



**LOT 1 & 2,  
LAND NORTH OF STOCKBRIDGE**

Leckford Lane (A30), Stockbridge SO20 6EL



# LAND NORTH OF STOCKBRIDGE

Stockbridge, Hampshire SO20 6EL

Stockbridge 0.6 miles | Winchester 10 miles | Southampton 18 miles

London Waterloo from Winchester 1 hour | London Paddington from Winchester 1 hr15

Mileage and times are approximate

**A unique opportunity to acquire over 30 acres of pasture, meadows and woodland set in a private and picturesque location a stone's throw from the esteemed River Test and just north of the town of Stockbridge**

**Guide Price - £320,000 (Whole)**

## SUMMARY

A rare opportunity to acquire a parcel of land just north of Stockbridge, Hampshire comprising 33.30 acres (13.47 hectares) of water meadows, pasture and woodland. The land, part known as Whitlocks and Fairground is set in an idyllic spot, being a scarcely found combination of a desirable location near to Stockbridge with road access whilst offering a flourishing and biodiverse haven for nature. The land offers a diverse range of opportunities for the environmentally minded or those looking to own a beautiful piece of England or to utilise for grazing.

The land is available to purchase as a whole or in two separate lots.

## LOT 1 - 18.81 ACRES - GUIDE PRICE: £170,000

Extending to over 18 acres (shaded green on the adjacent plan), this parcel of land comprises grazing pasture, water meadows and a former peat extraction site, which is now a designated SSSI. The land borders the highly regarded River Test along the western most boundary. With direct road access and two separate rights of access, Lot 1 offers a fantastic opportunity to any amenity purchaser, aspiring conservationist or smallholder to broaden the diversity of flora and fauna and manage the pasture.

## LOT 2 - 14.49 ACRES - GUIDE PRICE: £150,000

Comprising over 14 acres of pasture (shaded blue), bound by mature broadleaf trees and hedgerows, Lot 2 is a private and secluded parcel of land which provides ample opportunity for environmental schemes or livestock grazing. The land benefits from a right of access along a third party track from the north.



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100m  
Scale 1:550 (at A4)



## GENERAL REMARKS AND STIPULATION

### Method of Sale

The property is offered for sale as a whole by private treaty.

### Rights of Way and Easements

There are no public rights of way crossing the property. The Houghton Fishing Club benefit from a pedestrian access to cross the western most point of the land in Lot 1. A neighbouring farmer reserves a right of access over the land in the north west corner of Lot 2, to access the next field.

### Overage

An overage will be applied for any change of use from agricultural or equestrian being 50% of the uplift in value for a period of 30 years.

The land is sold subject to an overage clause entitling the vendor to 50% of the value of any nutrient (nitrate, phosphate or other) or biodiversity net gain or offsetting credits sold from the land by the purchaser, or their successors in title for a 50 year period after completion of the sale.

### Planning

There are no outstanding planning applications directly attached to the property.

### Tenure and Possession

Freehold with vacant possession.

### Plans, Areas and Schedules

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

### Directions

Leaving Winchester, head north out of the city on to the Andover Road., over Three Maids Hill roundabout on to the A272 . At the junction with the A30, turn left and head towards Stockbridge for approx. 5 miles. At the roundabout, turn left briefly and into the layby for access to Lot 1. For Lot 2, turn right at the roundabout and follow road for 200m until you reach the layby on the left.

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements of representations of facts
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regard to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM tested them.

### Services

There are no services connected to the Property but may be available nearby, subject to the Purchaser's investigations.

### Restrictions

There is a S106 agreement over an area extending to approx. 0.52 acre in Lot 2 where it was required as a mitigation area to plant and maintain 12 trees as part of a planning consent. Please ask for details.

### Mobile Phone Coverage

Good mobile phone coverage available (Ofcom).

### Sporting Rights

The shooting rights are owned and in hand. The Fishing rights are owned in hand apart from along the most western boundary bordering the River Test . Please ask the agent for more information.

### Local Authority

Test Valley Borough Council



**Lot 1:** ///maker.retain.access

**Lot 2:** ///outwards.neat loaf

### Postcode

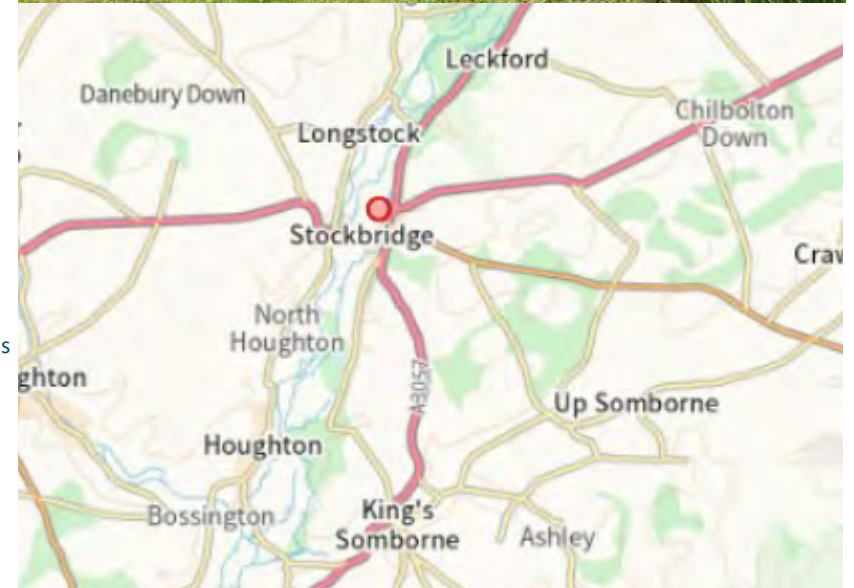
SO20 6EL

### Viewings

Strictly by appointment with the selling agents only.

### Selling Agents

Lily Walker & Herbie Frankcom  
The Old Dairy, Sutton Scotney, Winchester  
SO21 3NZ  
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NB These particulars are as at July 2024.





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