

An aerial photograph of Long Acres Farm in Curdridge, Southampton, Hampshire. The image shows a large, green, open field in the foreground, bordered by a line of trees. In the middle ground, there are several farm buildings, including a large white barn and a smaller red-roofed house. The background is a vast, rolling landscape of green fields and trees under a blue sky with scattered clouds.

Symonds
& Sampson

Long Acres Farm

Curdridge, Southampton, Hampshire

Long Acres Farm

Curdridge, Southampton,
Hampshire, SO32 2DA

An exceptional grassland smallholding that includes
versatile traditional buildings.



12.28 acres (4.96 ha)

- Appealing transport connections,
within 8 miles of Southampton
 - Extensive range of buildings
(approximately 31,329 sq. ft, 2910.5 sq. m)
 - Two residential properties
- Single banked fishing rights on the River Hamble
 - Approximately 12.28 acres in total

Guide Price £2,000,000
Freehold

For sale by private treaty

Salisbury
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INTRODUCTION

Long Acres Farm is located in a private position off Wangfield Lane and can be accessed via a shared entry point, from which the farm has a right of way.

The farm includes two residential bungalows, a variety of farm buildings, and pastureland, all encompassing approximately 12.28 acres.

The farm offers a promising opportunity to convert the farm buildings for alternative purposes, provided that the necessary planning conditions are satisfied.



SITUATION

Long Acres Farm is situated in a convenient location, 0.5 miles northwest of the village of Curdridge in Hampshire. Further away, the Cathedral City of Winchester lies approximately 14.4 miles to the north of the farm, while the port city of Southampton is about 8.6 miles to the west. Southampton offers a direct rail connection to London Waterloo and London Victoria, with an average travel time ranging from 1.5 to 2.5 hours. Winchester provides a direct service to London Waterloo, with travel times of less than an hour.

SPRING COTTAGE

Spring Cottage is a three-bedroom detached bungalow that includes a spacious loft room. The cottage features a utility room, a kitchen/dining area, sitting rooms, and a bathroom, encompassing a total area of approximately 1667 square feet. Additionally, the property boasts a large rear garden and a concrete parking space at the front, which provides direct access to the farm buildings and the surrounding land. Spring cottage is supplied with mains electricity and water, shares a septic tank with Cottage 2, and is equipped with oil-fired central heating.

COTTAGE 2

Cottage 2 is a detached bungalow featuring three bedrooms, built from brick and topped with a tiled roof, equipped with UPVc double glazed windows and rainwater goods. This bungalow is governed by an Agricultural Occupancy Condition. The property is encircled by a garden with lawn to the east, south, and west sides, and it includes a spacious parking area located at the rear. The bungalow features a conservatory, separate dining room and WC, large L shaped kitchen, sitting room and large family bathroom. The bungalow extends to approximately 1558 sq ft and is serviced by mains electricity and water, a shared septic tank with Spring Cottage and oil-fired central heating.

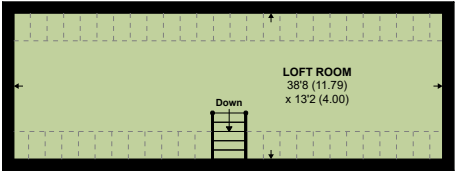
Please see floorplan for accommodation and measurements.



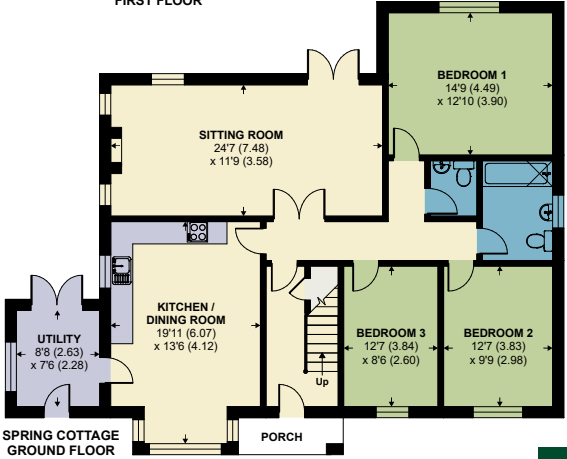
Spring Cottage

Approximate Area = 1558 sq ft / 144.7 sq m
Limited Use Area(s) = 192 sq ft / 17.8 sq m
Spring Cottage = 1667 sq ft / 154.9 sq m
Outbuilding = 31329 sq ft / 2910.5 sq m
Garage = 225 sq ft / 20.9 sq m
Total = 34971 sq ft / 3248.8 sq m

