

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Lovedean, Waterlooville PO8 0SG

Approx. 0.29 acres

DEVELOPMENT OPPORTUNITY
PROPOSED GUEST HOUSE/HOTEL
“Ludmore Barn”



A rare opportunity to develop a Guest House/Hotel (Class C1), located in the countryside. A concrete framed former agricultural building (Approx. 3,821 ft²) with Permitted Development to convert to a Class R use, with Full Planning for associated operational development. Comprising proposed Managers Accommodation (3 Bedroom) and 6 Units of Guest Accommodation. Services available. Adjoining the South Downs National Park.

PRICE GUIDE £475,000

OFFERS INVITED

FREEHOLD FOR SALE – BY PRIVATE TREATY



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: STRICTLY BY PRIOR APPOINTMENT AND PRIOR DISCUSSION WITH THE SELLING AGENTS. No access on to the neighbouring agricultural land or adjoining property. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to contacting the Selling Agent or visiting the Property.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk for further details, photographs, drone video footage is available showing the whole Property.

LOCATION & DIRECTIONS: See **Location Plan** on which Ludmore Barn is highlighted red and circled. **What3Words:** [Unzipped.ports.deed](#) **POSTCODE:** PO8 0SG

DESCRIPTION: A rare opportunity to develop a Guest House/Hotel (Class C1), located in the countryside. A concrete framed former agricultural building (Approx. 3,821 ft²) with Permitted Development to convert to a Class R use, with Full Planning for associated operational development. Comprising proposed Managers Accommodation (3 Bedroom) and 6 Units of Guest Accommodation. Services available. Adjoining the South Downs National Park.

The Property extends in all to approx. 0.29 acres as outlined red on the Site Plan and comprises an Agricultural Building with adjoining open fronted Storage Building with an area of hardstanding and yard. Positioned off a lane in open countryside. The buildings previously formed part of, and served, a larger agricultural property growing arable crops.

LAND REGISTRY: The Property comprises the entirety of Land Registry Title SH60042. See Site Plan which uses the Title Plan on which the extent of the Property is outlined red.

PLANNING STATUS: There are effectively 2 consents that the Vendors have achieved for the development of the site:

1. **EHDC/25/0010/PA3R** - Class R Permitted Development was approved which allows the change of use of the building from agriculture to a flexible commercial use, specifically Class C1 (guest house/hotel). The consented scheme includes a 3 Bedroom Managers Accommodation for permanent occupation, a 2 Bedroom Guest Suite and 5 x 1 Bedroom Guest Suites. This accommodation is set out over two floors.
2. **EHDC-25-0609-FUL** - Planning Consent dated 27th October 2025 for the associated operational development necessary for the Guest House/Hotel development (pursuant to the above permitted development)

The Vendor pursued a Class Q Permitted Development on the building but owing to a feature of the historic agricultural holding, it was not implemented.

GUEST HOUSE/HOTEL REVENUE ESTIMATE: The Selling Agents estimate that the 6 Guest Rooms could generate a total annual estimated revenue in excess of £100,000.

COMMUNAL FACILITIES: As per the Proposed Floor Plans, a shared communal kitchen space and dinning area is proposed for use by guests within the 6 units of accommodation.

PLANNING AUTHORITY: East Hampshire District Council, (EHDC), Penns Place, Petersfield GU31 4EX. Tel: 01730 266551. www.easthants.gov.uk

ACCESS: The Property benefits from an existing vehicular access on to Broadway Lane. This access is shared with the neighbouring property who benefits from a right to pass, with or without vehicles, at all times, over a width shown shaded yellow on the Site Plan.

SERVICES: None currently connected. Mains water and electricity available close by. Interested parties should make their own enquiries to the relevant suppliers (Portsmouth Water & Southern Electric).

DESIGNATIONS: No environmental designations affect the Property. The Property is positioned outside of the South Downs National Park.

WAYLEAVES: No pipes, cables or wires cross the Property.

