



HEADSTONE STABLES

Cams Hill, Hambledon, Hampshire PO7 4RQ





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Bishop's Waltham 9.1 miles, Petersfield 11.8 miles
London Waterloo from Petersfield – approximately one hour
(Mileages and times approximate)

A rare opportunity to purchase 43.70 acres (17.72 hectares)
of pasture land encompassing equestrian facilities and
accommodation

OFFERING GROOMS' ACCOMMODATION

2 bedrooms | Open plan kitchen/dining/sitting room | Bathroom | Snug/third bedroom

American barn style stables | Storage barn

43.70 acres (17.72 ha)

In South Downs National Park

Whole - £1,085,000

Lot 1 – £475,000: 14.60 acres (5.90 hectares) of pasture land, with Stables,
Grooms Accommodation, Yard and Barn

Lot 2 – £235,000: 9.30 acres (3.70 hectares) of pasture land

Lot 3 - £375,000: 19.80 acres (8.0 hectares) of pasture land





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American style timber barn comprising stabling and newly refurbished residential accommodation to the rear overall extending to 543 sq.m. (5845 sq.ft.). Please note the accommodation is subject to an equestrian related restriction.

Grooms' accommodation extending to 125.23 sq.m. (1348 sq.ft.), comprising: kitchen, two reception rooms, bathroom and two bedrooms, over two floors.

Open fronted, steel portal frame, barn – extending to 203.85 sq m (2194 sq.ft.)

The Land extends to 43.7 acres (17.6 hectares) of permanent pasture. To the western boundary the land comprises free draining slightly acid loamy soils with the eastern boundary offering shallow lime-rich soils over chalk or limestone. Post and rail fencing delineates the lots with the entirety of the land being bound by hedgerows.

Headstone Stables and the land can be accessed using a number of gateways from the public highway or via a private unmade track leading from the public highway to Lots 2 & 3.

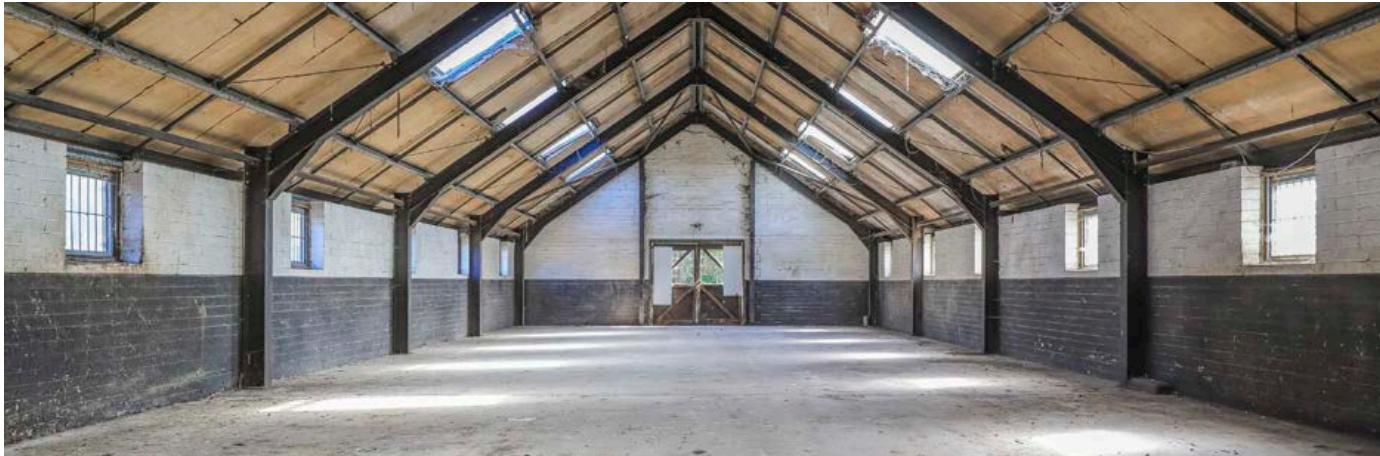
Available as a whole or in three separate lots.

SITUATION

Located on the edge of the pretty Hampshire village of Hambledon, offering many amenities including a pub, village shop, florist, church and primary school.

The larger town of Bishop's Waltham and Petersfield are both within easy reach offering extensive shopping facilities, a secondary school, medical facilities and a mainline railway station.





