

LAND



Bury Hill, Red Rice Road, Upper Clatford, Andover, Hampshire

Paddocks and arable land extending to approximately

38.93 acres as a whole or in 3 Lots

Guide Price £410,000

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SIMMONS & SONS

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LAND ADJACENT TO BURY HILL, RED RICE ROAD, UPPER CLATFORD, ANDOVER, HAMPSHIRE

For Sale by Private Treaty

Location

The land is situated on Red Rice Road, about 1/2 a mile to the south of Upper Clatford. Andover is approximately two miles to the north.

Directions

From Andover Town Centre take the Salisbury Road south, after passing under the Andover By-pass take the first turning on the left towards Upper Clatford. In the Village turn left at the T-Junction and then right onto Red Rice Road, and then after about 500 metres the field entrance will be on the right.

Description

The land is to the south and west of the Ancient Hill Fort of Bury Hill. Lot 1 is predominantly arable land (Grade 3) with some small woodland coppices. The land does increase in height towards the Hill Fort and extends from Red Rice Road to the back of the residential area of Anna Valley. Planning permission is in place to erect a 20m x 10m steel portal frame agricultural barn near the south boundary of the land. Planning Ref—15/01952/AGNN. Lot 2 is a 5.09 acre parcel adjacent to the south of Bury Hill. Lot 3 is a 4.72 acre parcel fronting Red Rice Road. Both have been sown to grass.

Guide Price

Lot 1 (Red on plan) 29.11 acres — £260,000

Lot 2 (Blue on plan) 5.09 acres — £ 75,000

Lot 3 (Green on plan) 4.73 acres — £ 75,000

Access and Services

Access is gained directly off Red Rice Road in the south-east corner of the site. However, a new access has been constructed directly off Red Rice Road for lots 2 or 3. There are no services on the property. Purchasers are advised to make their own enquiries of the statutory authority.

Rights of Way

A Public Footpath runs from Bury Hill northwards across the northern field to Anna Valley in Lot 1.

Method of Sale

The property is offered for sale by Private Treaty. Freehold with Vacant Possession on completion. Basic Payment Scheme Entitlements can be transferred if requested.

Overage

If substantial residential or commercial development takes place within 40 years the Vendors will be entitled to 20% of any uplift. Agricultural or equestrian dwellings will not constitute development.

