LAND AT HAZELHANGER FARM
North Heath, Chieveley, Berkshire
The Land

Extending to about 109.95 acres (45.49 hectares) in all the land comprises southerly sloping, productive arable land. Currently in fallow the land is partially enclosed by hedgerows with banked boundaries elsewhere owing to its Downland setting. The land is classified under the MAFF Land Classification Series as a mix of Grade 2 and 3 soils with freely draining base rich loamy soils.

Road access is available via Gidley Lane, an un-adopted road leading from North Heath to the west of Chieveley. The land also benefits from a right of way across adjacent land with further comment below and additional details available from the joint selling agents.

Basic Payment Scheme entitlements are excluded from the sale but may be available by separate negotiation.

Tenure and Possession

The land is offered for sale freehold with vacant possession available on completion.

Method of Sale

The land is offered for sale by Private Treaty as a whole.

Viewing

Interested parties may view the property on foot at any reasonable time during daylight hours whilst carrying a copy of these particulars having had prior consent from the selling Agents.

Health and Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Services

There are no services connected to the land.

Town and Country Planning

The land lies within the area covered by West Berkshire Council.

Stewardship Schemes

The land is not included in any Environmental Stewardship Schemes.

Designations

The property wholly is located within a Groundwater Nitrate Vulnerable Zone (NVZ) and the North Wessex Downs Area of Outstanding Natural Beauty.

Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale where available.

Plans, Areas and Schedules

These are based on Ordnance Survey plans. The plans provided in these particulars are for reference purposes only. The Buyer will be deemed to have satisfied himself as to the description of the property and any error or misstatement will not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Boundaries

Any Buyer will be deemed to have full knowledge of all boundaries comprising the property. Neither the Sellers nor their Agents will be responsible for defining the boundaries of the ownership thereof and the Buyer will rely on information appearing in the registers of land at HM Land Registry. Should any dispute arise as to the boundaries or the interpretation of them, the question will be referred to the sellers’ Agents whose decision acting as expert will be final.

Rights of Way and Easements

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

NB: The land also benefits from a 5m wide right of way across adjacent property starting outside the original farm buildings which is identified C-D on the plan. Reciprocally there is a right of way across the subject land from the byway to the north (New Road), this is identified on the plan as A-B.

Value Added Tax

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Directions

From the M4

From junction 13 of the M4 motorway follow signs to Chieveley. On entering the village take the left turn, just after the Red Lion Public House, continue out of the village and after approximately ¼ of a mile, at a sharp left hand bend turn right into North Heath. Keep right and continue into an un-adopted lane and Sunset Farm will be seen at the bottom of the hill on the left hand side.

Post Code

RG20 8UB

Local Authority

West Berkshire Council

www.westberks.gov.uk
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