



Hampshire
County Council

County Farms
Service

GRAZING OPPORTUNITY LAND TO THE REAR OF ABBEY WELLS, WOOLTON HILL



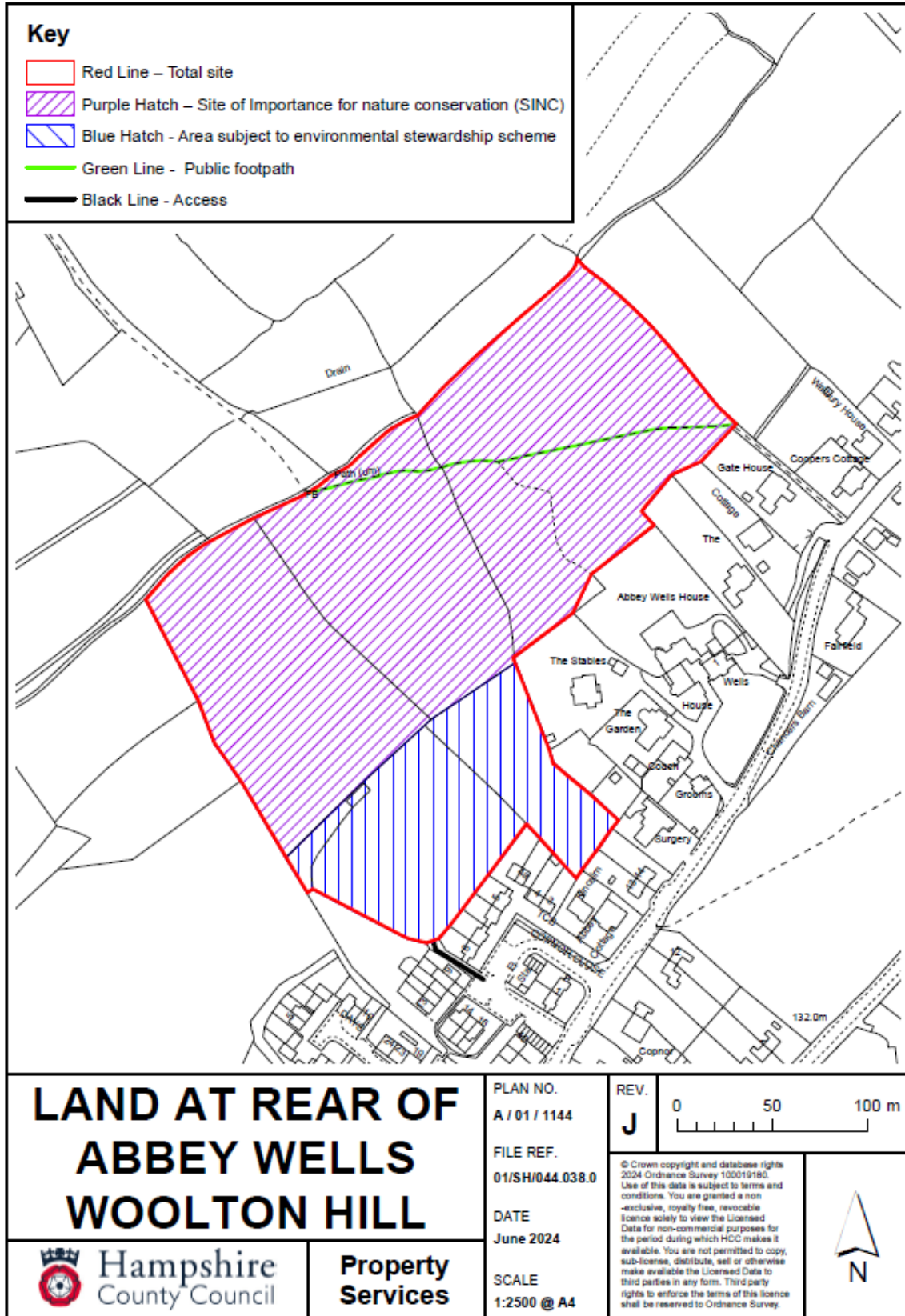
Summary of Land Details

- Licence period:** Annual licence from 1 November to 31 October.
- Licence commences:** 1 November 2024
- Location:** Land to the rear of Abbey Wells, Woolton Hill, Newbury, RG20 9UW. See location plan.
- Land:** An area of permanent pasture and woodland, extending to approximately 5.45 ha (13.49 acres) suitable for grazing by sheep, or light cattle or equine use. A public footpath runs through the site as shown on the attached plan in green. The top field hatched purple has been identified as a site of importance for nature conservation (SINC) and requires careful management to maintain and enhance the meadow. Stocking here to be limited so as not to cause poaching, hay to be cut after mid-August and a varied sward height required during the growing season. The land is subject to an Environmental Stewardship agreement (higher Level Stewardship Scheme) for HK2 option for permanent grassland with low inputs in blue hatched areas.
- Buildings:** Wooden stable block comprising of three stables and one storage room. Condition not assessed by Hampshire County Council and to be treated as a tenant fixture. No temporary structures are permitted without the Licensors prior consent.
- Licence fee:** Offers invited plus an admin fee of £250 + VAT. Licence fee payable annually in advance.
- Water:** There is a water supply to the land. Usage will be invoiced separately.
- Access:** Via Copner Close, shown in black on plan
- Fencing:** Stockproof fence around boundaries. Applicants must decide for themselves if the fencing is adequate to keep any stock they might wish keep on the land contained.
- Sub-letting:** The licence is personal to the Licencee. No sub-letting permitted.

Subject to a satisfactory first year of use and subject to mutual agreement, the licence may be renewed for a further term.

EXPRESSION OF INTEREST	You will be required to complete an application form . Forms to be submitted by the deadline listed on website.
VIEWING	The site can be viewed from the highway.
CONTACT	Enquiries to county.farms@hants.gov.uk .

Location Plan



Key	
	Red Line – Total site
	Purple Hatch – Site of Importance for nature conservation (SINC)
	Blue Hatch - Area subject to environmental stewardship scheme
	Green Line - Public footpath
	Black Line - Access

**LAND AT REAR OF
ABBAY WELLS
WOOLTON HILL**



Property Services

PLAN NO.
A / 01 / 1144

FILE REF.
01/SH/044.038.0

DATE
June 2024

SCALE
1:2500 @ A4

REV. **J**

0 50 100 m

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