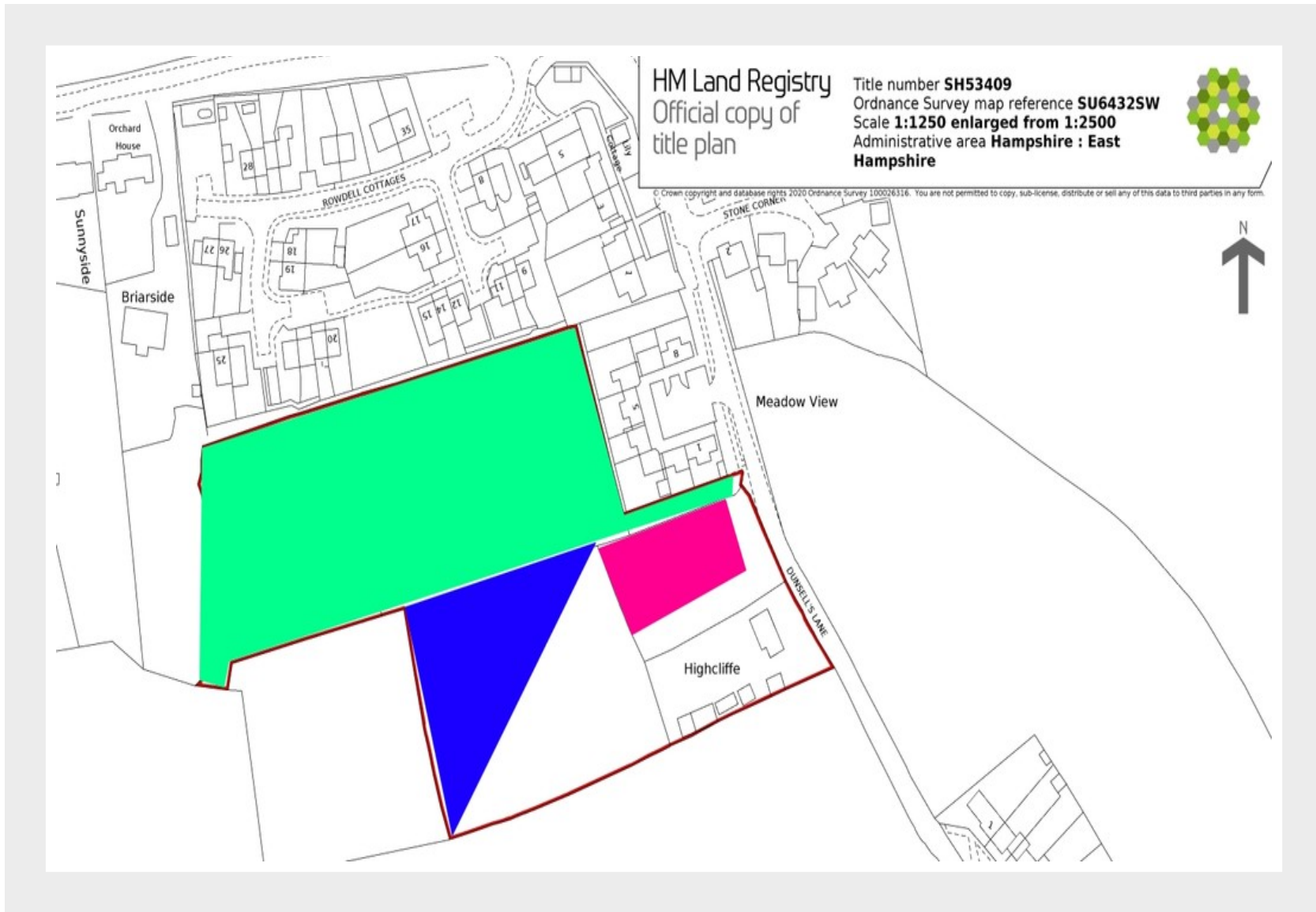




Hellards



At home in Ropley

Site Adjacent To Highcliffe, Dunsells Lane

ROPLEY, ALRESFORD, SO24 0BX

Asking Price £800,000

- Plot of Land For a Self Build
- Planning for a Detached Property
- Approx Two Acres of Land
- Driveway Parking
- East Hants Planning REF 31260/006

