



**LAND AND BUILDINGS
DEVELOPMENT OPPORTUNITY
CIRCA 0.6 HECTARES / 1.5 ACRES**

**BORDON FARMS, PICKETTS HILL, HEADLEY, BORDON GU35 8TF
FOR SALE - FREEHOLD
£1,000,000**

HENRY ADAMS - SOLE AGENTS
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BACKGROUND

We are instructed to sell the freehold interest of a self contained site, around 1.5 acres. The site is referenced by title number HP43945 - available on request. It was previously used as a poultry farm which ceased operating in 1988 - it includes land, a bungalow, a garage and redundant agricultural buildings.

It has been agreed with the owner (Hanson Quarry Products Europe Ltd) of the adjoining land to the East that as part of the sale the boundary on the registered title is realigned to confirm the actual straightened fence line which is already in existence on site and agreed between the parties. A small triangular piece of land within the gated area at the entrance to the site (currently incorrectly registered to Hanson) and a right of way over a small area from the gate to Picketts Hill will also be included as part of the sale.

Hampshire County Council own the verge that lies between the site and the A325 - title HP390340 is available on request).

The site fronts the A325 which runs south to the A3 and north to the A31. Access via a junction on the A325 and Picketts Hill. Open countryside to the south with a concrete batching plant (owned by Hanson) to the east. To the north is a BP garage, a Citroen dealership and a country superstore.

The site is well screened from the A325, levelled in the 1960's by Amey's Aggregates Ltd - the north part slopes down towards the River Slea.

TECHNICAL

We have been informed by the seller that power into the site is single phase (100amp / 23 KVA), is serviced by mains water and the septic tank serves the bungalow.

A wayleave agreement is in place between the seller and Scottish and Southern Energy to allow for an underground cable to the concrete batching plant to the East - available on request. Some of the roof for the agricultural building on site is traditional asbestos sheeting.

EPC for the bungalow is D56.

PLANNING HISTORY AND ENVIRONMENTAL

A detailed planning history and statement is available on request. Interested parties to make their own environmental investigations.

COMMERCIAL TERMS

Guide price £1,000,000. The seller reserves the right to levy VAT on the sales proceeds. Vacant possession of the site to be provided on legal completion of the sale.

Subject to Contract - March2020

