



**LAND OFF CHURCH ROAD
BRAMSHOTT
LIPHOOK
HAMPSHIRE
GU30 7SH**

GUIDE PRICE £225,000

PADDOCK LAND

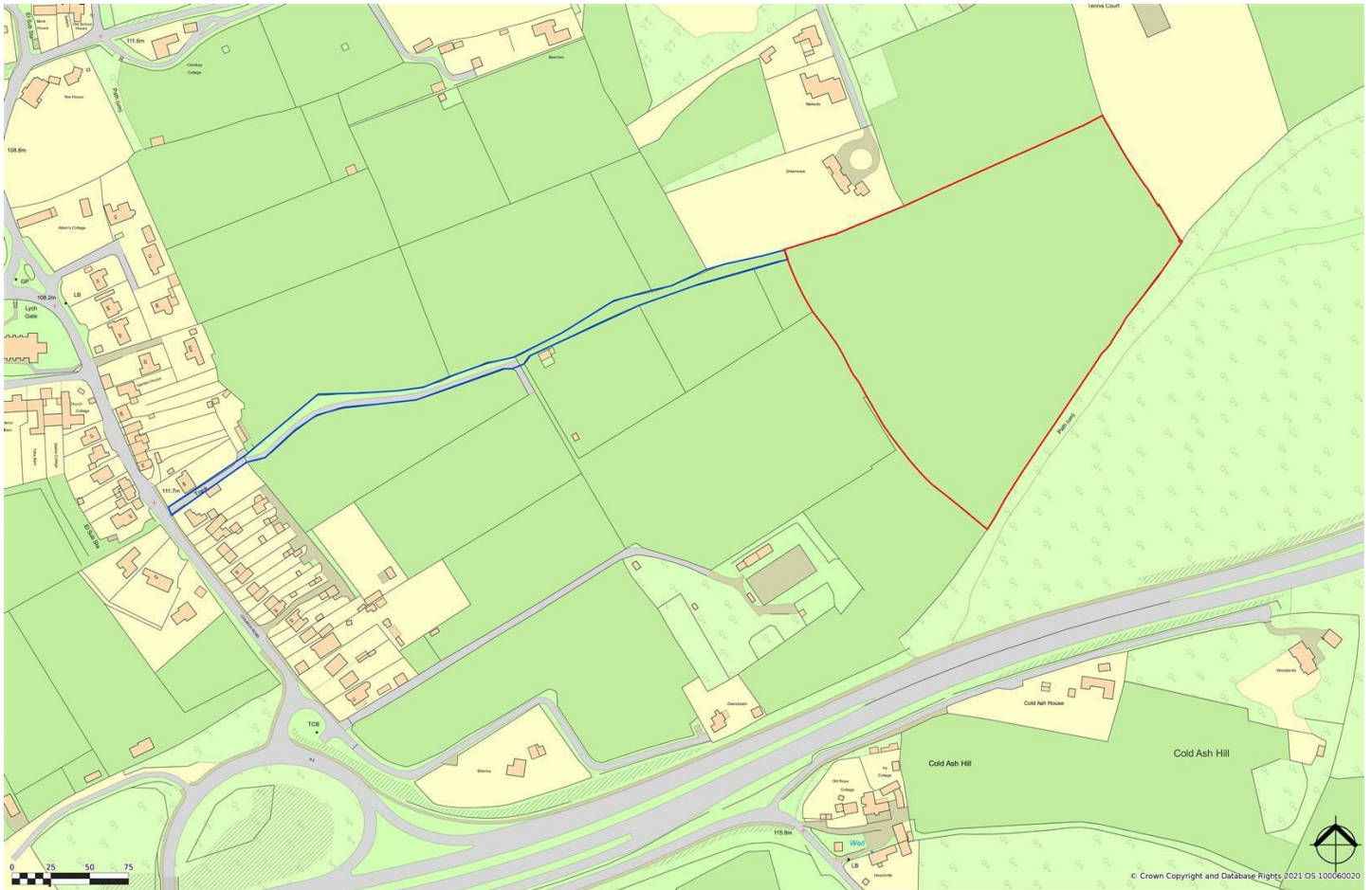
8.65 ACRES

**TUCKED AWAY
LOCATION**

**APPROACHED
OVER A LONG
PRIVATE TRACK**

**WELL DRAINED
LEVEL GROUND**

**SUITABLE FOR A
VARIETY OF
RECREATIONAL
USES SUBJECT TO
THE NECESSARY
CONSENT**



THE PROPERTY

8.65 acres of paddocks tucked away with a long access.

Currently split into several fenced paddocks there is a temporary water supply to the land from an adjoining property which will be allowed to continue for a period of six to nine months after purchase. Thereafter the new owner will have to find an alternative source.

The land lies outside any Settlement Policy Area for East Hampshire District Council so there is a presumption against any form of residential development. Temporary field shelters may be allowed on the land.

Access - there is currently a right of way between 46 & 48 Church Road. This right is legally established and confirmed.

Viewings can be undertaken at interested parties leisure. There are horses on the land and respect is asked when walking around the animals.

SITUATION

Bramshott lies just north of the A3 interchange and within one and a half miles of Liphook village centre and is renowned for its many attractive cottages and the historic St Marys Church.

Liphook itself provides an excellent range of facilities which include a large Sainsbury's supermarket, many independent shops, Lloyds bank, leisure and recreational facilities. There are many miles of good walks nearby, many of which are in National Trust owned land or The South Downs National Park. There is also a fine selection of restaurants and pubs, whilst the mainline railway station at Liphook offers services to London and Portsmouth.

DIRECTIONS

From the centre of Liphook take the London Road out of the village, proceeding over the A3 turning left into Church Road and the access to the land will be found on the right hand side between numbers 46 & 48.

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