



Land at Ecchinswell Road

| Ecchinswell, Hampshire

| **Carter Jonas**

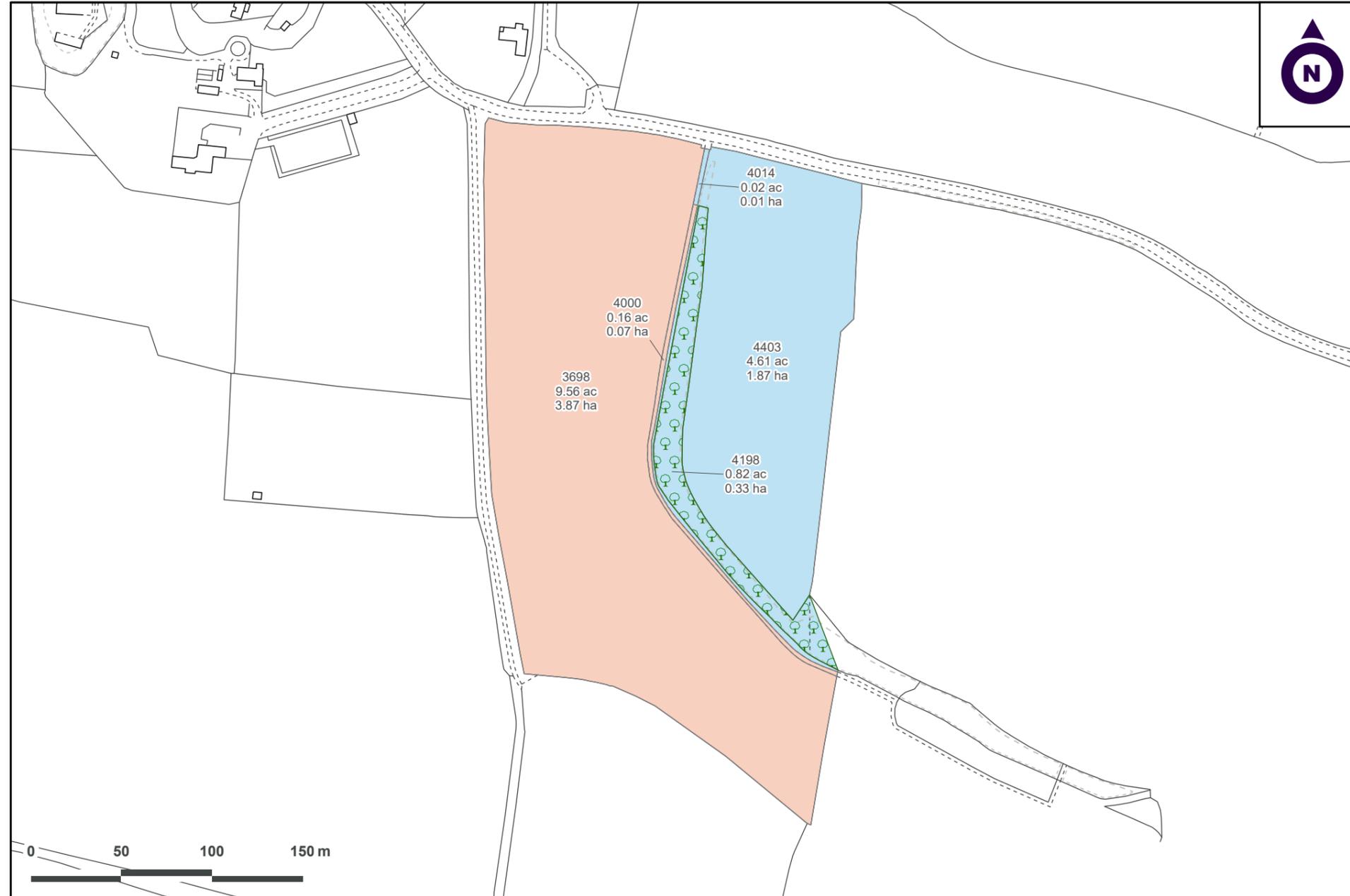
**Land at Ecchinswell Road
Ecchinswell
Newbury
Hampshire
RG20 4UQ**

**Attractive road fronted
pasture on the edge of
the North Wessex Downs.**

The land at Ecchinswell Road comprises 2 parcels of road fronted permanent pasture with hedged and fenced external boundaries and a shelter belt in the middle. With undulating contours and an attractive outlook the land is well suited to equine and amenity uses.

