



UPPER BLACKDOWN FARM

Priors Dean, Petersfield GU32 1EL





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Froxfield 2 miles | Petersfield 5 miles | Alton 9 | Winchester 16 miles
(Distances are approximate)

Highly attractive arable farm with pasture and woodland in the South Downs National Park with modern farm buildings. Extending to approximately 104.18 ha (257.43 acres) in total, available as a whole

SUMMARY

Upper Blackdown Farm represents a unique opportunity to acquire a ring-fenced farm in the East Hampshire Downs with good road frontage.

The farm is well serviced with a modern on floor grain store and a general-purpose farm building.

Besides being a productive farm and unrivalled investment opportunity, the land would be suitable for a number of other uses such as natural capital and biodiversity offsetting.

For sale as a whole.







SITUATION

Upper Blackdown Farm is located in the Parish of Priors Dean and Colemore and to the north of the village of High Cross, Froxfield. The farm is located to the north of the Petersfield Road, which links the A32 at Hedge Corner to Petersfield.

The farm, situated at approximately 220 metres above sea level, is set in glorious countryside with far reaching views and is arranged in good sized parcels bordered with mature hedges and trees.

Historically the land was all utilised for combinable crops, however, more recently one parcel was reverted to pasture and in another a new wood has been planted to complement the existing mature woodland.

DESCRIPTION

104.18 hectares (257.43 acres) of arable, pasture and woodland

Upper Backdown Farm is made up of six arable fields, one of pasture and two blocks of woodland. The land is currently fallow and therefore, could be cropped immediately. The majority of the land has been managed under a Countryside Stewardship mid-tier scheme and as a result has an abundant diversity of flora and fauna on the farm.

Access to the fields is via an internal farm track or via numerous gateways onto the public highway.

The land is scheduled as follows:

Name	Description	Hectares	Acres
	Buildings & yard	0.72	1.78
Parsons Piece	Arable	2.70	6.67
White Horse	Arable	15.21	37.58
Barn Field	Arable	11.47	28.34
Scramble	Pasture	13.17	32.54
Barclays	Woodland	8.69	21.47
	Woodland	5.62	13.89
Five Ash	Arable	12.46	30.79
Farleys	Arable	16.68	41.22
Warren Corner	Arable	17.46	43.14
Total		104.18	257.43



BUILDINGS

Both buildings are located at the main entrance to the farm and comprise:

Grain Store - Steel portal frame and grain walling all under a corrugated fibre cement roof with a concrete floor. Two roller shutter doors and separate personnel door provide access to the front. Estimated capacity of circa 1,000 tonnes of on floor storage and extending to approximately 525 sq m.

General Purpose Building – Originally consented as a livestock building but currently used as a storage facility. Open fronted timber frame with timber cladding, chalk floor and a box profile sheeted roof with overhang to the front. Extending to approximately 139.08 sq m.

COUNTRYSIDE STEWARDSHIP

The majority of the land is currently entered into a Countryside Stewardship mid-tier agreement, which is due to end on 31 December 2025. An application to terminate this agreement early has been made to the Rural Payments Agency (RPA).

The agreement has provided for various options on the farm including nectar flower mix (AB1), two-year sown legume fallow (AB15), autumn sown bumblebird mix (AB16), flower rich margins and plots (AB8), winter bird mix (AB9), 4-6m buffer strips on cultivated land (SW1) and the management of hedgerows (BE3).