For identification only - Not to scale



SPRING COTTAGE
FIRST FLOOR



SPRING COTTAGE
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Symonds & Sampson. REF: 1343546

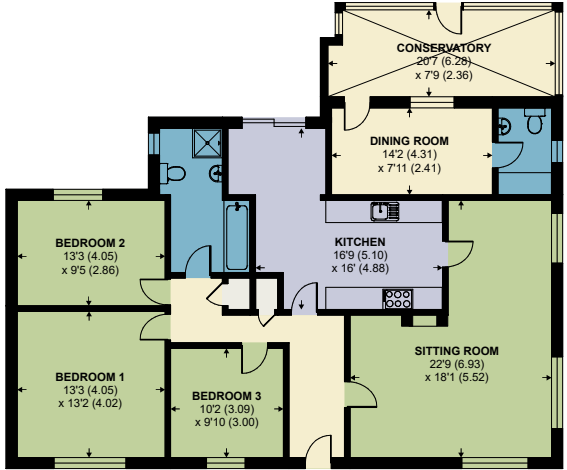
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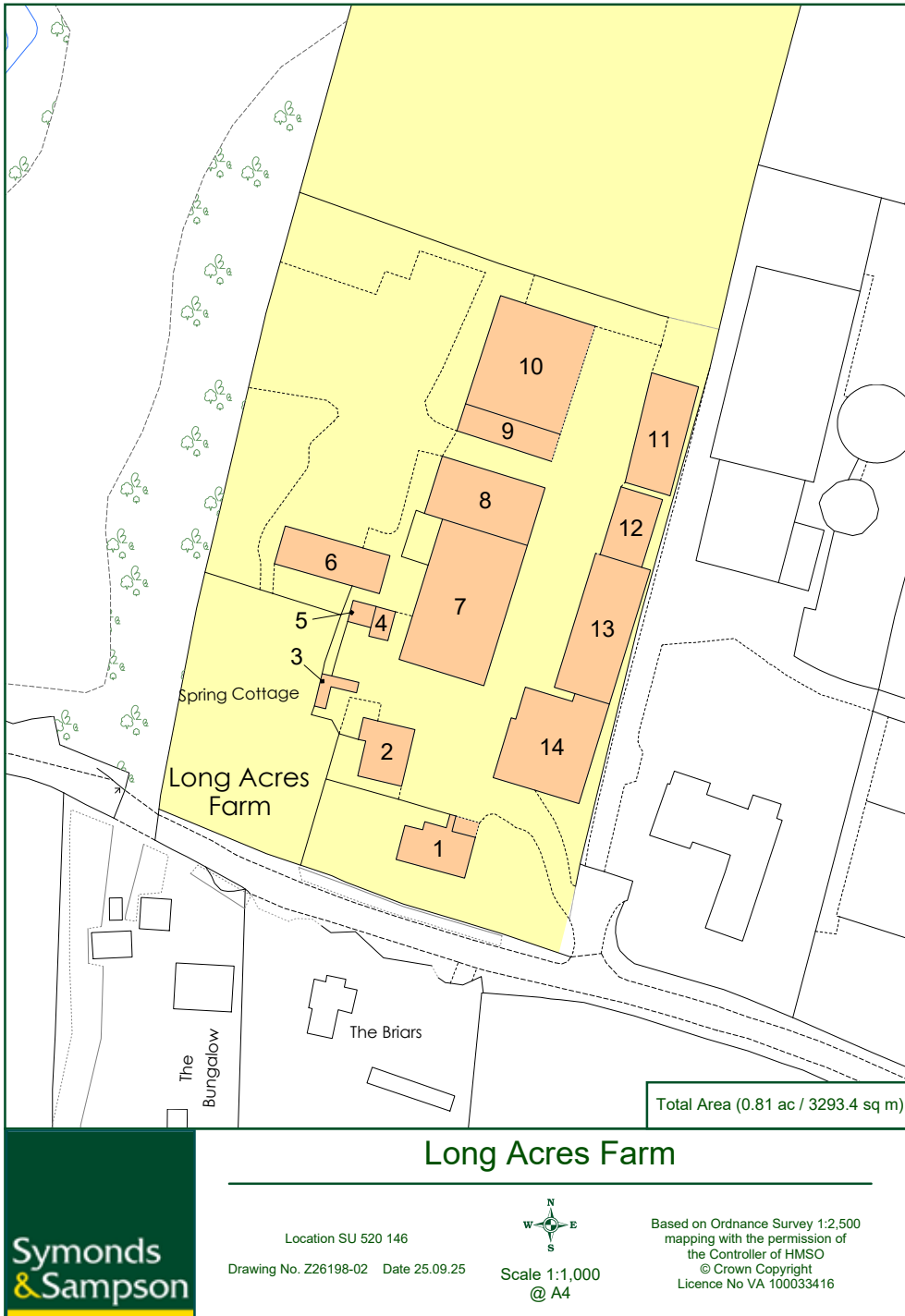
COTTAGE 2
GROUND FLOOR



