANTS There is a restrictive covenant on part of Lot 1 not to allow any building of any sort or any caravan or moveable structure on the area shown cross-hatched on the sale plan.

RIGHTS OF WAY The land is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

There are three footpaths that cross the land as shown on the location plan.

The vendors wish to retain a private right of access on foot to Clifford's Copse and to maintain the memorial head stone situated within the woodland. Further details are available from the vendors' agents.

SPORTING All sporting rights are in hand and are included within the sale.

DIRECTIONS From Romsey take the A27 west. After just over 2 miles, turn right on to Danes Road signposted to Awbridge and Kimbridge. After about 1.5 miles at the T-junction turn left signposted to Lockerley. As you come into Lockerley turn left into Cooks Lane (no-through road). Follow this road and after about half a mile the entrance to Lot 1 is found on your left hand side.

NEAREST POSTCODE SO51 0JE

WHAT3WORDS Entrance to Lot 1 - farmed.educates.charmingly

VIEWINGS All viewings strictly by appointment arranged through the Woolley & Walls Farm & Rural Department.

FINANCE Woolley & Wallis Finance Ltd are 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.



PLEASE NOTE

The selling agent and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
2. These sale particulars have been prepared in good faith to give an overall view of the property; they do not form any part of an offer or contract, and must not be relied upon as statement or representations of fact.
3. Any areas, measurements or distances are approximate. It should not be assumed that the property has all the necessary planning, building regulations or other consents and the selling agent has not tested any services, equipment or facilities. Buyer(s) must satisfy themselves by inspection or otherwise.
4. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective buyer(s)/tenant(s) should satisfy themselves as to the fitness of such equipment for their requirements.
5. The selling agent has not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the buyer(s) are responsible for making their own enquiries in this regard.
6. Plans and Maps are published for the guidance and convenience of the buyer(s) only and are not to scale. They are neither comprehensive nor is accuracy guaranteed. They are expressly excluded from any contract.
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8. These particulars were prepared in July 2022.