

Land on Newtown Road

Awbridge, Romsey, Hampshire

Land on Newtown Road

Awbridge
Romsey
Hampshire SO51 0GJ

A 2.31 acre paddock, situated on Newtown Road,
Romsey.

- Gently undulating topography
- Freely draining slightly acid loamy soil
 - Within 4.4 miles of Romsey
- Direct access onto Newtown Road
 - Grade 3 Land Classification

Guide Price **£200,000**

Freehold

For Sale by Private Treaty

Salisbury Agriculture
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DESCRIPTION

A 2.31 acre parcel of pastureland with close proximity to Newtown Village, Romsey. Currently, the land is fallow and has a history of use for equestrian activities and livestock grazing. The eastern boundary is adjacent to 'Mikes Wood,' which is a broadleaf and deciduous plantation. The soil is characterised as freely draining, slightly acid loam, and it is classified as Grade 3 according to the Provisional Agricultural Land Classification. Additionally, a brook or stream flows along the eastern boundary, while the northern boundary is next to Brook Cottage.

SITUATION

The land is located in a tranquil area on the outskirts of the village, positioned to the south-west of Newtown, approximately 4.4 miles from Romsey. This town offers an excellent variety of amenities, including leisure facilities and educational institutions for all age groups, both public and private. Additionally, there is a theatre and a diverse selection of shops catering to daily necessities, including two supermarkets, with Southampton city centre being 13 miles away.

The land is available for sale with access via a five-bar gate off of Newtown Road.



SERVICES

The land features a natural waterway, specifically a brook or stream, that flows along the entire eastern boundary.

OVERAGE

The land will be sold with an overage provision applicable to future development. This provision will not cover agricultural, horticultural, or equestrian developments. The overage will remain in effect for 25 years from the completion date, applying to 25% of any value increase resulting from the granting of planning permission.

DESIGNATIONS

The land is within the Hamble Estuary Eutrophic Nitrate Vulnerable Zone.

The land is within the Salisbury Plain and West Wiltshire Downs National Character Area.

LOCAL AUTHORITY

Hampshire County Council - 0300 555 1375 - www.hants.gov.uk

TENURE AND POSSESSION

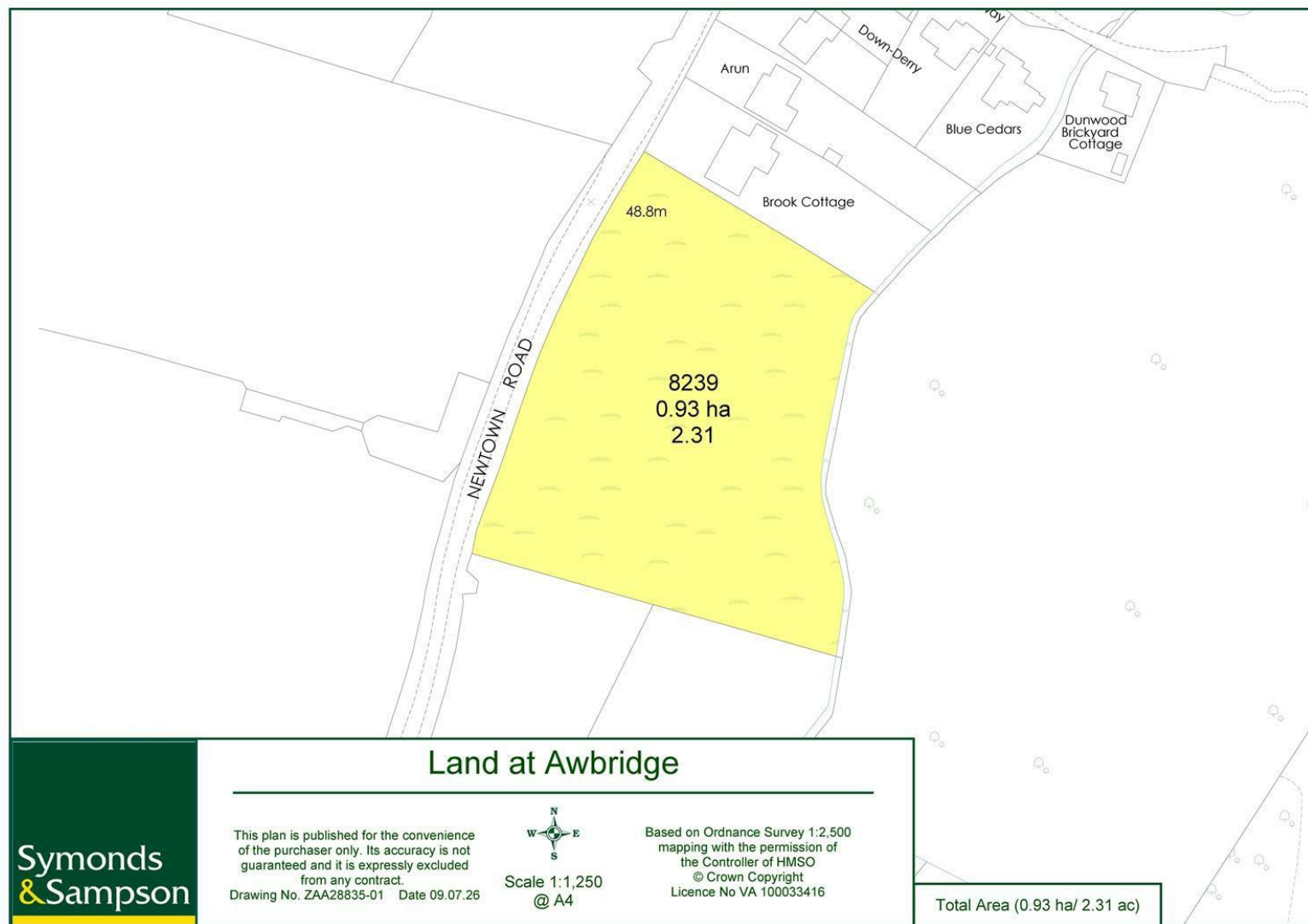
Freehold with vacant possession on completion.

WHAT3WORDS

What 3words///joked.junction.sticky

VIEWING

All viewings strictly by appointment only with the vendor's agent Gabriella Placidi 01722 334323.



SALS/GKP/2026



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