

ITCHEN DOWN FARM

ITCHEN ABBAS • WINCHESTER • HAMPSHIRE • SO21 1BS





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Alresford 4 miles | Winchester 6.7 miles | London Waterloo from Winchester 60 minutes
London Waterloo from Basingstoke 45 mins | Heathrow Airport 50 miles | Southampton Airport 17 miles
(Mileages and times approximate)

**HIGHLY ATTRACTIVE 560 ACRE ARABLE FARM IN THE
ITCHEN VALLEY WITH A FARMHOUSE, TWO COTTAGES AND
THREE SELF-CATERING HOLIDAY COTTAGES, SET WITHIN
A STUNNING RURAL LOCATION WITH FAR REACHING VIEWS
AND CLOSE TO WINCHESTER.**

SUMMARY

Itchen Down Farm forms part of The Grange Estate and comes to the market for the first time in over one hundred years. The farm was previously tenanted by the Burge family since 1921 and is now offered for sale having come back in-hand.

The main farmhouse was converted in 2004 and is presented in excellent condition with far reaching views over the Itchen Valley. The farm is well equipped with a good range of grain stores and buildings which, subject to planning, have potential for development to alternative uses. Benefitting from two cottages providing rental income and three self-catering holiday cottages, the farm is well-supplemented by non-farming income.

For sale as a whole

Winchester

01962 763 900
winchester@bcmwilsonhill.co.uk

Petersfield

01730 262 600
petersfield@bcmwilsonhill.co.uk

Oxford

01865 817 105
oxford@bcmwilsonhill.co.uk

Isle of Wight

01983 828 800
iow@bcmwilsonhill.co.uk





LOCATION

Itchen Down Farm is located just over a mile to the northeast of the village of Itchen Abbas, a hugely popular village with a local public house, The Plough, primary school and village hall. The Georgian market town of Alresford is 4 miles to the east and the city of Winchester, with its excellent range of shops, restaurants and cultural facilities under 7 miles to the southwest.

The Property has excellent communication links with junction 9 of the M3 and A34 only 5 miles, London Heathrow 50 miles and Southampton airport 17 miles. Basingstoke and Winchester both provide mainline rail connections to London in 45 and 60 minutes respectively.

Schooling in the area is excellent with the local primary school in the village and nearby private schools including Prince's Mead, Twyford, Pilgrims, Winchester College and St. Swithun's School. In Winchester there are also excellent state secondary schools and the highly regarded Peter Symonds sixth form college.

The surrounding countryside offers endless walking, cycling and horse-riding routes across an extensive network of footpaths and bridleways. Itchen Down Farm is within easy reach of the Solent, providing access to first class sailing opportunities. The area offers renowned fishing on the world famous River Itchen and Test, as well as shooting on the farm and in the locality.

The performing arts are well provided for, with the farm being part of The Grange Estate and its famous Opera Festival. The Mayflower, Winchester Royal and Chichester Theatres all also provide a number of dramatic productions.



MAIN HOUSE

An attractive farmhouse, of brick and flint construction, converted in 2004 and located in a courtyard with the most stunning of settings and magnificent views to the south. Itchen Down Farm makes for a lovely family home and is presented in good order throughout.

The house is subject to an Agricultural Occupancy Condition and further details are available from the selling agents

Extending to approximately 3,077 sq ft the accommodation comprises:

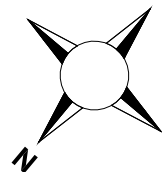
Ground Floor

- Large kitchen / dining room / family room with AGA, fitted cupboards and kitchen island
- Two reception rooms with log burning stoves and French doors to the outside
- Farm office / study
- Utility room and WC