Restrictions

National Park, NVZ (Nitrate Vulnerable Zone)

Postcode

PO7 4RQ

Directions

From Petersfield, follow the A3 South and take the exit towards Butser Hill / Hambledon / Charlton / Clanfield. Follow Charlton Road and after approximately 0.3 mile, turn right onto Hambledon Road. When you reach the crossroads, by The Bat and Ball public house, keep going straight onto East Street. Follow East Street through the village of Hambledon until you reach The Old Forge Tea Rooms, where you will turn right onto Cams Hill. Follow Cams Hill for approximately 0.6 mile and the property will be on your right-hand side.

Parking

Ample parking with the main yard.



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Viewings

By appointment with BCM LLP only.

Selling Agent

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NB These particulars are as at Please date 25th July 2024

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are two public rights of way crossing the Property, as shown on the plan. These follow the southern boundary and along the hedgerow dividing Lot 2 and 3.

Services

Mains water, electricity, and private drainage.

Broadband availability

Superfast broadband download speed 35 mbps, according to Ofcom.

Mobile Phone Coverage

Limited according to Ofcom

Construction

Timber frame and steel portal frame buildings

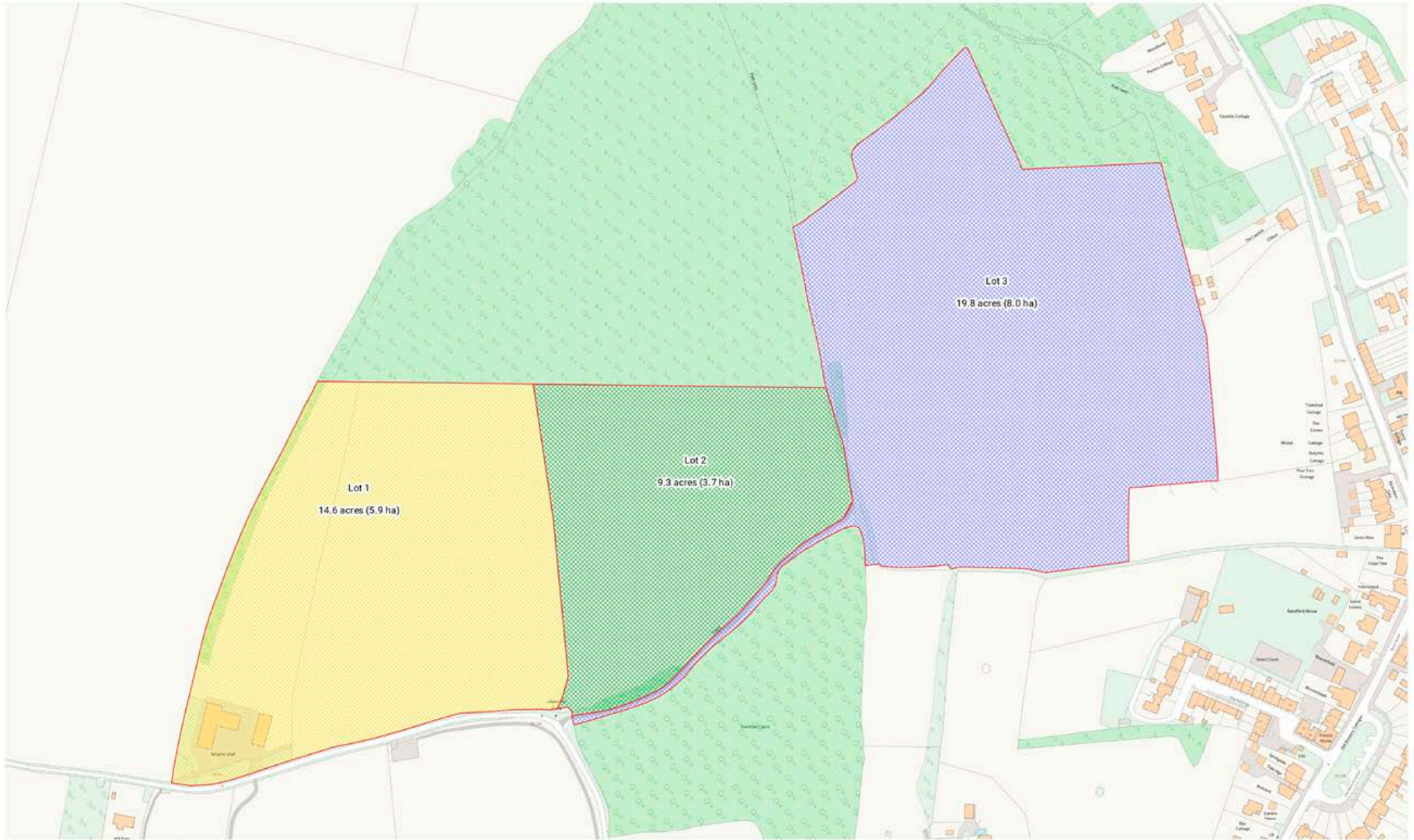
Tenure

Freehold with vacant possession.

