



# SHIRMAL FARM

Bent Lane, Hambledon, Hampshire PO7 4QP



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Hampshire PO7 4QP

An excellent opportunity to acquire a parcel of just over 6 acres of equestrian grazing land with buildings, benefitting from good road connections and countryside views, outside of the National Park

## Features

6.15 acres of pasture

Stables

Outbuildings

**In all about 6.15 acres**

**Guide Price £355,000**

Hambledon 1.8 miles | Portsmouth 9.6 miles

Winchester 18.4 miles

(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



## SHIRMAL FARM

Located in the countryside and yet just a short drive to the A3 and other main road connections, Shirmal Farm is a fantastic opportunity for amenity or equestrian purchasers alike. The property extends to approximately 6.15 acres (2.49 hectares) of level pasture, bordered by mature hedgerows and trees, offering a peaceful and private setting.

The property enjoys two stable blocks that can accommodate up to 6 horses and a former agricultural building, of approximately 3,940 sq ft, which has been subdivided internally with further stabling. In addition, there is a dilapidated wooden framed stable block and a collapsed timber framed building. The land is currently divided into three parcels with internal fencing. There used to be a former sand school in the southern corner. An additional 5.88 acres (2.38 hectares) of adjoining grazing paddocks may be available to purchase by separate negotiation.

## SITUATION

The Land at Shirmal Farm is found just off Bent Lane, near the village of Hambledon, and only 4 miles northwest of Waterlooville. The property is situated near a network of public rights of way. There are excellent transport links, with the A3 only 5.5 miles to the east. There is vehicular access southeast of the land, off Bent Lane, which is via a trackway. Shirmal Farm is situated just outside of the South Downs National Park.



# GENERAL REMARKS AND STIPULATIONS

## Method of Sale

The property is offered for sale by private treaty.

## Planning

The property has been used as an equine establishment for many years. It may be suitable for a range of alternative uses STPP.

## Overage

The sale will be subject to an overage provision following grant of a planning consent for a use other than equestrian or agriculture at 30% of the uplift in value for a period of 30 years.

## Rights of Way

There are no public rights of way crossing the land. The trackway that leads to the property falls under separate ownership but Shirmal Farm has full unrestricted access from point A to B. The vendor reserves a right of access for all purposes and at all times over the trackway coloured brown as shown by points A–B–C on the plan.

## 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.

## 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.

## Services

Private water supply.

## Health & Safety

Given the potential hazards, we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

## Tenure

Freehold with vacant possession will be given of the whole upon completion

## Local Authority

Winchester City Council  
<https://www.winchester.gov.uk/>  
Tel: 01962 840 222

## Postcode

PO7 4QP

## Directions

From Hambledon, head south on the B2150 for 0.7 miles. Turn right onto Fareham Road and follow for 0.5 miles. Turn right onto Bent Lane for 0.6 miles, where the property is on the right-hand side.



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## Viewings

By appointment with BCM Wilson Hill only.

## Selling Agent

Herbie Frankcom, BCM Wilson Hill  
The Old Dairy, Sutton Scotney, Winchester SO21 3NZ  
t: 01962 765079  
e: [hfrankcom@bcmwilsonhill.co.uk](mailto:hfrankcom@bcmwilsonhill.co.uk)

NB: These particulars are as at 06/09/24.



## IMPORTANT NOTICE

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

01730 262 600  
[petersfield@bcmwilsonhill.co.uk](mailto:petersfield@bcmwilsonhill.co.uk)

## Winchester

01962 763 900  
[winchester@bcmwilsonhill.co.uk](mailto:winchester@bcmwilsonhill.co.uk)

## Isle of Wight

01983 828 800  
[iow@bcmwilsonhill.co.uk](mailto:iow@bcmwilsonhill.co.uk)

## Oxford

01865 817 105  
[oxford@bcmwilsonhill.co.uk](mailto:oxford@bcmwilsonhill.co.uk)