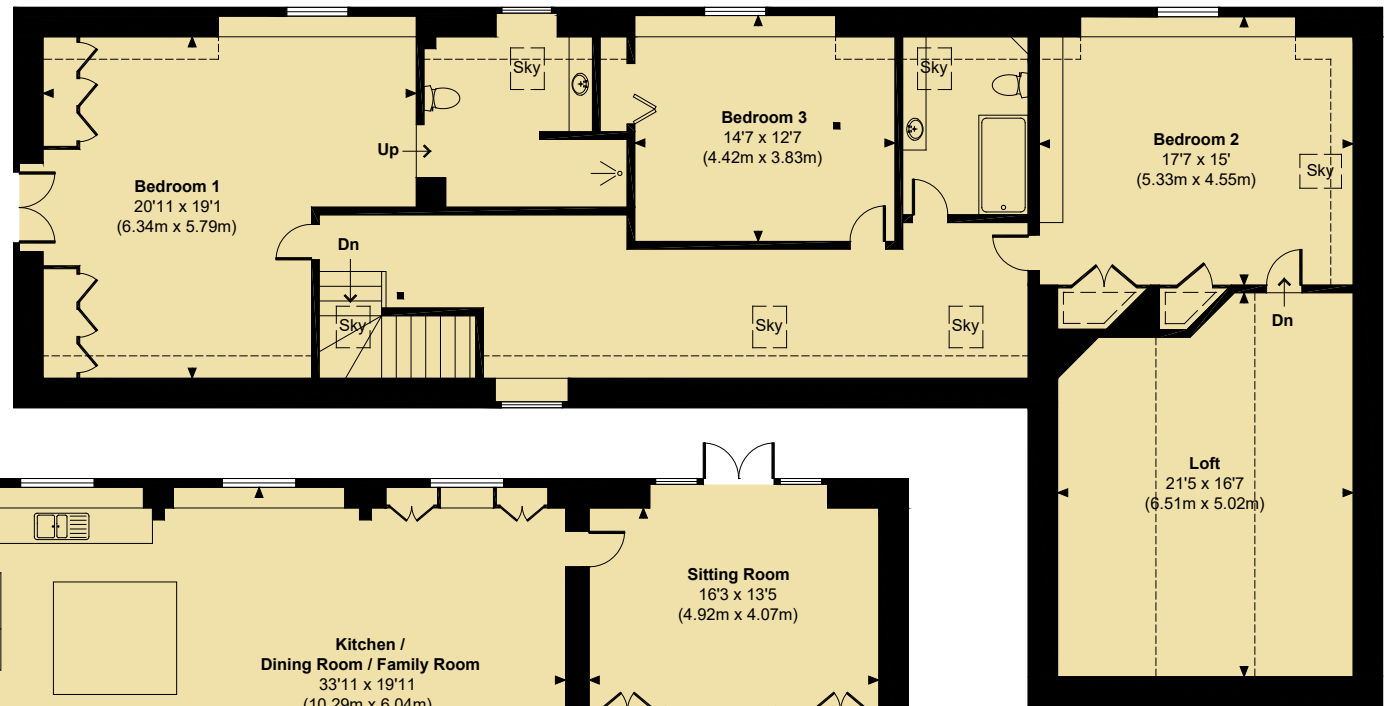
First Floor

- Spacious landing
- Master bedroom with ensuite
- Two further bedrooms
- Family bathroom