PROPOSED FOUL WATER DRAINAGE: No public sewer is available in the locality. The Drainage Report forming part of the application advises *"It is therefore proposed that foul water from the development will be collected and conveyed via gravity to a new sewage treatment plant, ensuring the removal of pollutants prior to infiltration into the ground."*

Due to the space constraints within the site, it is not feasible to provide a drainage field in accordance with BS 6297. Instead, infiltration is proposed via a ring soakaway, which has been designed to accommodate the foul water flows generated by the development. Discharge of treated effluent to ground will be agreed with the Environment Agency and a bespoke environmental permit will be obtained prior to any works commencing on site".

The Drainage Officer raised no objection to this proposal in the application process.

A Treatment Plant located within the Property is proposed as part of the consented development, subject to the appropriate Environmental Permit achieved from the Environment Agency, as per Package Treatment Plan stated at Condition 8 of the Decision Notice. See [Drainage Strategy Report](#) (3rd October 2025).

NEIGHBOURING LAND: The Property does not include any of the neighbouring agricultural land beside the building structure. The neighbouring landowners have indicated that they would be open to an approach from a Purchaser, via the Selling Agent, about the use of land immediately adjoining the building.

BUSINESS RATES & COUNCIL TAX: None currently demanded.

LOCAL AUTHORITY: East Hampshire District Council, (EHDC), Penns Place, Petersfield GU31 4EX. Tel: 01730 266551. www.easthants.gov.uk

OFFER INSTRUCTIONS:

Please see Additional Documents on our website, for instructions as to how to make an offer by Private Treaty.

For Further Information Contact:

Dominic Plumpton

Tel: 01489 896977 **Mob:** 07780 000201

Email: dominic@gileswheeler-bennett.co.uk



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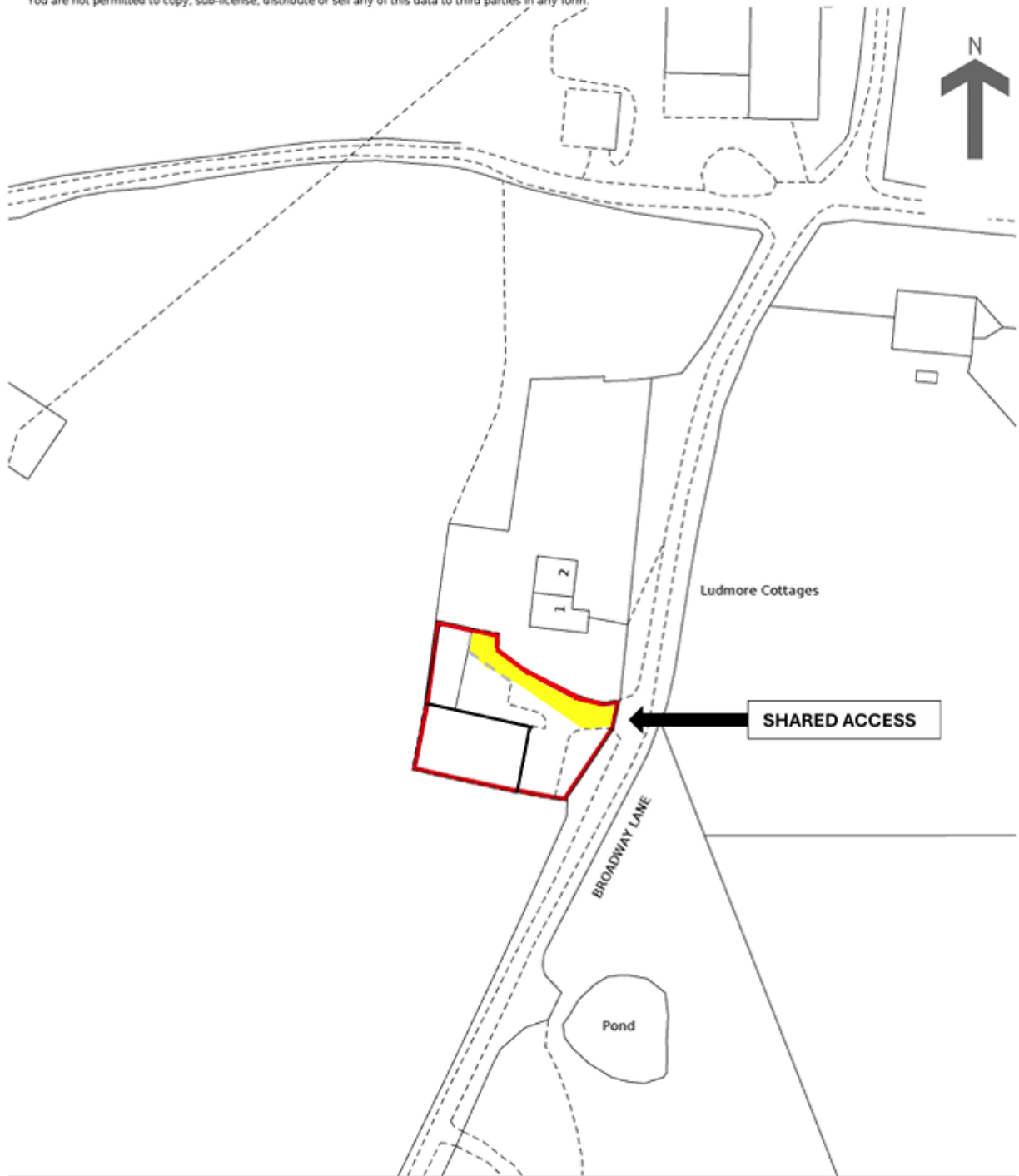
SITE PLAN