Local Authority

Test Valley Borough Council

Beech Hurst

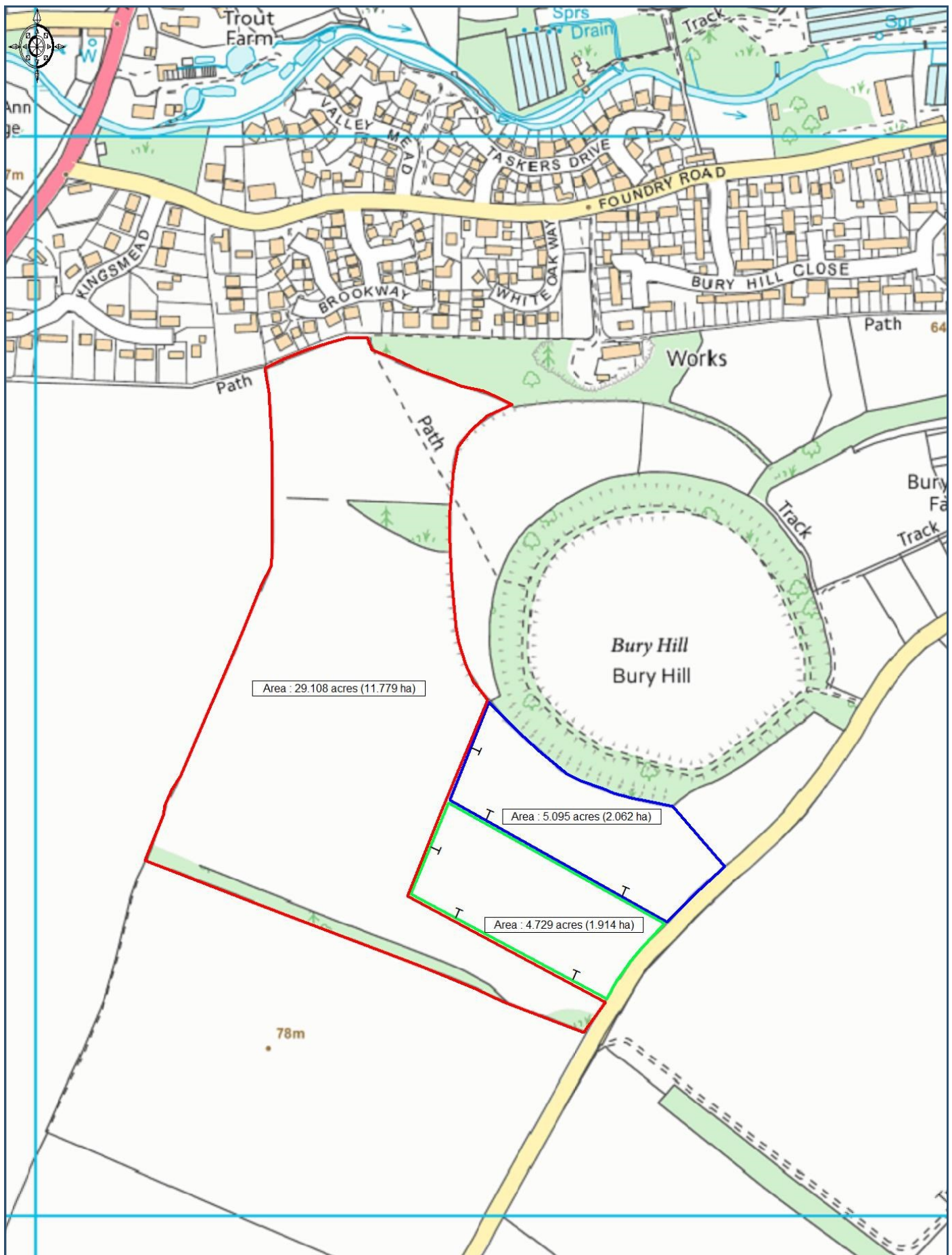
Weyhill Road

Andover

Hampshire SO10 3AJ

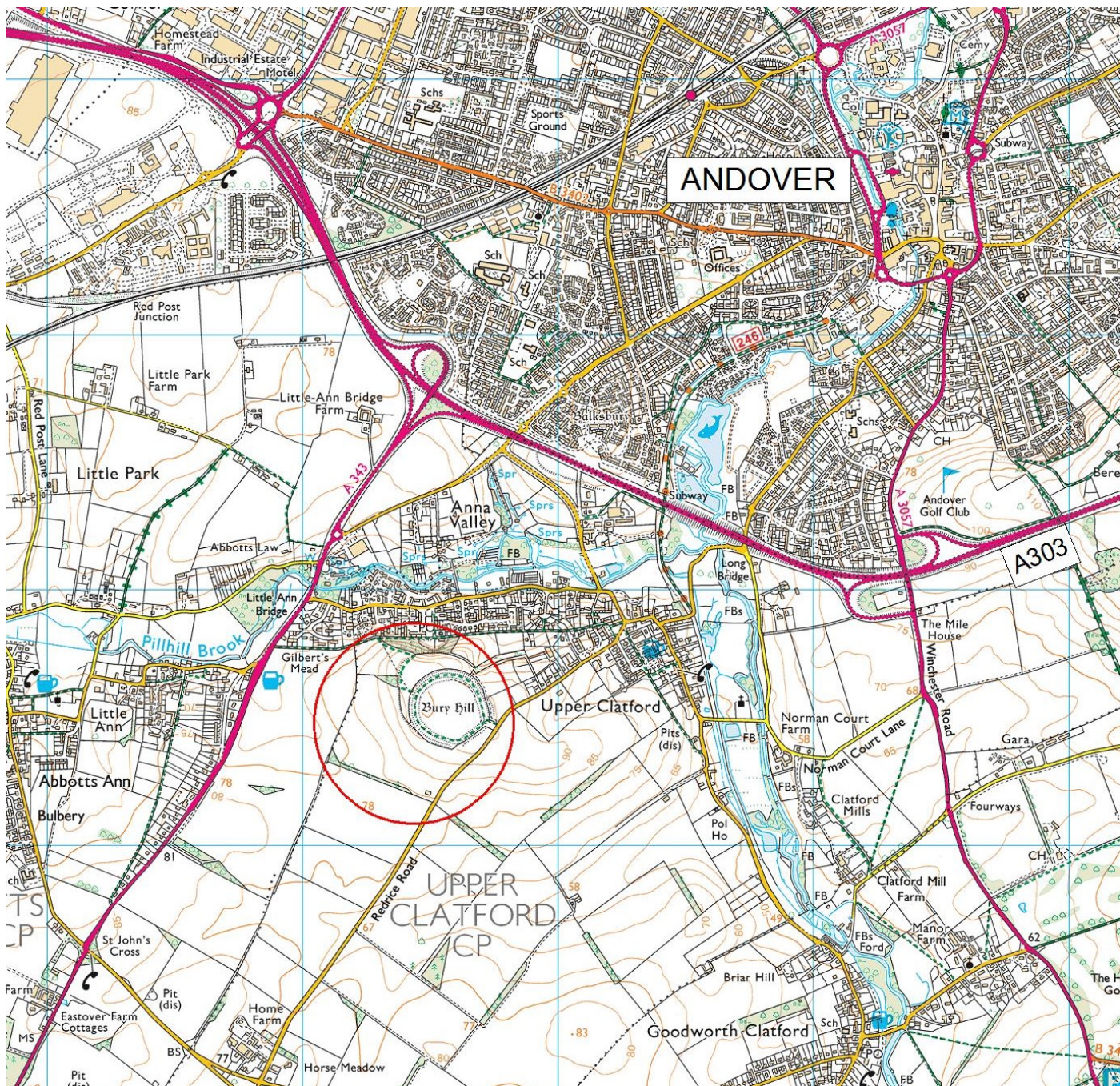
Tel: 01264 368000





Viewing

Available for viewing at any reasonable time. We would ask prospective purchasers to carry a copy of the sales details to help establish the field boundaries.



Contact

Geoff White or Fergus Hodge

Simmons & Sons, 12 Wote Street, Basingstoke, Hampshire RG21 7NW

Tel: **01256 327711**

Email: gwhite@simmonsandsons.com or fhodge@simmonsandsons.com

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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

Sherdon House
Reading Road
Sherfield-on-Loddon
RG27 0EZ
T: 01256 882200

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