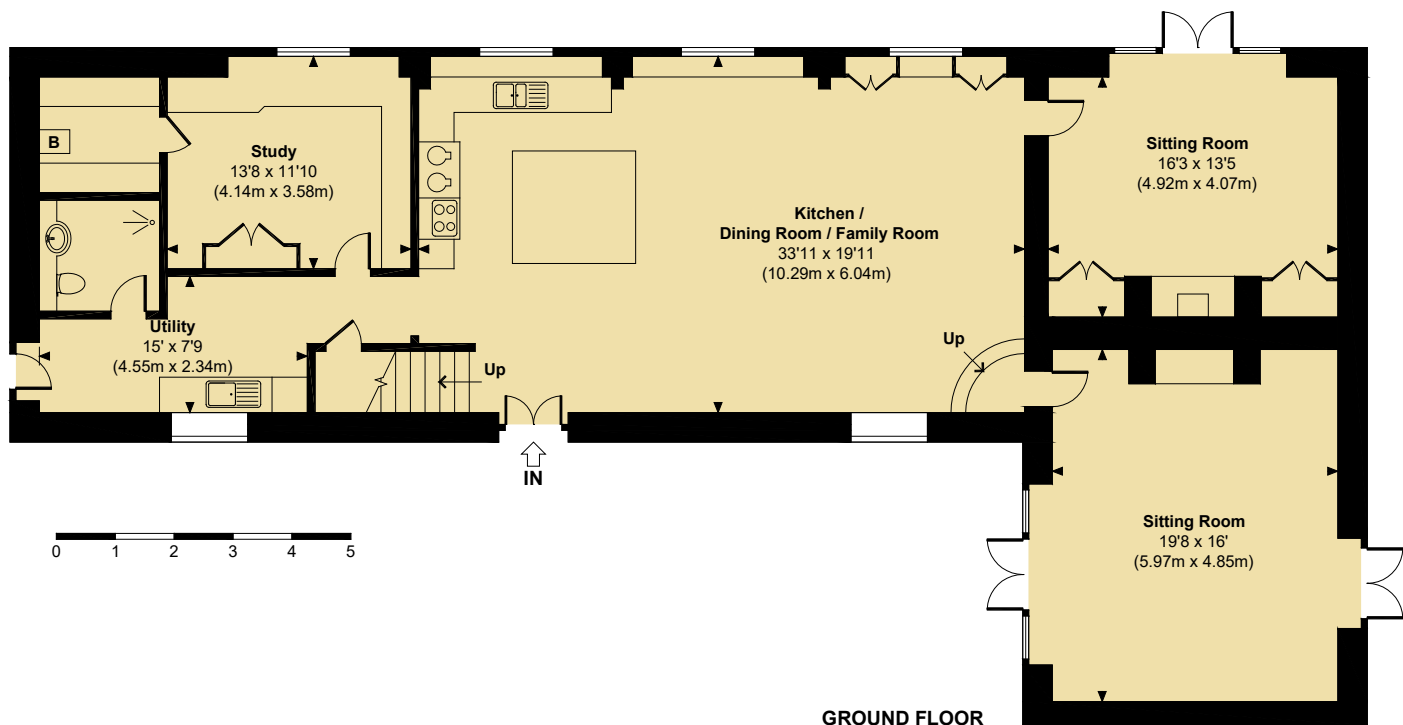
Outside there is a terrace area accessed from the reception room with a garden mainly laid to lawn and having a most wonderful southerly aspect. The house is approached by the adjacent driveway leading into the central courtyard.



Itchen Down Farm
 Approximate Gross Internal Floor Area
 Main House = 3077 Sq Ft / 285.86 Sq M
 Loft = 328 Sq Ft / 30.46 Sq M
 Total = 3405 Sq Ft / 316.32 Sq M
 Not to scale. For identification purposes only.



FIRST FLOOR



GROUND FLOOR



129-130 Itchen Down

129 – 130 ITCHEN DOWN

Located in the south-east corner of the courtyard, originally a pair of brick and flint cottages and now a single dwelling. Extending to approximately 1,461 sq ft the accommodation comprises:

Ground Floor

- Kitchen / breakfast room
- Sitting room
- Dining room
- Utility room and shower room with WC

First Floor

- Three bedrooms
- Family bathroom

Outside there is a cottage garden to the front enjoying southerly views. There is off-road parking to the rear of the house in the central courtyard.

The property is currently let under an Assured Shorthold Tenancy and is sold subject to this agreement. Further details are available in the Data Room.