HM Land Registry
Official copy of
title plan

Title number **SH60042**
Ordnance Survey map reference **SU6814SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hampshire : East**
Hampshire



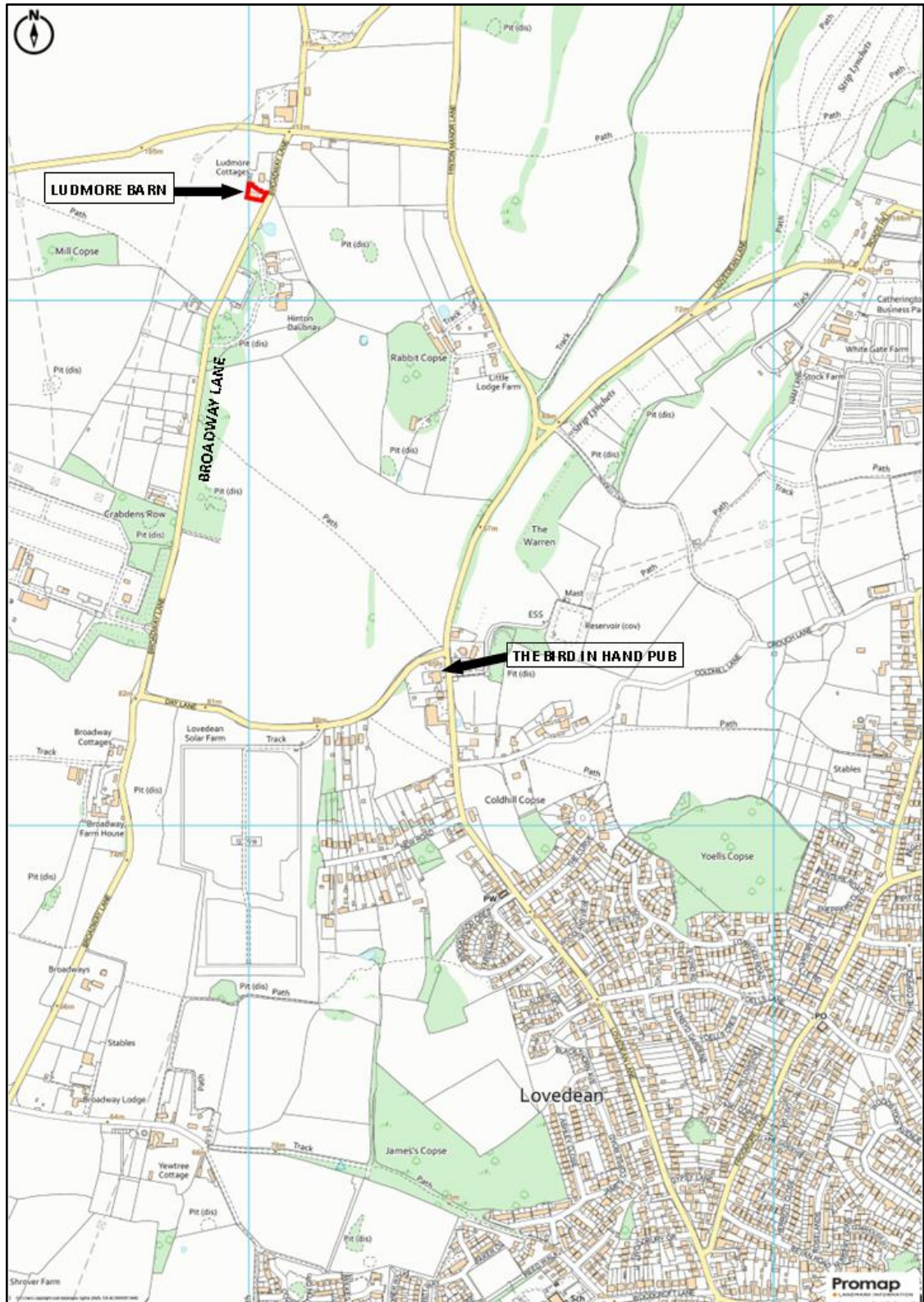
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SUBJECT TO SURVEY

LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

PROPOSED ELEVATIONS



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

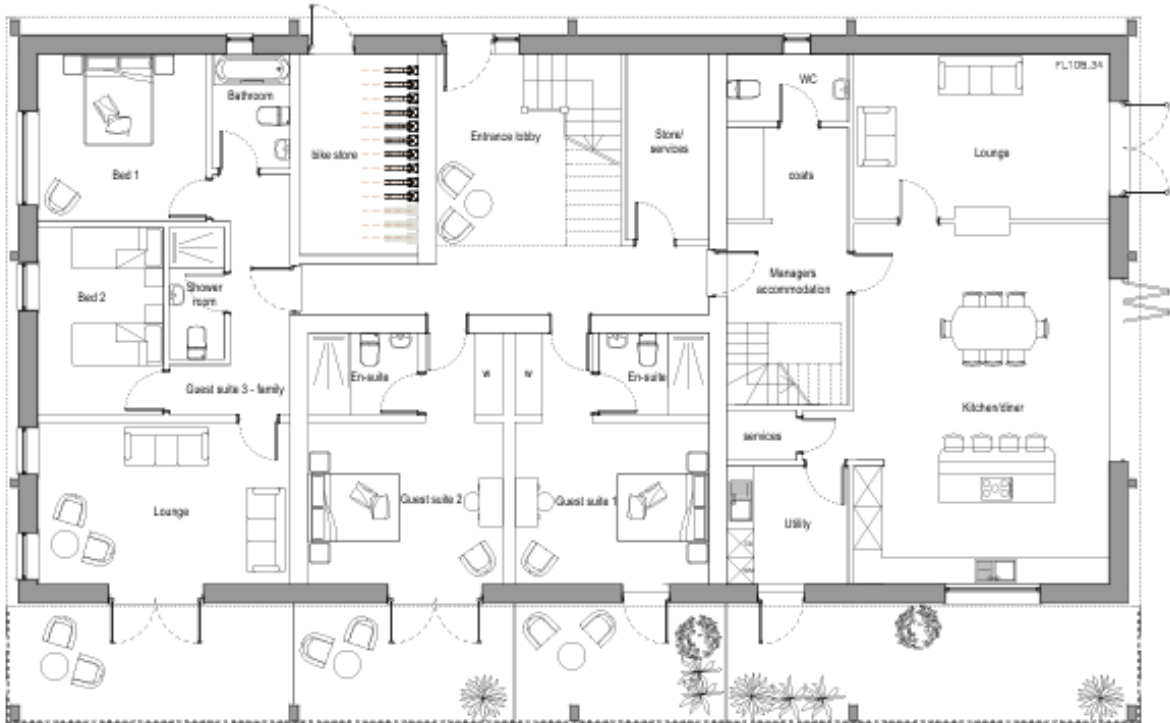
PROPOSED VISUAL



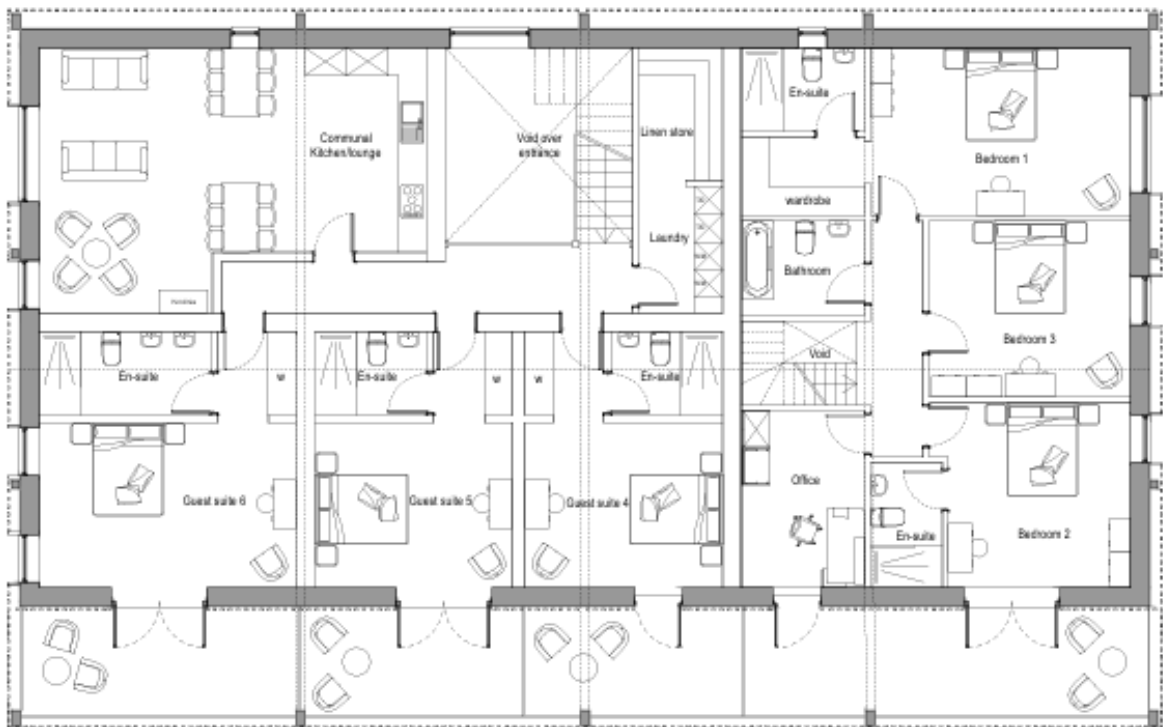
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FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

