



CHURCH LANE FARM

Brown Candover, Alresford, Hampshire SO24 9TW





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Located in the Candover Valley in the heart of Hampshire, this fabulous farm offers over 300 acres (127ha) of pasture and arable land with a 5 bed farmhouse, 4 bed cottage and staff lodges. The 80,000 sq.ft (7,432sq.m) of modern farm buildings are currently used as a highly productive dairy but could offer further potential (STPP).

Church Lane Farm is a rare find offering a thoroughly modern and commercial scale dairy unit situated in one of the most sought-after valleys in Southern England. The current owners have continued to invest into the facilities and the herd performance is truly impressive. For those seeking excellent dairy profits, unrivalled investment opportunity or future diversification this farm offers it all.

For sale as a whole

Alresford 5 miles | Basingstoke 10 miles | Winchester 10 miles | Alton 11 miles
Distances are approximate



LOCATION

Church Lane Farm is located in the rolling Hampshire Downs in an elevated position above the village of Brown Candover in the beautiful Candover Valley. The village has a church, village hall and cricket pitch and the surrounding villages offer a number of award winning hostelries, with the thriving Georgian market town of Alresford just down the valley. Basingstoke, Winchester and Alton are easily reached and offer access to a further comprehensive range of facilities, including mainline train stations, both state and independent schools, supermarkets and a host of independent shops.

The Farm lies within a ring fence, with the farm buildings located centrally to the holding and duly surrounded by large fields suitable for all machinery. All of the land is ploughable and consists of free draining soils, structured as loam and clay soils over chalk, and capable of growing a full range of herbage and arable crops. The current owners have developed the farm to create a first class dairy unit, milking 350 cows with exceptional performance in terms of yield and animal welfare.



CHURCH LANE FARMHOUSE

An attractive and well positioned brick and part flint house under clay tile roof constructed in 1997 with attached garage in a large lawned garden with patio.

The property comprises the following:

Ground Floor

- Large kitchen with fitted units, Stanley range and electric ovens
- Sitting room with wood burner and dual aspect views
- Dining room with glass doors into hallway
- The remaining accommodation comprises study, utility room and WC

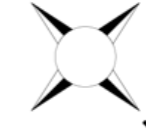
First Floor

- Master bedroom with dual aspect views
- Four further double bedrooms
- Two bathrooms with bath, shower and WC
- Built-in storage cupboards



Church Lane Farm

Approximate Gross Internal Area
 Main House = 3029 Sq Ft / 281.37 Sq M
 Garage = 381 Sq Ft / 35.45 Sq M
 Total = 3410 Sq Ft / 316.82 Sq M
 Includes areas with Restricted room height.





CHURCH LANE FARM COTTAGE

A spacious and well-designed brick under tile roof cottage with detached garage with large mature garden, patio and gravel parking. The main house was built in 2012 and extended in 2023.