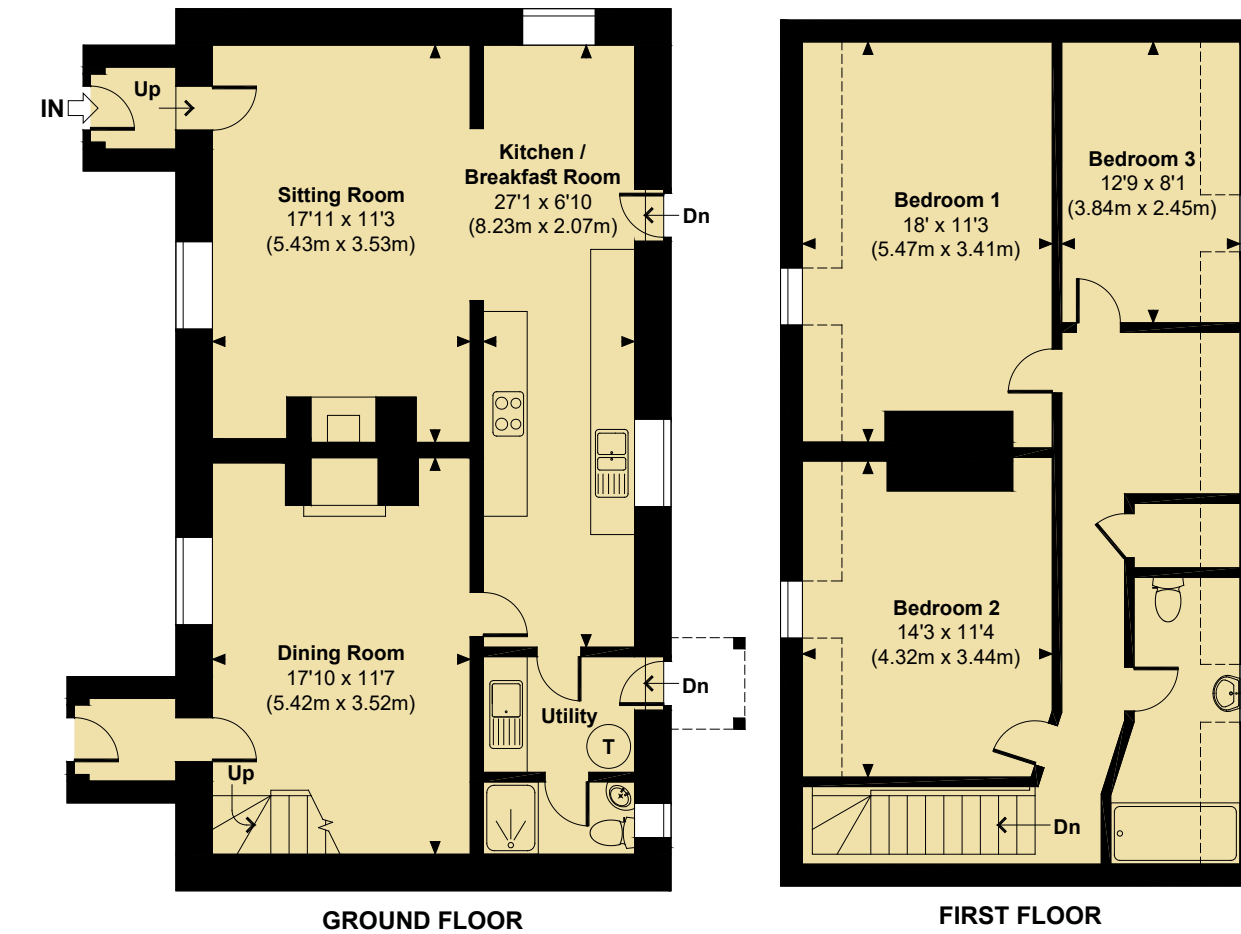
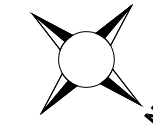


129 - 130 Itchen Down

Approximate Gross Internal Floor Area

Total = 1461 Sq Ft / 135.76 Sq M

Not to scale. For identification purposes only.



131 – 132 DOWN COTTAGE

Situated to the east of the main farmyard, originally a pair of brick and flint cottages and now a single dwelling. Extending to approximately 2,184 sq ft the accommodation comprises:

Ground Floor

- Kitchen / breakfast room
- Sitting room
- Dining room
- Bedroom 4
- Utility room, WC and outhouse

First Floor

- Master bedroom with ensuite
- Two further bedrooms
- Family bathroom

Outside there are gardens to the front and rear along with a car port and garden store. There is off-road parking to the side of the house.

The property is currently occupied under the protection of the Rent (Agriculture) Act 1976 where a Fair Rent has been registered and is sold subject to this agreement. Further details are available in the Data Room.