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THE FARM BUILDINGS

A comprehensive collection of conventional agricultural buildings covering around 31,478 sq ft (2924.49 sq m). These buildings present an excellent opportunity for conversion to different uses, pending the required planning approvals, or can be used for agricultural purposes.

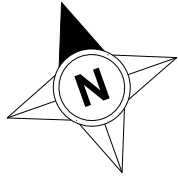
Buildings 12 and 13 are currently let on a formal lease agreement.

Building Schedule:

BUILDING NO.	DESCRIPTION	SIZE
1	Cottage 2 – Subject to an Agricultural Occupancy Condition	156.44 sqm
2	Spring Cottage	129.6 sqm
3	Office and storage space	30.92 sqm
4	Stables	27.94 sqm
5	Garage	23.99 sqm
6	Machinery and hay store	198.29 sqm
7	Cattle building	603.98 sqm
8	Cattle building	299.5 sqm
9	Cattle building	130.48 sqm
10	Cattle building	525.27 sqm
11	Machinery and hay store	249.1 sqm
12	Rental unit – documented lease in place	142.59 sqm
13	Rental unit – documented lease in place	372.66 sqm
14	Workshop x 3, Machine shop and bullpen	404.62 sqm
TOTAL:		3293.38 sqm

The buildings are accompanied by concrete yard spaces and are well connected to the pasture land beyond.

Wangfield Lane, Curdridge, Southampton



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Denotes restricted
head height



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THE LAND

The land encompasses around 9.12 acres divided into two distinct parcels, both designated as permanent pasture. The topography is gently undulating, with the northernmost parcel directly adjacent to the River Hamble. Access to the land is provided through the main farmstead, which can be reached from Wangfield Lane. The land is well-bordered by stock fencing and benefits from a mains water supply. According to the Agricultural Land Classification map, the land is classified as Grade 3, with the soil composition being a blend of slowly permeable, seasonally wet, slightly acidic, base-rich loamy clay. Roughly 304m of single banked fishing rights on the River Hamble.







SERVICES

Mains water supply. Private drainage – septic tank. Mains electricity supply. Oil fired central heating. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

DESIGNATIONS

The farm is located within a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Hampshire County Council, The Castle, Winchester, SO23 8UJ.
www.hants.gov.uk

COUNCIL TAX

Spring Cottage – Band D
Cottage 2 'Long Acres Farm' – Band D

EPC

Spring Cottage – D
Cottage 2 'Long Acres Farm' - E

TENURE AND POSSESSION

Freehold with vacant possession on completion.

