

Thimbleby & Shorland

Land at Bush Farm Lane, Quarley, Andover, Hampshire

About 18 acres of Agricultural Land

For sale by Private Treaty as a whole or in up to 4 Lots

The land is also being offered for sale in up to 4 Plots, the layout of the Plots being shown on the attached plan, and more particularly described as follows:

A (hatched blue on the plan)

About 1.2 hectares (3.2 acres) of former arable land, with access off the highway over the strip of land running along the southern boundary, between the points marked A and B on the plan. Along the eastern boundary is a strip of trees providing screening and shelter. The purchaser of this Plot will be required to erect a boundary fence between the points marked A, B and C on the plan.

B (hatched green on the plan)

A south facing rectangular-shaped field of about 1.7 hectares (4.2 acres) of former arable land which includes an access off the highway, over which all the Plots have a right of way. The boundary to the west is a hedge. Located close to the hedge is the shed housing the mains electricity connection and the borehole. Along the southern boundary is a hedge with trees providing a good screen from the road. The owners of the other Plots will have the right to connect to the water and electric supplies located on this property.

C (hatched pink on the plan)

A rectangular-shaped south facing grass field of about 1.8 hectares (4.45 acres), the eastern boundary of which is an established hedge and along the southern boundary is a hedge with trees providing a good screen from the road. Access is over the strip of land running along the south of Plots A and B. Plot D will have right of way over the southern strip of this Plot. The buyer of this Plot will be required to erect a boundary fence between the points marked D and E on the plan.

D (coloured yellow on the plan)

A grass field of about 2.48 hectares (6.13 acres), bordered on the south and west sides by hedges making it well sheltered and screened. Access is over the strip of land running along the south of Plots A, B and C.

General remarks & stipulations

Water & Electricity

The Seller will lay a water pipe to each Plot from the borehole in Plot B and will retain the right to lay the pipe through other Plots as necessary. The Buyer of each Plot will have the right to connect to the mains electricity supply currently located in Plot B together with the right to cross other Plots as necessary to make such a connection, subject to obtaining any agreement that may be required by the relevant Electricity Company.

Access

Each Plot will have the necessary access over the strip that runs along the south of each Plot. The owner of each Plot will contribute to the upkeep of the access strip in accordance to user.

The Land may be purchased as a whole or in a combination of the Plots described above.

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