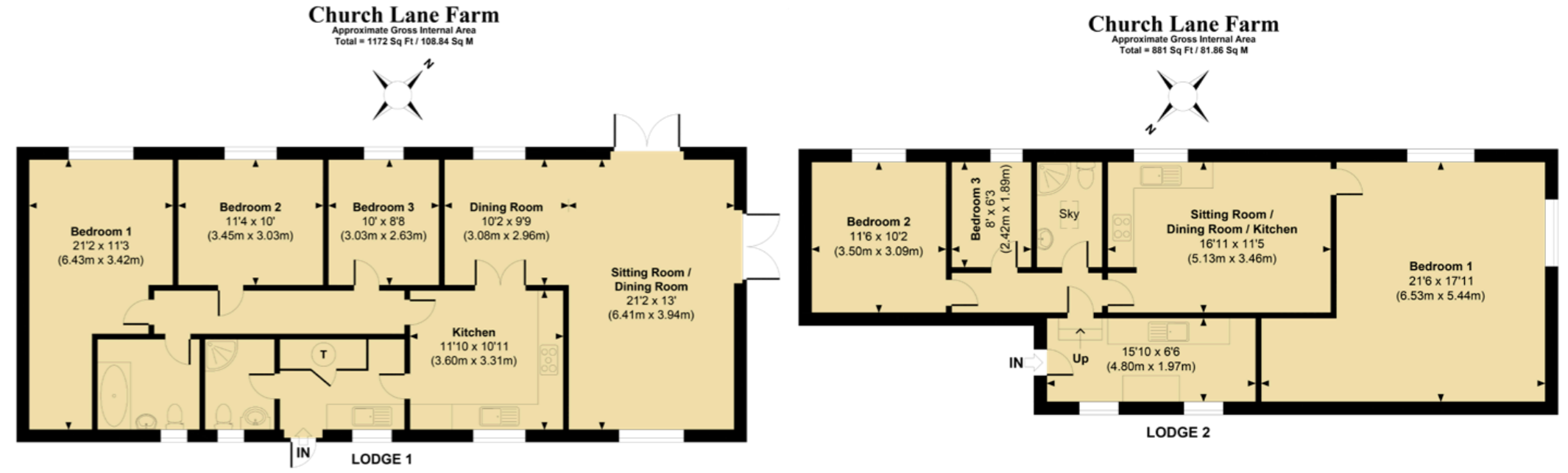
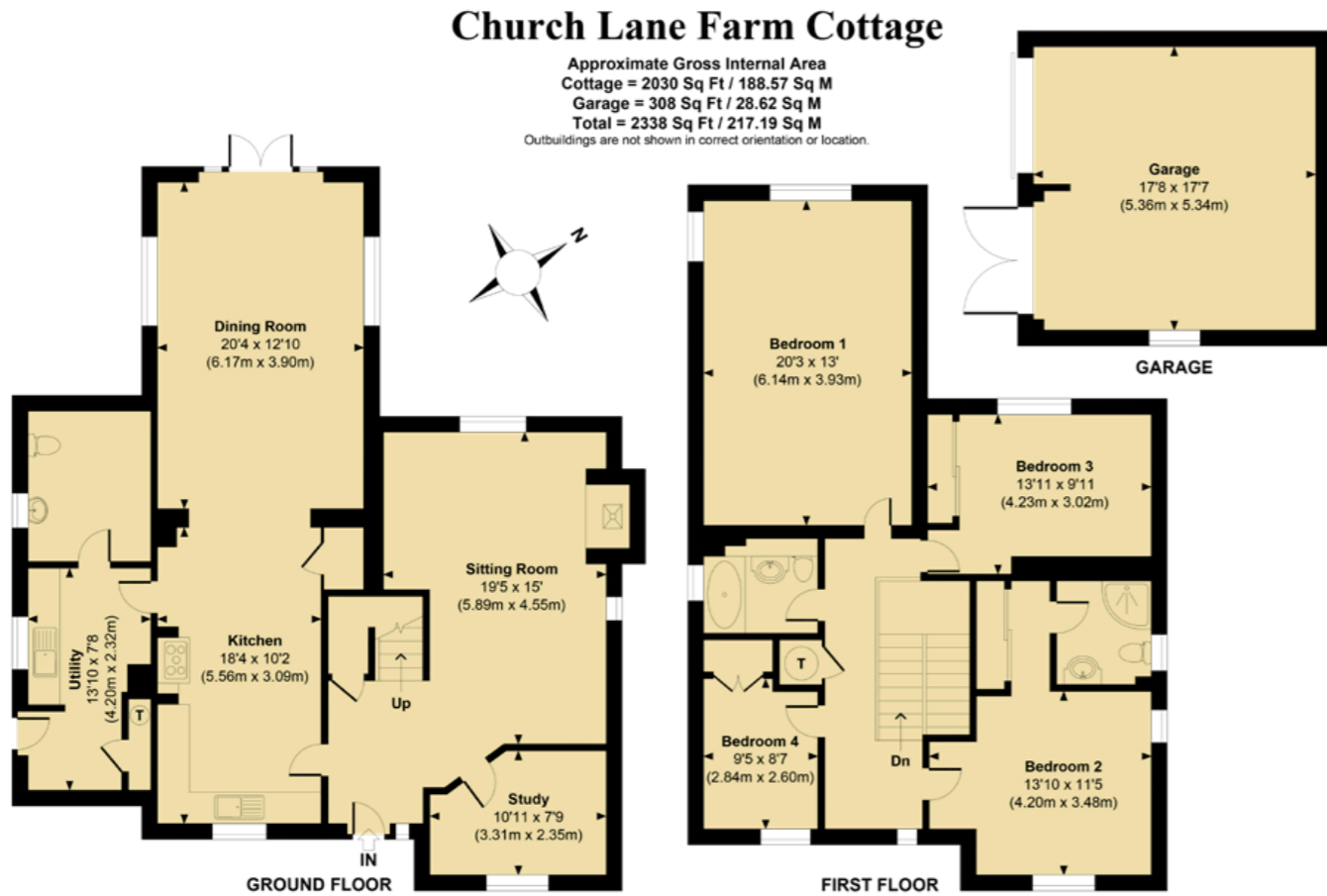
The property comprises of the following:

Ground Floor

- Large dining room/kitchen with tiled floor, Range Master cooker in fireplace and fitted units
- Sitting room with double aspect views and brick fireplace with woodburner
- The remaining accommodation comprises a hallway, pantry, utility and WC

First Floor

- Master bedroom with shower room
- Further two double bedrooms
- Single bedrooms both with built-in cupboards
- Family bathroom with bath, basin and WC

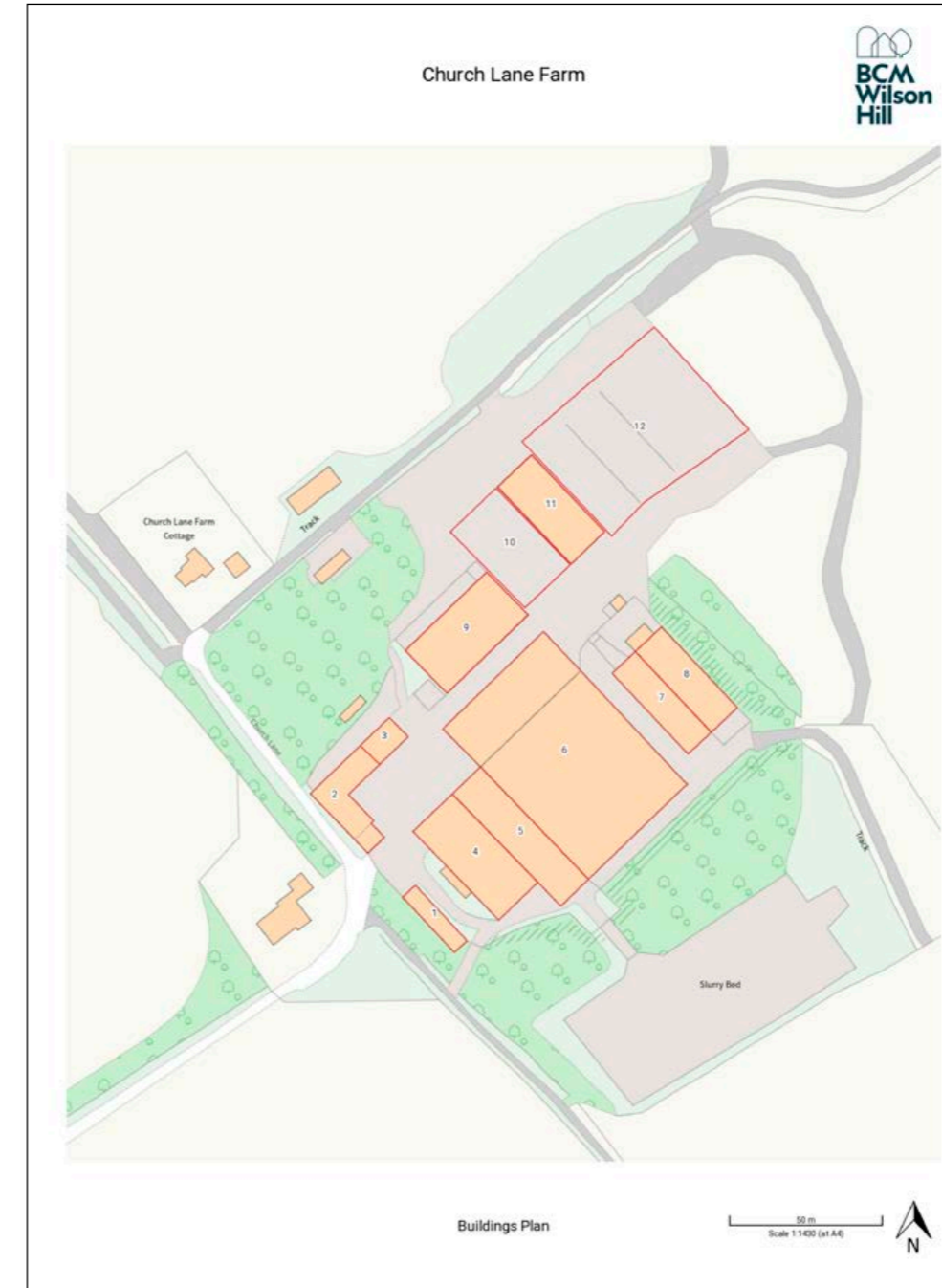


NORTH VIEW CABIN AND ORCHARD CABIN

Two separately located three-bedroom single storey log cabins with parking.



Number	Description	Sq.m.	Sq.ft.
1	Calf shed - 7 bay, steel portal frame with Yorkshire boarding and concrete panel walls, concrete floor, ventilation system, metal guttering and internal partitions.	62.05	667.90
	Calf pen - 4 bay steel portal frame barn with Yorkshire boarding on three sides and fibre cement roof, concrete floor and walling.		
2	Workshop - a steel portal frame 1 bay barn with concrete floor, roller shutter door, fibre cement roof and part concrete panel part tin cladding.	52.92	569.66
	Grain store - open-fronted steel portal frame with roller shutter door.		
	General store - steel portal frame 3 bay store.		
3	Further grain storage - 6 bay steel portal and timber frame barn with green livestock wind stopper screens.	237.60	2,557.51
