

Plot 2 Four Acres
Ingoldfield Lane
Newtown
PO17 6LF



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FOUR ACRES – PLOT 2

PRICE GUIDE: £400,000

A rare opportunity to acquire a plot in a highly sought after, semi-rural location. The site extends to around 800 square metres / 0.2 acres (subject to survey) and is awaiting consent for a detached three-bedroom house. For further information please visit Winchester Planning website quoting reference 25/00572/FUL.

With a separate driveway and frontage of over 20 metres, this is an ideal plot for a family home close to the Forest of Bere, which is just 850 metres away.

Further land to the rear may be available by separate negotiation.

Viewing is highly recommended.

- * **POTENTIAL BUILDING PLOT** *
- * **NO FORWARD CHAIN** *
- * **SOUGHT AFTER LOCATION** *
- * **PROPOSED THREE BEDROOM HOUSE** *
- * **FURTHER LAND AVAILABLE TO PURCHASE***
- * **CLOSE TO THE FOREST OF BERE** *

The Location

Newtown is a semi-rural village at the southern end of the Meon Valley close to the Forest of Bere. The historic village of Wickham is close by and offers all local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network.

Directions

Leave Wickham by the church, cross the A32 onto the B2177. After approximately one mile take the left hand turning into Hundred Acres. Proceed through the Forest to the junction, go straight across and the property is on the left hand side.

TENURE: Freehold.

SERVICES: To be determined.

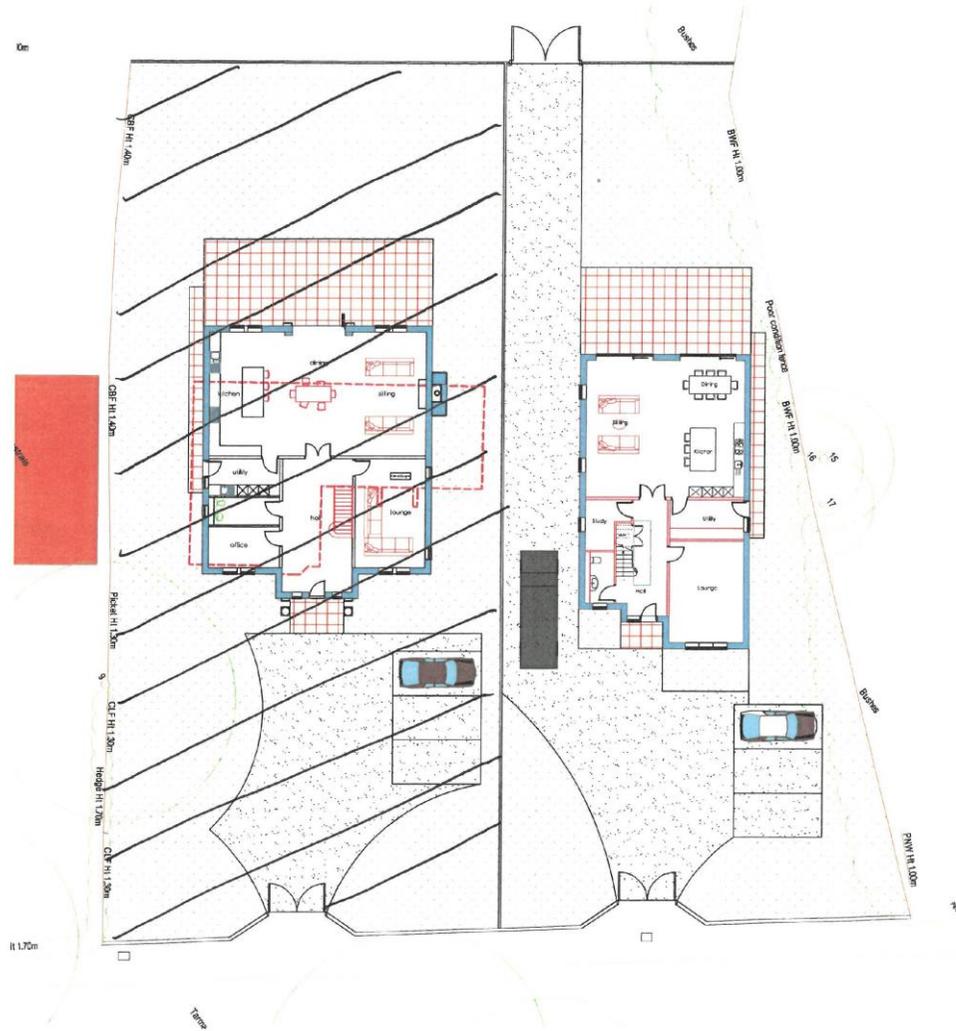
LOCAL AUTHORITY: Winchester.

COUNCIL TAX BAND: To be allocated.

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