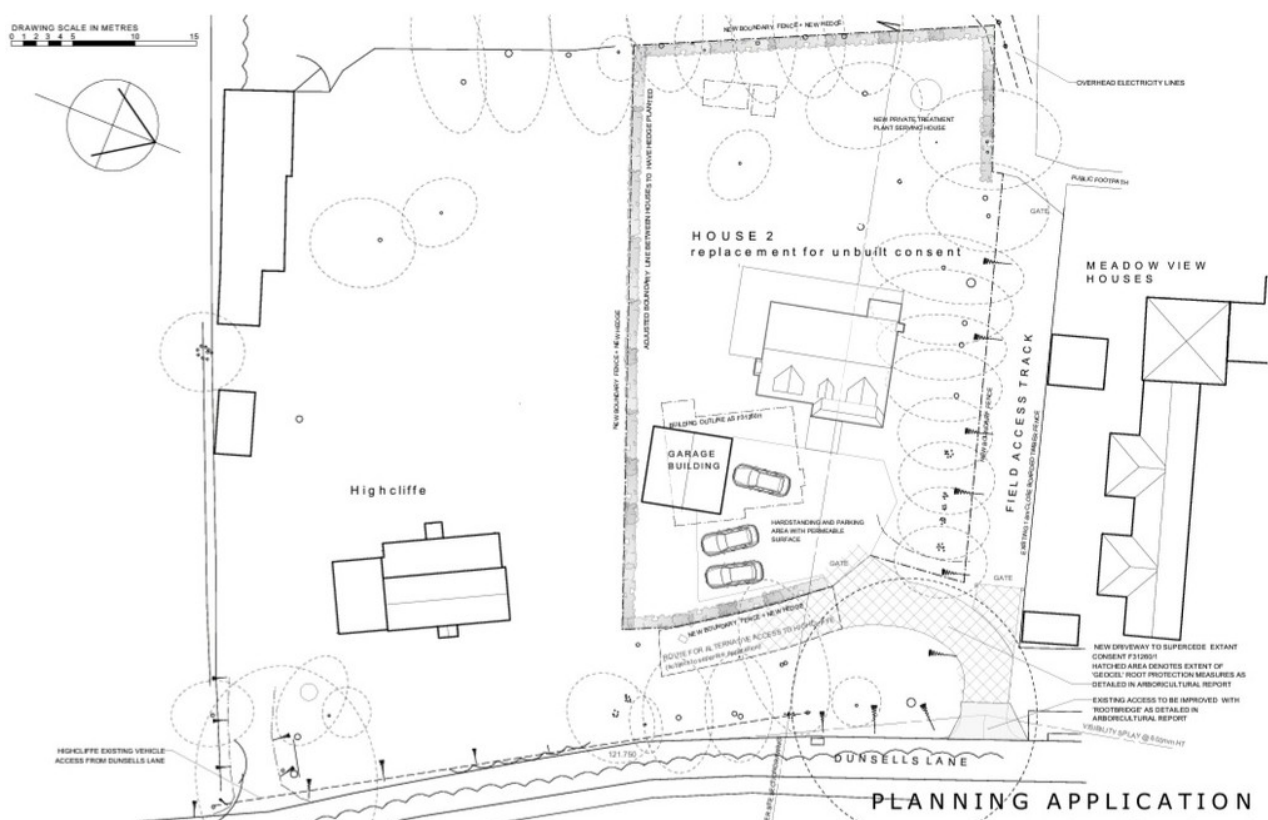
A wonderful opportunity to build your own home in Ropley with approximately two acres of agricultural land. Planning permission in place for a detached property and two acres of land.

Planning permission is in place for a detached property with driveway parking, garage, garden in (pink on the plan) and access to a further approx two acres of land (in green on the plan). Please note this is not a development opportunity, this is a self build site.

Note: The area in blue is available for a long term lease at a nominal rent

The land can be accessed via the site and a separate footpath from Dunsells Lane.

