



*Land at Locke's Drove*

| IBTHORPE, HAMPSHIRE

| **Carter Jonas**



LAND AT LOCKE’S  
DROVE  
IBTHORPE  
HAMPSHIRE  
SP11 0BW

A desirable block of well  
fenced pasture.

A well-located parcel of land suitable for livestock and equestrian grazing or amenity uses. The land is well fenced and with a water supply and is well suited to grazing. There are three timber stables and a summerhouse.

In all extending to 3.53 acres (1.43 hectares).

For sale by private treaty as a whole.

Carter Jonas



LOCATION

The land is located to the east of the village of Ibthorpe with direct road access.

LAND

Providing a useful block of grazing, the property comprises of gently sloping, permanent pasture. It has recently been used for horse grazing. Classified as Grade III on the Agricultural Land Classification Maps the soil is further described as being a lime-rich soil over chalk or limestone suitable for grassland.

METHOD OF SALE

For sale by private treaty as a whole.

## TENURE & POSSESSION

Freehold with vacant possession available upon completion.

## BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included within the sale.

## ENVIRONMENTAL SCHEMES

The land is not included within any Environmental Stewardship Schemes.

## DESIGNATIONS

The property is situated within the North Wessex Downs Area of Outstanding Natural Beauty and the Solent & South Downs Drinking Water Safeguard Zone.

## SERVICES

Mains water is connected albeit the source is unverified by the vendor.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including 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.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a

sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

## SPORTING TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale where available.

## LOCAL AUTHORITY

Test Valley Borough Council  
[www.testvalley.gov.uk](http://www.testvalley.gov.uk)

## VIEWINGS

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

## DIRECTIONS

### From Andover:

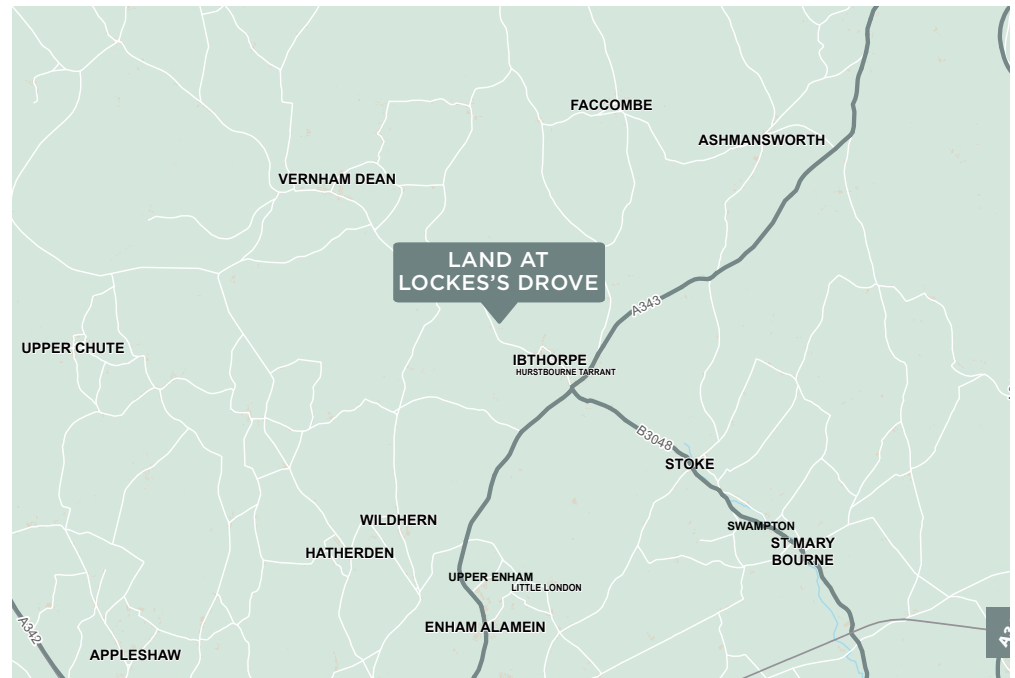
Take the A343 from the town centre through Enham Alamein to Hurstbourne Tarrant. Take the left turn on the bend In Hurstbourne Tarrant sign posted Vernham Dean. Drive through the village of Ibthorpe and the land is on your right after circa 500m.

### From Newbury:

Take the A343 to Andover for circa 11 miles to Hurstbourne Tarrant. Take the left turn on the bend In Hurstbourne Tarrant sign posted Vernham Dean. Drive through the village of Ibthorpe and the land is on your right after circa 500m.



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## NEWBURY

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## WINCHESTER

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## IMPORTANT INFORMATION

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Offices throughout the UK

**Carter Jonas**

Simply better property advice