OVERAGE

30% uplift in value outside of agricultural use, over 30 years

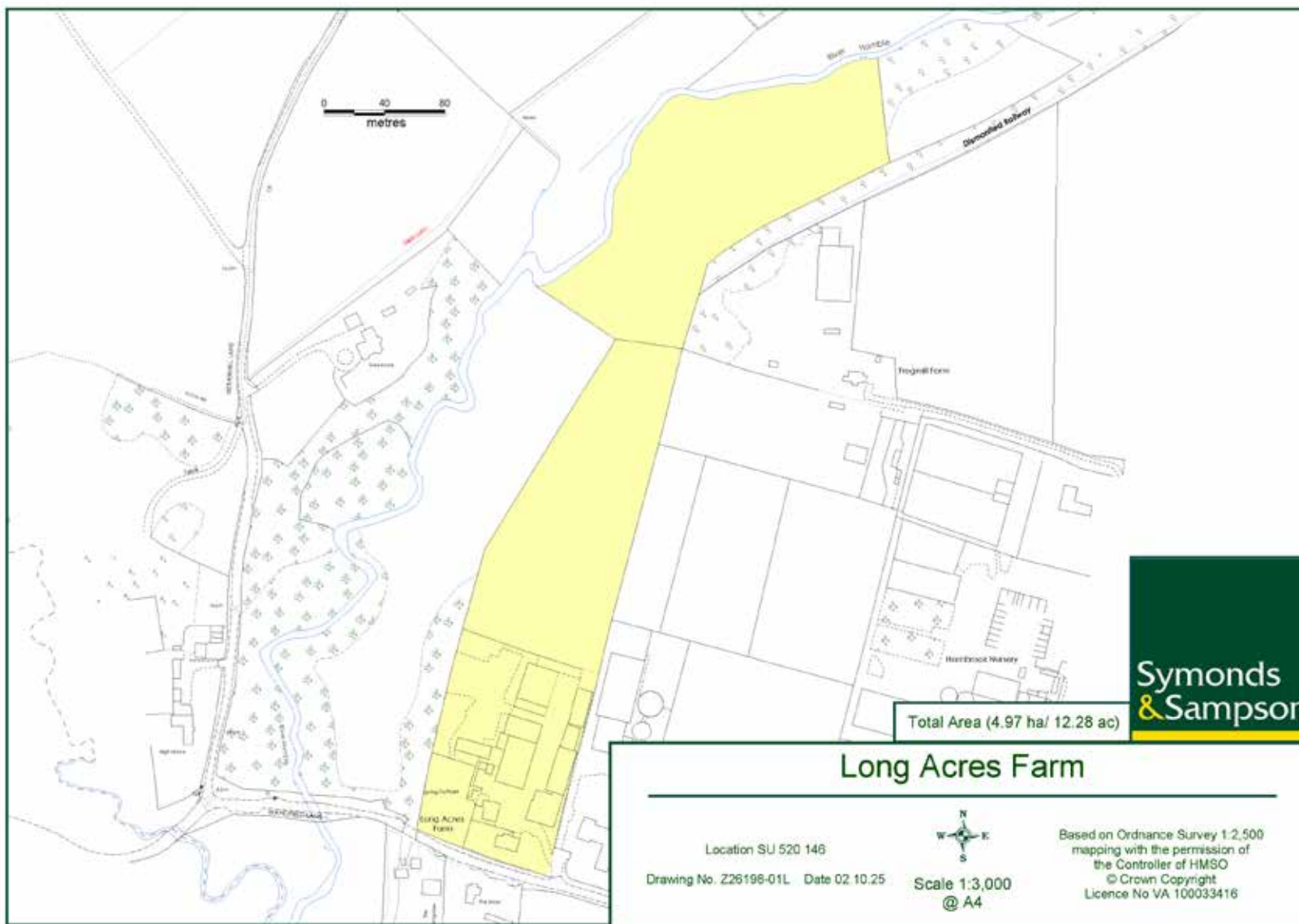
DIRECTIONS

What3words ///trappings.turned.destiny

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Gabriella Placidi on 01722 334323

Photographs and Particulars September 2025.



DE/GP/0925



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