PROPOSED FLOORPLANS



Ground Floor Plan



First Floor Plan

FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

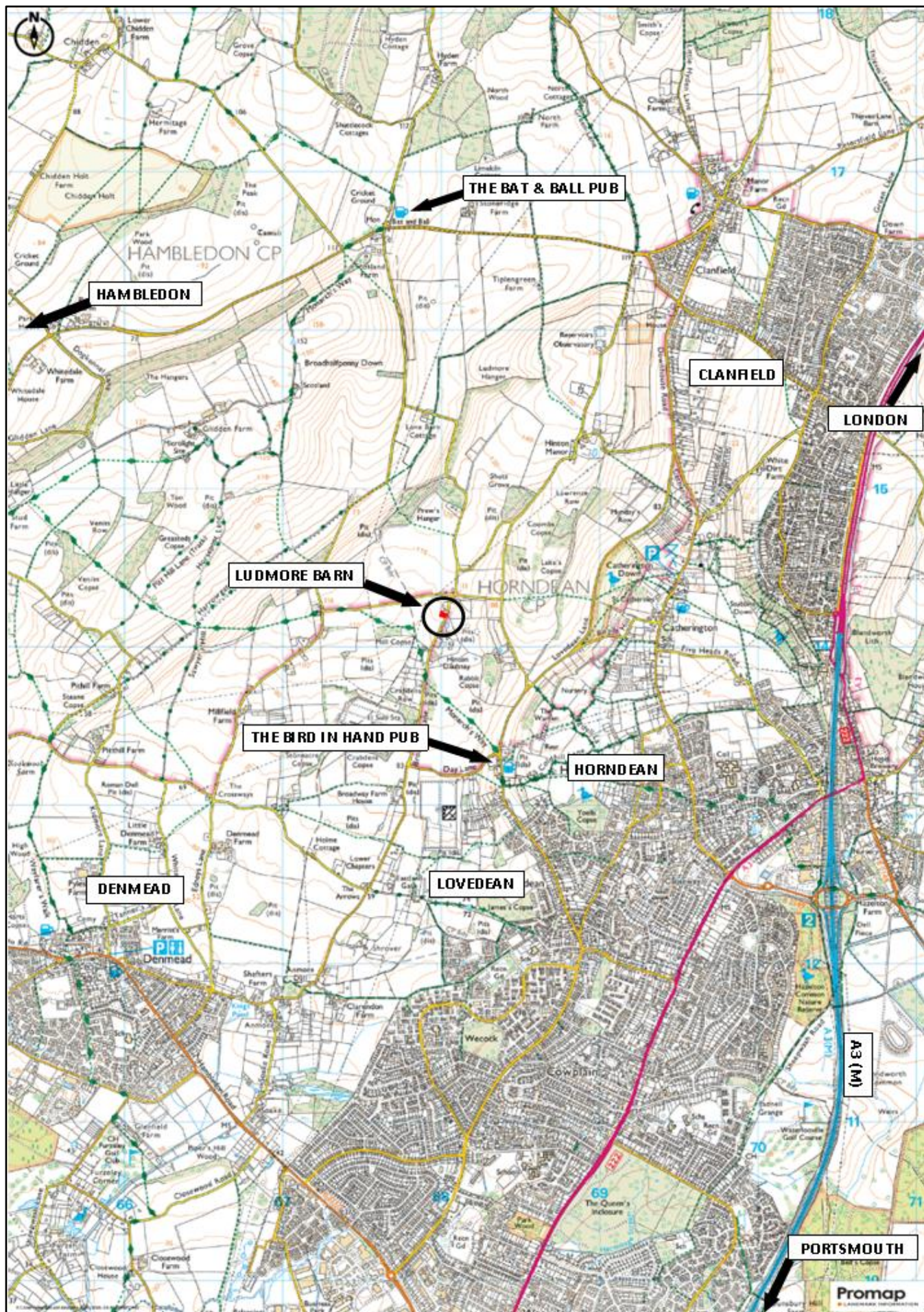
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LOCATION PLAN 1



SUBJECT TO SURVEY