East Hants Planning REF 31260/006

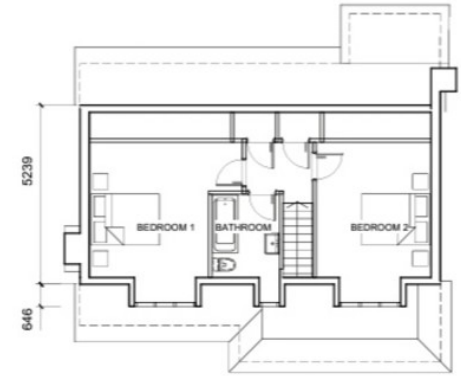
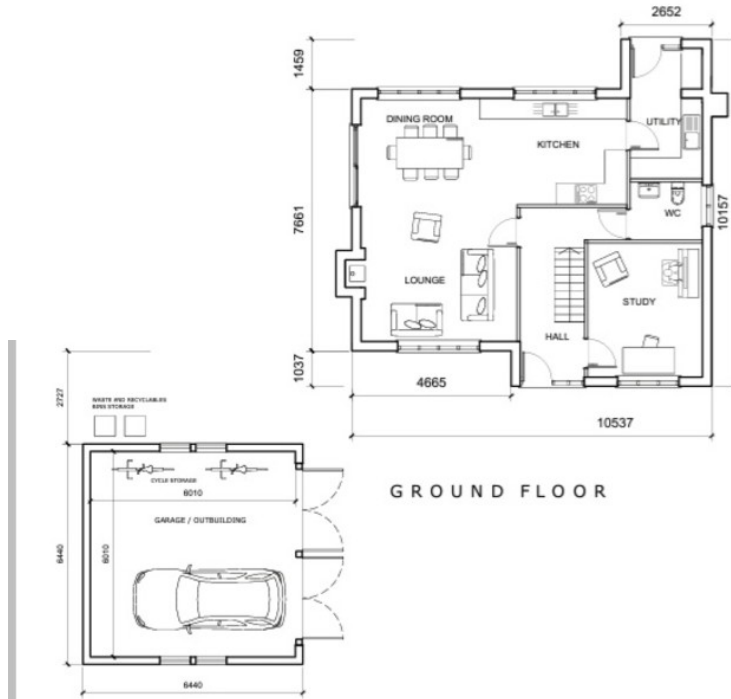
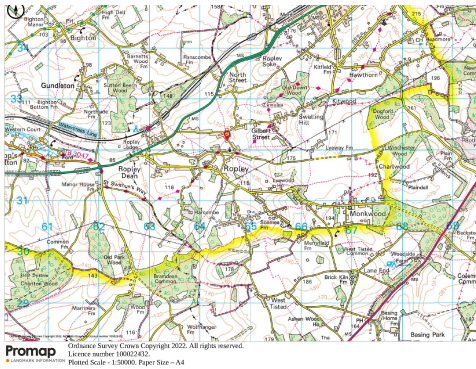
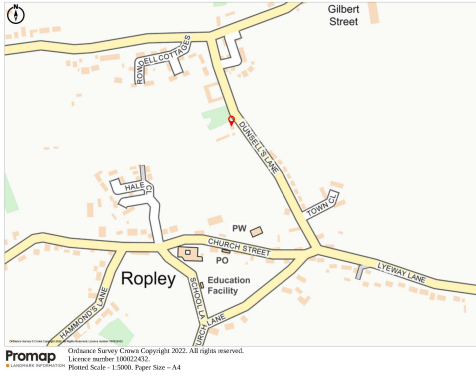




Ropley is a sought after village where newcomers will be readily welcomed by the community and there is plenty of opportunity to join in with the multitude of local clubs and events should you wish to. It is a quiet village, but has easy access to the A31 and A32 which allow access to London, Winchester and the Midlands. Mainline rail access to London is from Petersfield and Alton. There is a good primary school in the village with a secondary school in nearby Alresford and sixth form education available in both Winchester and Alton.

DIRECTIONS

From our offices in Broad Street, turn left into East Street and follow the road out of Alresford, through Bishops Sutton and towards the A31. At the roundabout, take the first exit on to the A31 heading into Ropley and after about a mile, turn right into Gascoigne Lane. Proceed for approximately 3/4 mile and turn right into Dunsells Lane. The plot can be found on the right hand side.



PLANNING APPLICATION

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
01962 736333
sales@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

