



# 1 & 2 SOAL FARM COTTAGES

Ridge Common Lane, Steep, Petersfield, GU32 1AN



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A dilapidated pair of cottages, with gardens and grounds in open countryside. Overall the property extends to approximate 1.05 hectares (2.59 acres).

## PROPERTY

The cottages are situated in an idyllic location on Ridge Common Lane with views across the surrounding countryside. The property is located between the villages of Steep and Stroud and under 2 miles from the centre of Petersfield.

The two lodge cottages are currently uninhabitable and are suitable for renovation, extension, conversion to a single dwelling or being replaced, all subject to the necessary planning consents. Within the garden there is a single garage. Included with the cottages is a paddock and an area of woodland to the rear of the cottages.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Boundaries

The Purchaser will be responsible for erecting and maintaining fences as shown by inward facing "T" marks.

### Rights

The property is sold subject to the benefit of all rights, including services supplying Soal Farmhouse which run through the grounds of 1 & 2 Soal Farm Cottages, along with all rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Condition of Sale or not.

### Services

Previously connected to electricity, mains water and private drainage. The Purchaser will be required to install a new water supply direct from the mains, along with a new sewage treatment plant within the boundary of the property.

### Tenure and Possession

The land is currently grazed by sheep under a licence with a local farmer. Vacant possession will be given on completion.

## LOCATION

Soal Farm Cottages are located within the South Downs National Park.

## ADDITIONAL REMARKS

### Sporting and Timber Rights

The sporting and timber rights are in-hand and are included with the sale of the freehold insofar as they are owned.

### Mineral Rights

The mineral rights, at a depth below 200 feet over the majority of the farm, are reserved to the Church Commissioners, however, the land is not allocated as a safeguarded site in the Hampshire Minerals and Waste Plan. Further details are available from the selling agents.

### Areas and Schedules

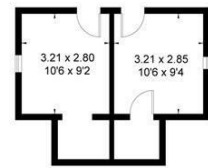
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agent and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Health & Safety

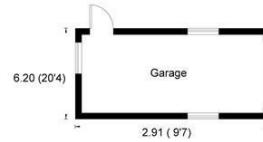
Given the potential hazards, due to the condition of the cottages and overgrown areas, we would ask you to be as vigilant as possible for your own personal safety when making your inspection. Access to the cottages will be limited due to their condition and it is not possible to access the first floors.



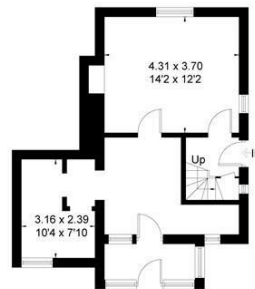
Approximate Floor Area  
 Soal Cottage 1 = 73.2 sq m / 788 sq ft  
 Soal Cottage 2 = 68.8 sq m / 740 sq ft  
 Outbuildings = 37.8 sq m / 407 sq ft  
 Total = 179.8 sq m / 1935 sq ft



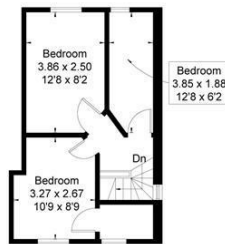
1 Soal Cottage  
 (Not Shown In Actual Location / Orientation)



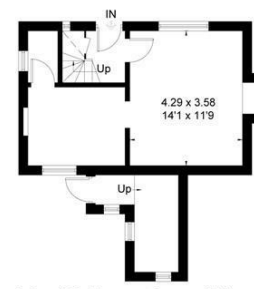
1 Soal Cottage  
 (Not Shown In Actual Location / Orientation)



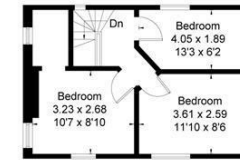
1 Soal Cottage Ground Floor



1 Soal Cottage - First Floor



2 Soal Cottage - Ground Floor



2 Soal Cottage - First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71653

#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

| Energy Efficiency Rating                    |          |           |
|---------------------------------------------|----------|-----------|
|                                             | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92 plus) <b>A</b>                          |          | <b>98</b> |
| (81-91) <b>B</b>                            |          |           |
| (69-80) <b>C</b>                            |          |           |
| (55-68) <b>D</b>                            |          |           |
| (39-54) <b>E</b>                            |          |           |
| (21-38) <b>F</b>                            |          |           |
| (1-20) <b>G</b>                             | <b>1</b> |           |
| Not energy efficient - higher running costs |          |           |
| England & Wales                             |          |           |
| EU Directive 2002/91/EC                     |          |           |

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