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LAND FOR SALE IN HAVANT, HAMPSHIRE

LAND ON COMLEY HILL, HAVANT, HAMPSHIRE, PO9 5ND

GRAZING LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED NEAR THE SOUTH DOWNS, PETERSFIELD, CHICHESTER, PORTSMOUTH, AND THE A27 & A3(M)



A fantastic opportunity to own up to 78 acres of grazing land separated into 12 good sized lots suitable for paddocks. The land is flat with the majority of lots enclosed by either mature hedgerow or high quality fencing. There are water troughs in lots 1, 6, 7, 9 & 11 with the ability to connect water to the remaining lots.

The land benefits from a superb gated access area set back from Comley Hill; a road that links the site with the A27 and A3(M). Access to all lots is via a bridleway track that leads to Rowlands Castle from where the land can also be accessed.

The site is located in Havant, an affluent town in the south east of Hampshire that encompasses some of the wealthiest people in the country. The town benefits from good local amenities and excellent transport links and is surrounded by beautiful countryside including the South Downs.

With such alluring surrounding countryside and ease of access to neighbouring large cities and commuting to London, Havant is an increasingly popular location.

The site is available freehold as a whole or in lots.

Lot 1: 6.77 acres	SOLD	Lot 7: 7.40 acres	SOLD
Lot 2: 8.50 acres	SOLD	Lot 8: 7.50 acres	SOLD
Lot 3a: 4.00 acres	SOLD	Lot 9: 10.98 acres	SOLD
Lot 3b: 4.64 acres	SOLD	Lot 10a: 2.16 acres	SOLD
Lot 4: 6.83 acres	SOLD	Lot 10b: 2.34 acres	SOLD
Lot 5: 5.00 acres	SOLD	Lot 11: 4.00 acres	SOLD
Lot 6: 4.62 acres	SOLD	Lot 12: 3.58 acres	SOLD

TRAVEL

- ◆ 1.2 miles to Rowland's Castle Train Station
 - ◆ 1.8 miles to Havant Train Station *
 - ◆ 1.9 miles to the A27
 - ◆ 2.8 miles to the A3(M)
 - ◆ 8.8 miles to Portsmouth Ferry Port
 - ◆ 18.4 miles to Southampton Airport
- * Journey Times: 10 mins to Chichester; 16 mins to Portsmouth; 41 mins to Guildford; 42 mins to Southampton; 1 hr 7 mins to Gatwick Airport; 1 hr 17 mins to London Waterloo



POSTCODE OF NEAREST PROPERTY: PO9 5ND
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LOCATION

- ◆ 1.8 miles to Havant Town Centre
- ◆ 1.8 miles to Stansted Park
- ◆ 7.9 miles to Portsmouth
- ◆ 8.2 miles to Chichester
- ◆ 9.0 miles to Petersfield
- ◆ 19.2 miles to Southampton
- ◆ 27.3 miles to the New Forest

Havant has excellent communications for a rapidly modernising local economy at the hub of road, rail and sea transport networks. The M27 / A27 coastal trunk route and the A3(M) London route meet in Havant, and link the south coast towns with London.

The excellent rail network provide fast coastal and London bound trains, and the major international ports of Portsmouth and Southampton are close by.

This superb infrastructure is complimented by the beautiful surrounding areas.

Stansted Park to the north is 1750 acres of glorious park and woodland with the nearby South Downs comprising of two Areas of Outstanding Natural Beauty.

Petersfield is situated on the northern border of the South Downs. Surrounded by beautiful countryside it prides itself on being a great place to live and work.

Less than 30 miles from the site lies the New Forest. As well as providing a visually remarkable and historic landscape, the area contains a profusion of rare wildlife.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

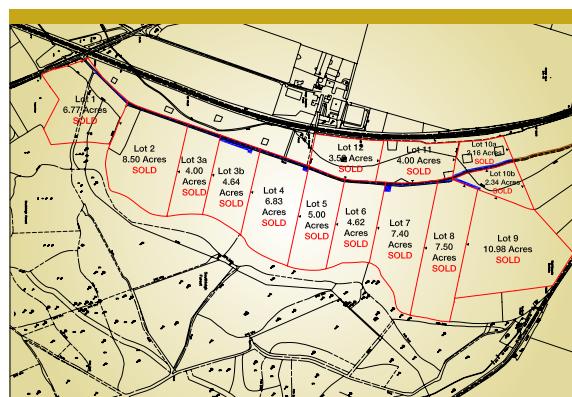
LOCAL AUTHORITY

East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

Hampshire County Council
The Castle
Winchester
SO23 8U

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.



SITE MAP

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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ACCESS

Entrance to the land is securely gated with the added benefit of a hard standing driveway set back from Comley Hill, making vehicular access into the lots safer and easier for all.

Access to all the lots is via a track, separated from the gated paddocks by fences and/or hedges for the majority of its length other than that inside Lot 10.

This track is also a bridleway which runs right through to Glen Dale in Rowlands Castle from where the site can also be accessed.



Bridleway track bordered by hedgerow and fencing

EQUESTRIAN

The area has a strong equestrian influence with several stables and riding schools nearby.

There is a substantial network of public rights of way in the South Downs, with many bridleways and byways, enabling horse riders to access and enjoy the beautiful local countryside.

Goodwood Racecourse is 9.5 miles away and hosts the annual Glorious Goodwood meeting; one of the highlights of the flat racing calendar.

It is internationally acclaimed as being one of the most beautiful racecourses in the world, renowned for its unique style and elegance.

The New Forest is a paradise for any horse and rider and offers some of the most unique riding experiences in the south of England. It has several riding schools and livery yards as well as places to stay with your horse.



Gated access into Lots 4 & 5



Water troughs in Lots 6 & 7



The lush grassland of Lot 1

LAND PRICES

Despite the down turn in the global economy, the latest RICS rural land market survey (16th February 2009) reports that land prices in the South East of England increased by 6% during the last half of 2008. This follows a 14% rise in land values during the first half of the year.

These results provide the consumer with growing confidence to invest in land, despite the recent market situation.

PLANNING

Any development would be subject to planning permission.

PLEASE NOTE

The vendor is currently carrying out seeding works on the land to improve the quality and ease of conversion into paddocks.