



LAND FOR SALE

Land at Sarson Lane, Weyhill, Andover, SP11 8DE



LAND

Land at Sarson Lane, Weyhill,
Andover, SP11 8DE

**23.25 ACRES (9.41 HA) OF LEVEL
ARABLE LAND, IN THE VILLAGE OF
WEYHILL, ANDOVER.**

**'A single block of over 20 acres of
arable farmland benefitting from two
road accesses, in an excellent location
from the A303, with potential for
alternative uses subject to planning'**

Guide Price: £310,000

- Single Block of productive arable land
 - Direct road access
- Desirable location with potential for environmental offsetting opportunities or alternative uses STPP



Description

The land at Sarson Lane, Weyhill is a rectangular, level arable field which is mainly fenced and gated, with exception of the northern edge where there is a wide ungated, access open for farm machinery.

The field extends to approximately 23.25 acres (9.41ha) in total, as a single block of arable ground. The land is free draining with loamy soils. It is largely bordered by stock proof wire and timber post fencing, with mature hedgerows and a belt of trees along the eastern boundary.

The land has long been used within a wider arable rotation, mainly consisting of a traditional cereal crop including winter wheat, spring barley, spring oats. It is currently drilled to winter barley, and therefore holdover will be required until this crop is harvested.

The land is excellently located with potential for alternative use or development in the future STPP, given its position in Weyhill, close to the growing town of Andover.

The land is available as a whole.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

THE PROPERTY

Situation

The land is located east of Sarson Lane, off of the A303 and immediately south of the Amesbury Road heading into Andover. The land has excellent access from both the northern boundary and along the western boundary, leading to the A303. The land is surrounded by other arable farming on the eastern side, with significant development located to the north west of the land, and may have potential for alternative uses in the future, subject to planning.

The A303 provides quick and convenient access to the wider highways network of A34 and M3 heading east, or A36 heading west. The land is also not far from the desirable cathedral city of Salisbury. Andover benefits from its own train station, which provides regular trains to London Waterloo, Southampton and Bristol.

Directions

The land benefits from direct road access along Sarson Lane, which is gated, and an ungated access from Amesbury Road. From the west on the A303, this land can be accessed approximately 30 metres up from the slip road. If approaching from the east, exit the A303 at Andover, taking the first exit onto Weyhill Road. Follow the road for approx. 1.7 miles and you will see the land on the left hand side, just after Millway House Nursing Home where there is a layby near the entrance.

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property, however there is a byway running adjacent to the eastern boundary.

Services

There are no formal services connected to the land, however there may be an old water supply to the northeast corner of the field, subject to further investigation and Buyers enquiries.

Mobile Phone Coverage

Mobile phone coverage ranges from likely to limited (Ofcom)

Tenure

Freehold with vacant possession, subject to holdover until the crop is harvested during the summer of 2025.

Local Authority

Test Valley Borough Council T: 01794 527700 E: info@testvalley.gov.uk

Overage

An overage clause shall be applied for the grant of any change of planning use from either the existing use or agricultural or equestrian for which 50% of the uplift in value shall be payable to the vendor for a period of 50 years. The land is sold subject to an overage clause entitling the vendor to 30% of the value of any nutrient (nitrate, phosphate or other) or biodiversity offsetting credits sold from the land by the purchaser, or their successors in title, for a period of 30 years after completion of the sale.

Restrictions

The land lies within a Nitrate Vulnerable Zone (NVZ).

Postcode

SP11 8DE

Flooding

Not designated within a Flood Zone.

Local Planning

We are not aware of any relevant planning consents relating to the land. Please make enquiries to the Test Valley Borough Council.

t: 01264 368000

w: <https://testvalley.gov.uk/contact-us>

What3Words

<https://what3words.com/dwell.arrive.apparatus>

Viewings

By appointment with BCM Wilson Hill

Ms Rosie Brickell, BCM Wilson Hill

t: 01962 763 900

e: rbrickell@bcmwilsonhill.co.uk

NB: These particulars are as at 28th April 2025



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

Winchester

01962 763 900

sales@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

