



**Lot 1**

**Old Park Farm, Sickles Road, Kingsley GU35 9PB**

 **MAYFAIR**  
OFFICE GROUP

**CLARKE**  **GAMMON**  
**WELLERS**

**Guide Price**    **£1,300,000**

A useful lot of approximately 90 acres (36.42 ha) including predominantly arable land, some rough areas, small areas of woodland, private light aircraft landing strip, 5,000 sq ft storage barn/hanger, motorcycle/quad bike riding area, hard standing and parking. Available as a whole or in separate lots.

- Approximately 90 acres
- Arable, rough pasture and paddock land
- Light aircraft strip
- 5000 sq ft Storage barn
- Hard standing and parking
- Farnham approximately 7.5 miles
- Alton approximately 5.5 miles
- M3 approximately 17 miles
- A3 approximately 9 miles

#### LOCAL AUTHORITY

East Hampshire District Council    Penns Place  
Petersfield  
Tel : 01730 266551

#### DESCRIPTION

The land is suitable for a number of uses subject to the necessary consents. We understand the land has recently been used for shoots and general recreation activities. There are public Rights of Way down either side of the lot. The land has full and uninterrupted rights over the access drive which is under separate ownership.

**NB.** There is an Agricultural Tenancy in place until the end of March 2017. The tenant has the right to harvest the crop at the end of the growing season.

#### VIEWINGS

Please contact the Agent. Tel: 01428 664800

#### DIRECTIONS

From the A325 at Sleaford take the Alton Road (B3004) in a westerly direction. Upon entering Kingsley village turn right into Sickles Road and then after one third of a mile the land will be seen on the right hand side just after the playing fields on the left.

#### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.



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ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS