



# ARABLE LAND FOR SALE

Stoke Charity, Winchester, Hampshire, SO21 3PN



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Winchester, Hampshire, SO21 3PN

**212.46 ACRES (85.94 HA) OF LEVEL  
ARABLE LAND, IN THE VILLAGE OF  
STOKE CHARITY, NR WINCHESTER**

**A block of over 200 acres of arable  
farmland benefitting from two road  
accesses, in an excellent location, with  
an agricultural barn**

**GUIDE PRICE OFFERS OVER  
£2,400,000**

- Attractive ring fenced parcel of arable land
  - Two direct road accesses
- Farm building extending to 6,650 sq ft (617.5 sqm)

## Description

A rare opportunity to acquire productive arable land in a central Hampshire location.

Overall, the property extends to approximately 212.36 acres (85.94 ha), including a farm building with direct road access on the eastern boundary.

The land is level, free draining grade 3 arable land typical of this part of Hampshire. The land is well laid out in regular sized large fields which lend themselves to profitable arable production.

The farm building is 6,650 sq ft (617.5 sqm) in size and is constructed with a steel frame, open sides and a corrugated cement roof. The building may lend itself to alternative uses, subject to the necessary planning consents.





## GENERAL REMARKS AND STIPULATIONS

### Situation

The land is located on the outskirts of the village of Stoke Charity within 7.3 miles of the city of Winchester.

The transport links are excellent with the A34 and M3 in close proximity as well as direct rail access into central London from Winchester, Micheldever or Basingstoke stations. Southampton airport is approximately 18 miles from the property and provides domestic and international flights.

### Access

The property benefits from direct access off Old Stoke Road.

### Method of Sale

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

### Overage

The sale will be subject to an overage provision for any change of use from agriculture to include PV and wind turbines at 30% of the uplift for a period of 30 years. Also 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.

### Services

None

### Boundaries

Purchasers will be responsible for all boundary fences.

### Environmental Agreements

The land is currently under two Sustainable Farming Incentive Agreements and a Countryside Stewardship Mid Tier agreement. Further details available upon request.

### Right of way

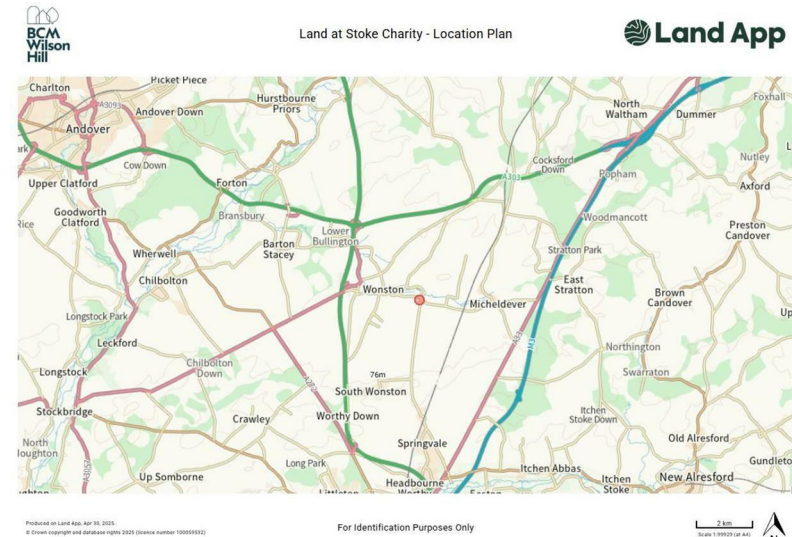
There are no public right of ways across the land. The land does have a permissive right of way.

### Tenure and Possession

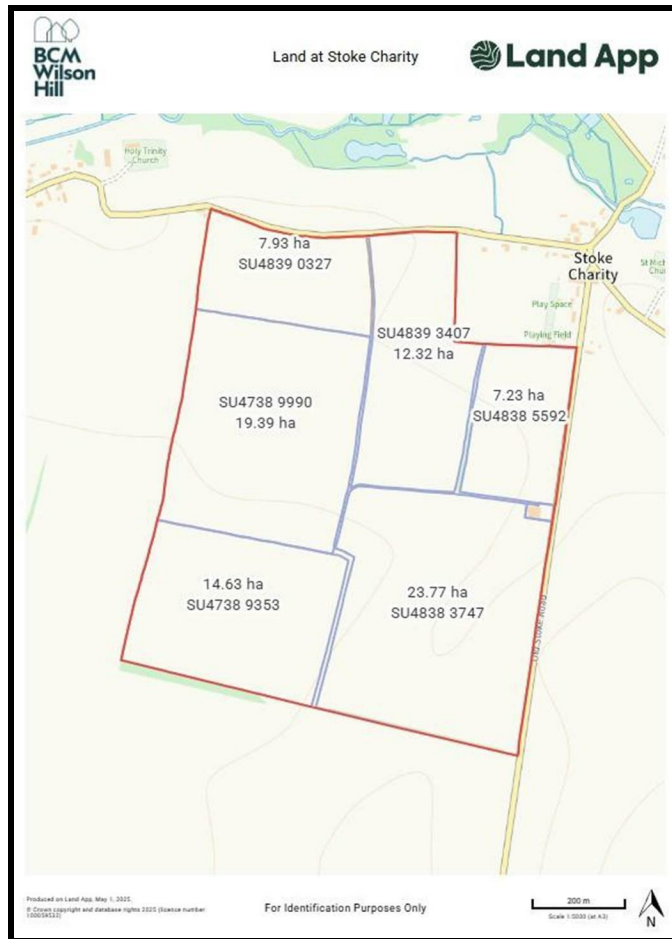
Vacant possession will be given of the whole upon completion of the sale, subject to holdover until September 2025. The Vendor is seeking the ability to continue to farm the land, either through a Farm Business Tenancy, joint venture, or contract farming agreement.

### Directions

The land benefits from two direct road access along Old Stoke Road and Wonston Road. From the East the land can be accessed from Micheldever along Sloe Lane for 2 miles and then take your first left in Stoke Charity along Old Stoke Road, the access will then be found on your right in 0.2 miles. From the West the land can be accessed via Sutton Scotney by following Wonston Road for 1.2 miles where the road access will be found on your right. Both accesses are through double metal gates.



# GENERAL REMARKS AND STIPULATIONS



## Plans, Areas and Schedule

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-treatment shall annul a sale or entitle any party to compensation in respect thereof.

## Rights and Easements

The property is sold with the benefits 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

Winchester City Council  
w: [www.winchestergov.uk](http://www.winchestergov.uk)  
t: 01962 840222

## Local Planning

We are not aware of any relevant planning consents relating to the land.  
Please make enquiries to the Winchester City Council  
w: [www.winchestergov.uk](http://www.winchestergov.uk)  
t: 01962 840222

## Viewings

Strictly by appointments with BCM Wilson Hill only.

## What3Words

///attending.tedious.stumpy

## Postcode

SO21 3NP

## IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

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

## Viewings

By appointment with BCM Wilson Hill  
Ms Rosie Brickell, BCM Wilson Hill  
t: 01962 763 900  
e: [rbrickell@bcmwilsonhill.co.uk](mailto:rbrickell@bcmwilsonhill.co.uk)  
NB: These particulars are as at 13th May 2025





**Winchester**

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