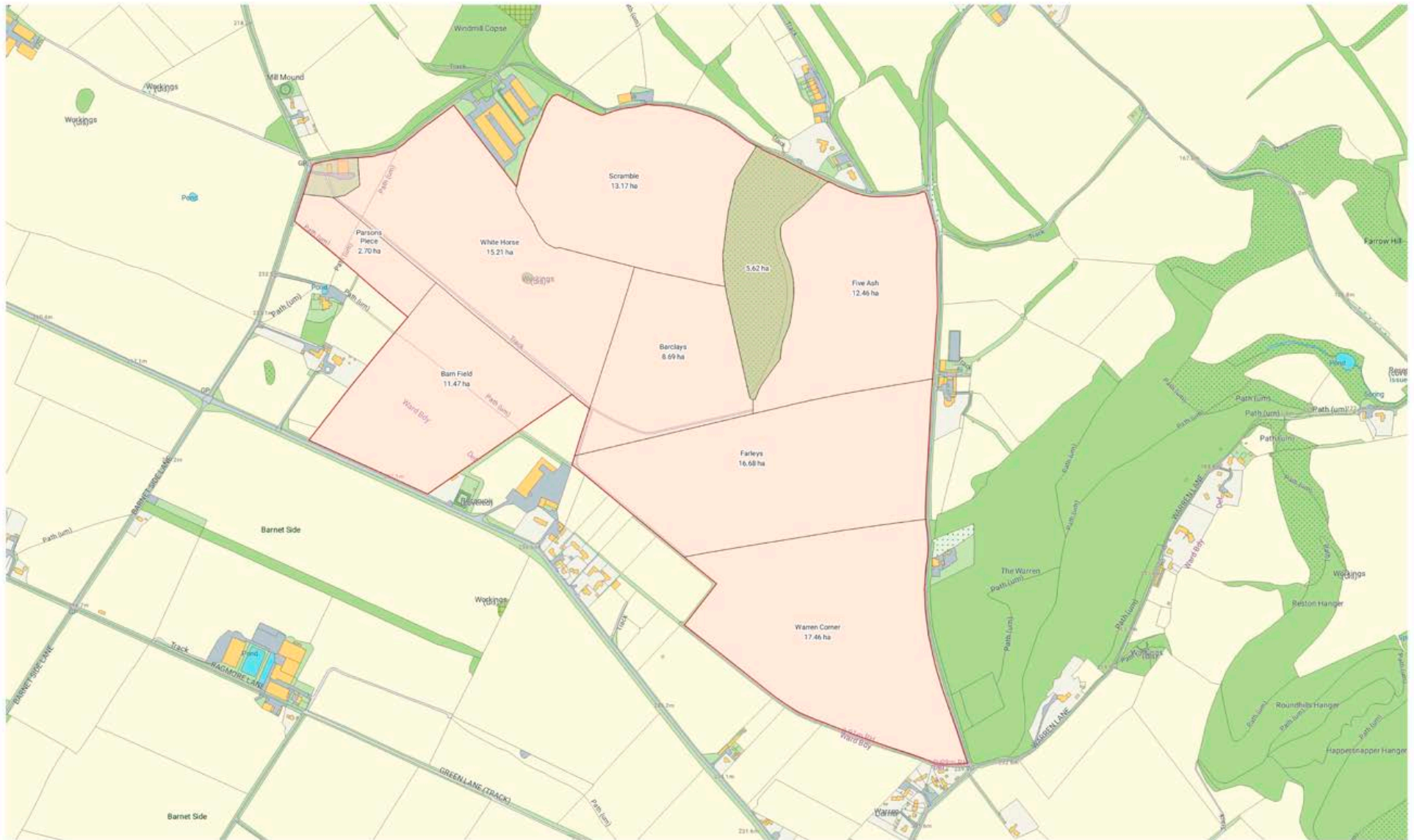
An application to enter the farm into the Sustainable Farming Initiative (SFI) was submitted to the RPA but subsequently withdrawn in order to provide a purchaser with the ability to design their own scheme.

WOODLAND

Part of the fields known as Barclays and Five Ash, totalling 8.90 hectares (21.99 acres), were entered into an England Woodland Creation Agreement in 2022. All capital works have been completed and the agreement will be transferred to the purchaser who will receive the benefit of the annual maintenance grant of £400 per hectare per annum until 2038. Further details are available from BCM.



Upper Blackdown Farm, Priors Dean, Petersfield GU32 1EL



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100 m
Scale 1:5000 (at A2)



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

The land is bordered and crossed by a number of public footpaths. Extracts of the definitive map are available from BCM.

The property is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Condition of Sale or not. It should be noted that there are several overhead power lines on wooden poles that cross the farm.

Services

Mains water is connected to the buildings. Mains electricity is not connected to the buildings but due to the proximity of a pole mounted transformer, it is understood that a connection may be available from the local network.

Planning

There are no outstanding planning applications directly attached to the property. A planning history of the property is available from BCM.

Tenure and Possession

The land is farmed in-hand and is currently fallow. Vacant possession will be given on completion.

Sporting, Mineral and Timber Rights

The sporting, mineral and timber rights are in-hand and are included with the sale of the freehold insofar as they are owned.

Local Authority

Upper Blackmore Farm falls within the administrative areas of East Hampshire District Council and the South Downs National Park Authority.

East Hampshire District
01730 234298
<https://www.easthants.gov.uk/>

South Downs National Park Authority
01730 814810
<https://www.southdowns.gov.uk/>

Designations

The land is predominantly designated a Nitrate Vulnerable Zone (NVZ) and is within the South Downs National Park.

The soil classification is Grade 3.

Basic Payment Scheme

The land is registered on the Rural Land Register. The vendor intends to retain the rights to claim the ongoing delinked payments for the remainder of the Basic Payment Scheme.

Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agent and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

VAT

Any guide prices quoted or discussed are exclusive of VAT.

Health and Safety

When viewing the land please take considerable care and attention.

Directions

From the A32 at Hedge Corner head east on the Petersfield Road signposted to Steep and Froxfield. Continue for approximately 1.8 miles and at the brow of the hill turn left into Monkey Lane, signposted to The White Horse (also known as the Pub with No Name). Continue for 0.3 miles when the entrance to the farm will be found on your right-hand side.



<https://w3w.co/obviously.nozzles.banquets>

Viewing

By appointment with the selling agents only.

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NB These particulars were prepared as at April 2024

IMPORTANT NOTICE

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