



Down Farm Barn, Green Lane, Clanfield, Waterlooville, PO8 0FQ

Upon the instruction of Clanfield Parish Council, we are pleased to offer:

"DOWN FARM BARN", GREEN LANE, CLANFIELD, WATERLOOVILLE

GUIDE PRICE: £300,000-£400,000.

We invite immediate UNCONDITIONAL CASH OFFERS, prior to possible Public Auction, for the highly speculative DETACHED PERIOD BARN set in a PLOT OF SOME HALF AN ACRE (0.202 hectares). This opportunity holds enormous potential (subject to planning) for renovation/conversion and/or site development. Down Farm Barn (also known as Crimea Barn) occupies a prominent, semi-rural, corner position at the junction of Chalton Lane with Green Lane, some 3/4 mile only from Clanfield Village Centre.



Believed to date from around 1850, the barn is an 'L'-shaped Victorian building, circa 2000 sq ft, of mainly Sussex-flint construction under a corrugated roof. It stands upon a generous plot, approached via Downview Way, and having road frontage to the north and west.

MEASUREMENTS

The barn has three adjoining sections, as follows:

Section 1

30'0 x 18'8 (9.14m x 5.69m)

Section 2 ('L'-shaped)

28'9 x 16'10 (8.76m x 5.13m)

Plus 17'10 (5.44m) x 16'10 (5.13m)

Section 3

40'0 x 16'10 (12.19m x 5.13m)

Total Floor Area: 1988 sq ft approx.

PLANNING

The Lot is offered now "as is", namely with no consent in place for alternative use, either of the existing building or its surrounding land. Conditional offers will NOT be considered by the Sellers. Interested parties must make their own enquiries, and satisfy themselves as to possible future schemes.





OVERAGE

The Lot is sold subject to an Overage Deed, dated 15th February 2019, a copy of which forms part of the Legal Pack.

SERVICES

We are given to understand that mains water and electricity existed on site previously, but have since been disconnected. There is no gas supply. Again, interested parties are advised to make their own enquiries in this regard.

VIEWING

By appointment with SOLE AGENTS & AUCTIONEERS,
D. M. NESBIT & CO.
(17880/051337)

IMPORTANT SAFETY NOTE

Access is freely available to the external site, but it must be noted that the

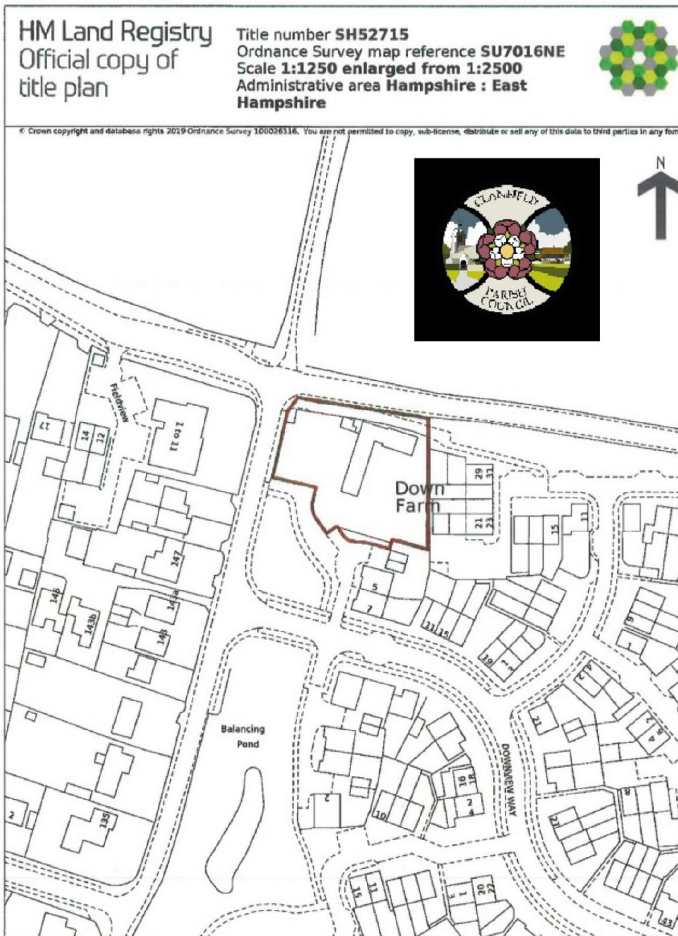
building itself is in a dilapidated state, and that those inspecting do so entirely at their own risk. Neither the sellers nor their Agents will accept any liability for loss or injury resulting from a viewing.











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D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED T: 023 9286 4321 www.nesbits.co.uk

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