4	Milk storage - block walls and concrete floor, roller shutter door, internal partitions, Dai-Kool milk storage tank and Tempest boiler, Roka milk tower.	647.68	6,971.57
	Dry cows - 8 bay, concrete frame with fibre cement roof, concrete floor and concrete troughs, internal block wall, fans.		
5	Overspill / handling area - concrete floor, concrete troughs - steel portal frame with concrete floor, fibre cement roof with partition and cameras.	588.50	6,334.56
6	Covered yards - various covered yards all steel portal frame with concrete floors.	837.00	9,009.39
7	Overflow feed / cubicle - steel portal frame with timber cladding, concrete walls, metal guttering and concrete floor.	342.00	3,681.26
8	Parlour - concrete block with concrete floor and partitions, fibre cement roof and Yorkshire Boarding cladding	410.4	4,417.51
9 & 10	Further covered yards - steel portal frame with concrete floor and full or part Yorkshire Boarding	1,476	15,887.53
11	Straw barn - steel portal frame with earth floor.	648.00	5,839.42
12	Silage pits - 3 silage pits, steel portal frame with concrete walls and two sub-surface effluent tanks (1 x 20 cubic metres, 1 x 50 cubic metres).	542.5	11,625.02



BUILDINGS

A range of modern and well laid out farm buildings totalling 80,000 sq.ft. (7,432 sq.m.) of covered space, including:

- Church Lane Farm represents the opportunity to acquire a modern, well invested and highly productive dairy unit with the capacity for 350-400 milking cows supported by a 20/40 GEA rapid exit parlour an 50,000 litres of milk storage.
- Milking Parlour - 20/40 GEA rapid exit auto dip/flush within a concrete block building with concrete floor and partitions, fibre cement roof and Yorkshire Boarding cladding
 - Milk storage - block walls and concrete floor, roller shutter door, internal partitions, Dari-Kool milk storage buffer tank and Tempest boiler, Roka milk tower - milk storage capacity - 40,000 litre milk tower and 10,000 litre bulk tank
 - Calf shed - 7 bay, steel portal frame with Yorkshire boarding and concrete panel walls, concrete floor, ventilation system, metal guttering and internal partitions
 - Calf pen - 4 bay steel portal frame barn with Yorkshire boarding on three sides and fibre cement roof, concrete floor and walling
- Workshop - a steel portal frame 1 bay barn with concrete floor, roller shutter door, fibre cement roof and part concrete panel part tin cladding
- Grain/feed store - open-fronted steel portal frame with roller shutter door
- General store - steel portal frame 3 bay store
- Further grain/feed storage - 6 bay steel portal and timber frame barn with green livestock wind stopper screens
- Dry cow housing - 8 bay, concrete frame building with part mezzanine, asbestos cement roof, concrete floor and concrete troughs, internal block walls. Includes diary office, staff rest room, kitchen and shower/W/C
- Overspill / handling area - concrete floor, concrete troughs - steel portal frame with concrete floor, fibre cement roof with partition.
- Covered cattle yards - various covered yards all steel portal frame with concrete floors, and 360 cow cubical spaces
- Overflow feed / cubicle - steel portal frame with timber cladding, concrete walls, metal guttering and concrete floor
- Straw barn - steel portal frame with earth floor
- Silage pits - 3 silage pits, steel portal frame with concrete walls and two sub-surface effluent tanks (1 x 20 cubic metres, 1 x 50 cubic metres) - in all combined storage capacity of approximately 5000 - 600 Tonnes
- Other - 44kw solar PV system, 20t feed bin and water tower
- Slurry storge - recently constructed clay lined slurry/dirty water lagoon (6 months capacity at current stocking) with integral Sperrin slurry separator, piston pump and solid FYM storage pad. Second storage lagoon located nearby for extra capacity.



Feature Type	Area (ha)	Area (acres)
Track	0.00	0.00
Residential Properties and Gardens	0.01	0.02
Building	0.07	0.07
Track	0.01	0.02
Residential Properties and Gardens	0.04	0.09
Arable	16.41	40.55
Arable	22.82	56.39
Lagoon	0.35	0.85
Yard	0.03	0.07
Residential Properties and Gardens	0.13	0.32
Arable	4.96	12.26
Arable	19.72	48.73
Arable	17.87	44.16
Track	0.34	0.83
Building	0.01	0.03
Building	0.23	0.58
Building	0.04	0.11
Scrub	0.11	0.28
Building	0.00	0.01
Building	0.07	0.18
Building	0.04	0.09
Track	0.03	0.07
Residential Properties and Gardens	0.00	0.01
Building	0.04	0.11
Building	0.08	0.20
Building	0.07	0.16
Building	0.05	0.13

LAND

Church Lane Farm extends to about 294 acres of attractive, undulating arable land with small pockets of mature woodland. The land is well fenced with gated entrances into every field providing easy access throughout. There are water troughs supplied via a private water system from a bore hole. The land is summarised as:

Use	Area (ha)	Area (acres)
Arable	118.96	293.97
Woodland	2.48	6.13
Buildings & other	5.12	12.66
Residential	0.48	1.17
Total	127.04	313.93

Feature Type	Area (ha)	Area (acres)
Arable	118.96	293.97
Building	0.80	1.98
Lagoon	0.55	1.35
Residential Properties and Gardens	0.48	1.35
Scrub	0.23	0.58
Track	0.85	2.10
Woodland	2.25	5.55
Yard	2.93	7.23
Total	127.04	313.93