Local Authority

South Downs National Park

Grooms' accommodation – council tax band - C



Headstone Stables

Approximate Gross Internal Area

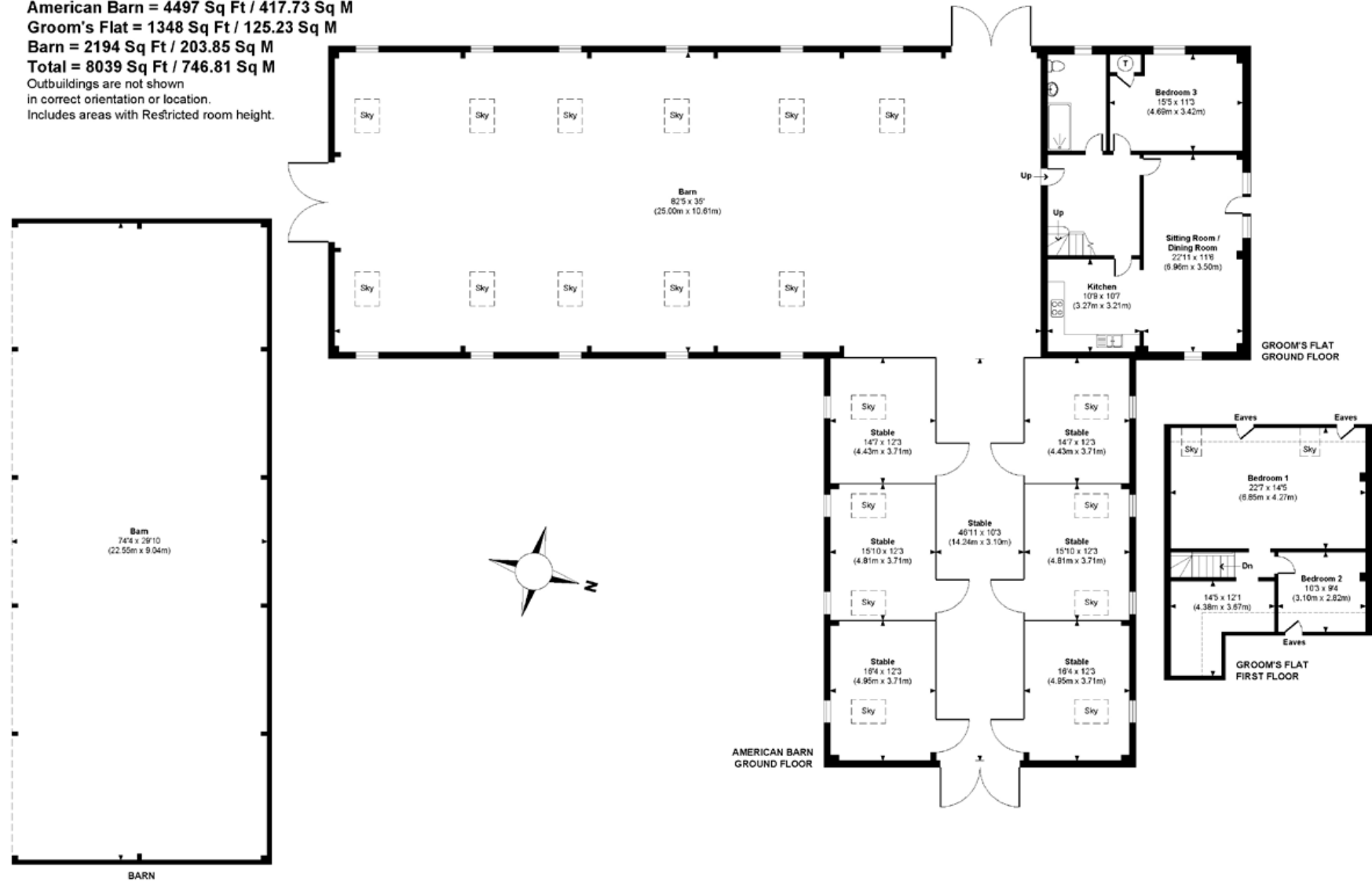
American Barn = 4497 Sq Ft / 417.73 Sq M

Groom's Flat = 1348 Sq Ft / 125.23 Sq M

Barn = 2194 Sq Ft / 203.85 Sq M

Total = 8039 Sq Ft / 746.81 Sq M

Outbuildings are not shown
in correct orientation or location.
Includes areas with Restricted room height.



IMPORTANT NOTICE

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