In all extending to 15.17 acres (6.15 ha).

For sale by private treaty as a whole or in 2 lots.



Land

With elevated views over adjacent land the property is used for mowing and grazing at present and provides excellent scope for equine or amenity purposes. Providing 2 well established parcels of permanent pasture well screened by hedges and with a shelter belt dividing them the property has 2 access points from Ecchinswell Road enabling lotting.

The land is classified as Grade 3 within the Agricultural Land Classification Series with the soils being shallow, lime rich soils over chalk or limestone which are well suited to the use and synonymous with this location.

Lot 1 extends to 9.72 acres (3.94 ha) of pasture with access via a corner gateway and bridleway from Ecchinswell Road.

Lot 2 has access direct from Ecchinswell Road and comprises 4.63 acres (1.88 ha) of permanent pasture with 0.82 acres (0.33 ha) of wooded shelter belt.

Method of Sale

For sale by private treaty as a whole or in 2 Lots.

Tenure & Possession

The property is offered for sale freehold with vacant possession available on completion or in October 2024 whichever is sooner.

Restrictive Covenant

The property is sold subject to a number of historic restrictive covenants and in addition our client will be placing one in favour of adjacent property specifically barring solar and nuisance uses. Further detail available on request.

Designations

The property is located within the North Wessex Downs Area of Outstanding Natural Beauty.

Services

Whilst water is supplied via a trough at present the formal consent to that supply is unknown so prospective purchases should consider that no services are connected to the property.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all 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.

Health & Safety

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

Local Authority

Basingstoke and Deane
www.basingstoke.gov.uk/

Viewings

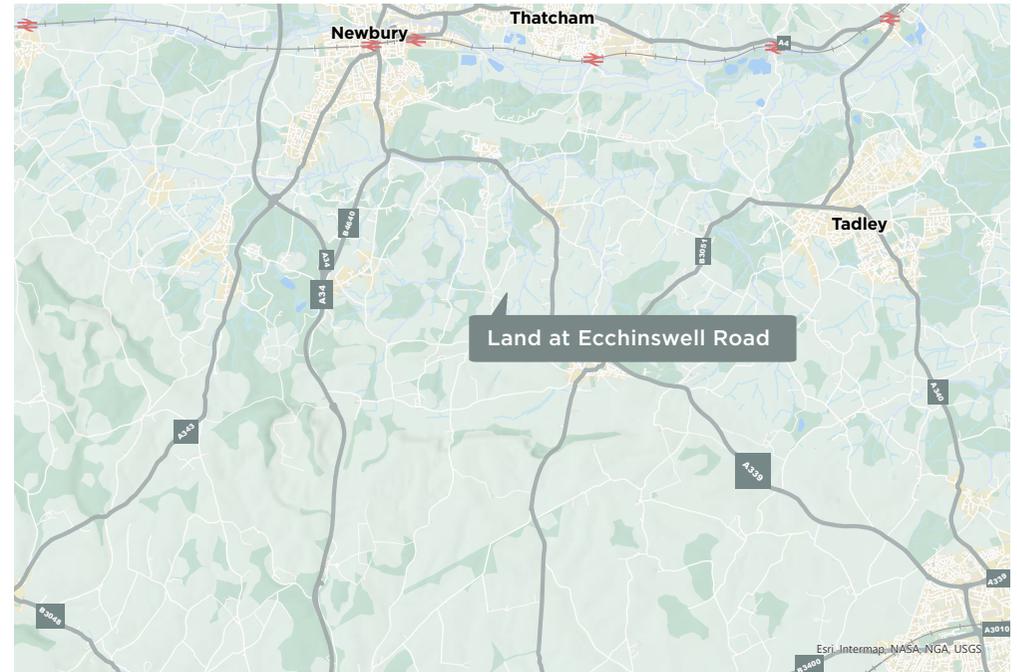
Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

Directions

From Newbury take the A339 south to Newtown turning left towards Kingsclere and Basingstoke. After approximately 1.5 miles turn right at the roundabout signposted Ecchinswell. Continue south for about 3 miles entering Ecchinswell before turning left from Hydes Platt onto Ecchinswell Road towards Kingsclere. As you exit the village the land is on your right hand side just after a left hand corner.



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