Parcel ID	Area (ha)	Area (acres)
SU5741 8725	16.41	40.55
SU5740 5230	22.82	56.39
SU5740 3575	4.96	12.26
SU5740 7552	19.72	48.73
SU5740 7695	17.87	44.16
SU5840 1806	15.46	38.21
SU5739 9360	0.69	1.70
SU5739 8183	12.13	29.98
SU5840 0461	8.90	21.99
Total	118.96	293.97

GENERAL REMARKS

Access

Access is directly from Gunners Lane via a tarmac surfaced farm drive leading to the farm buildings. There are a number of existing field gates servicing the land directly from Gunners Lane.

Services

Church Farmhouse – mains electricity, private water (via farm borehole), oil-fired Stanley Cooker /central heating and private drainage.

Church Farm Cottage – mains electricity, private water (via farm borehole), ground source heating and private drainage.

Cabins – mains electricity, private water (via farm borehole), air source heating (North View Cabin only) and a sewage treatment plant (shared between both lodges).

Farm Buildings – Three phase mains electricity and a private water supply.

Land – The land benefits from a private water supply.

Water System

The farm has a mains water connection and, in addition, its own private water supply from a borehole supported by an abstraction licence for 52,000 litres per day. The private water supply also services 8 third party dwellings in the village of Brown Candover. Details from the selling agents.

Milk Contract

Church Lane Farm enjoys an evergreen milk contract with Arla currently supplying circa 5 million litres. This contract is excluded from the sale of the freehold but may be available by separate negotiation.

Basic Payment & ELMS

The Basic Payment historic payment will be retained by the vendors. There is no SFI or CSS scheme in place.

Holdover and potential lease back

The vendors will require holdover of an area of covered space for 12 months from completion for storage of deadstock. The vendors would also be open to the prospect of entering into

an ongoing farming arrangement (FBT, Contract Farming Agreement or similar) for a period of up to 3 years from date of completion. Such an arrangement would not be conditional to the sale.

Renewable Energy

The farm buildings support a 44 KW solar PV installation generating generous Feed in Tariff payments. 40 KW supplies the farm buildings and 4KW to farmhouse.

Telephone Mast lease

The farm supports a telecommunications mast under lease at a rent of £5,500 per annum.

Planning

Church Lane Farmhouse, Church Lane Farm Cottage and Northview Lodge are all subject to Agricultural Occupancy Conditions.

Tenure and Possession

With vacant possession completion or other subject to the tenancies and licences listed below.

Wayleaves and Easements

The Wayfarers Walk public bridleway crosses the holding which is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Sporting, Timber and Mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Postcode

SO24 9TW

What3Words

///pies.wove.saturate

Local Authority

Basingstoke & Deane

Plans, Areas and Schedules

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

Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the agricultural buildings.

Fixtures and Fittings

BCM Wilson Hill can supply a list identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Machinery and Livestock

BCM Wilson Hill can supply a schedule of machinery (wheeled and implements) and livestock which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Growing Crops and Stocks in Store

Growing crops and stocks in store (including forage) are excluded from the sale but the purchaser will be obliged to separately purchase at the completion date by separate valuation.

Additional Land

The sellers currently purchase forage from a number of adjacent farms and can introduce potential purchasers to the supplying farmers.



IMPORTANT NOTICE

BCM Wilson Hill 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 or representations of fact.
- 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 Wilson Hill or their clients. Neither BCM Wilson Hill 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 regards 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 Wilson Hill tested them.

EPCs

Church Lane Farm - 57 (D)

Church Lane Farm Cottage - 76 (C)

Little Lodge - 43 (E)

North View - 64 (D)

Viewings

Viewings strictly by appointment with BCM Wilson Hill.

Selling Agent

James Attrill, BCM Wilson Hill

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Henry McCowen, BCM Wilson Hill

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NB. These particulars are as at September 2024 and photographs taken September 2024.



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