



**BCM
Wilson
Hill**

LAND AND EQUINE FACILITIES IN MEDSTEAD

Hampshire GU34 5PW
For sale as a whole, by private treaty

LAND AND EQUINE FACILITIES

Medstead, Hampshire GU34 5PW

Alton 5.1 miles | New Alresford 5.7 miles

(Distances are approximate)

7.27 ACRES (2.94 ha)

For sale as a whole, by private treaty

GUIDE PRICE FOR THE WHOLE: £370,000

SUMMARY

A rare opportunity to acquire an attractive parcel of permanent pasture with equestrian facilities, divided into paddocks with newly improved post and rail fencing. The land and buildings have been used by the owner for equestrian purposes for many years but could suit a range of alternative uses, subject to planning permission.

Overall, the property extends to approximately 7.27 acres (2.94 ha), including the buildings.

SITUATION

The buildings and pasture are located on the outskirts of the village of Medstead, within 5.1 miles of the town of Alton with the market town of Alresford 5.7 miles to the west.

The transport links are excellent with the A31 in close proximity as well as direct rail access into central London from Alton Station in just over an hour. Southampton airport is approximately 25 miles from the property and provides domestic and international flights.

EQUESTRIAN FACILITIES

The property comprises a block of two stables, constructed of timber frame and cladding. There is a separate horse shelter and riding manège to the east, measuring approximately 20m by 40m.

The manège benefits from enclosed post and rail fencing and a rubber chip riding surface.

The stable block extends to approximately 41.21 m² (443 ft²).

The land is fenced into three paddocks, ranging in size, ideal for a variety of horse grazing regimes or to be able to take a cut of hay.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

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

Access

The property benefits from direct access off Homestead Road.

Services

The land benefits from a water supply and some infrastructure already on the land, but the Purchaser will be required to install their own connection, to separate this from the house.

Boundaries

Purchasers will be responsible for all boundary fences.

Rights of Way

There are public footpaths running along the northern and eastern boundaries of the land, these are separately fenced.

Designations

The land falls within the Nitrate Vulnerable Zone (NVZ).

Tenure and Possession

Vacant possession will be given of the whole upon completion of the sale.

Overage

The sale will be subject to an overage provision for any change of use from agricultural or equestrian at 30% of the uplift in value for a period of 30 years.

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

Rights and Easements

The property is sold with the benefit of and subject to, all Rights of Way and other easements and rights of a similar nature which exist, whether mentioned in these particulars or not.

Local Authority

East Hampshire District Council, 01730 266 551 easthants.gov.uk

Viewings

Strictly by appointment with BCM only.

Mobile phone coverage—Mobile phone coverage likely (Ofcom).

Contact

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Directions

From Alton, follow Medstead Road / Kings Hill / Abbey Road / Hussell Lane. As you approach the village of Medstead, turn left onto South Town Road. When the road splits, follow Homestead Road for approximately 0.2 miles and the property will be on your right hand side.

 [what3words ///victor.ruffling.steer](https://www.what3words.com/victor.ruffling.steer)



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- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- 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.

Particulars prepared August 2024 and photographs taken July 2024



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