131-132 Down Cottage

131- 132 Down Cottage

Approximate Gross Internal Floor Area

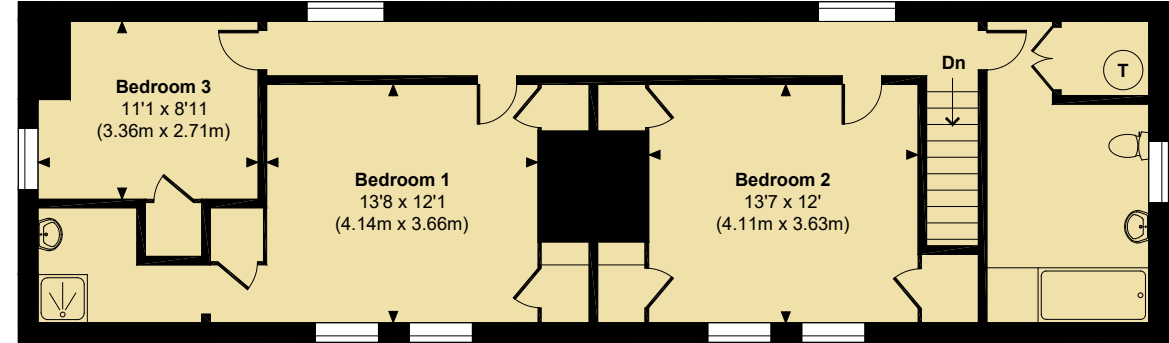
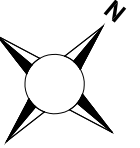
Main House = 2184 Sq Ft / 202.87 Sq M

Car Port = 191 Sq Ft / 17.75 Sq M

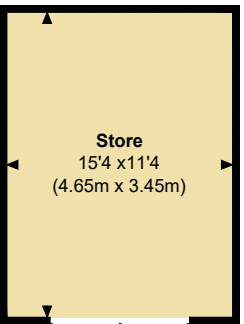
Store = 172 Sq Ft / 16.04 Sq M

Total = 2547 Sq Ft / 236.66 Sq M

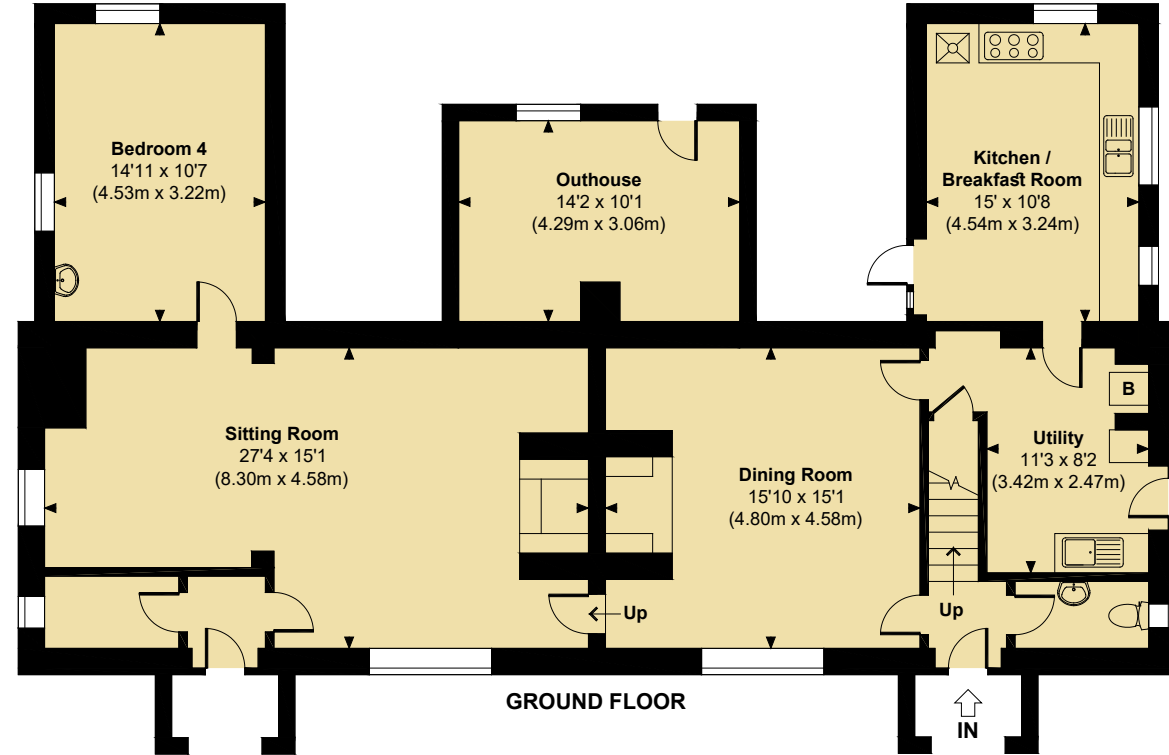
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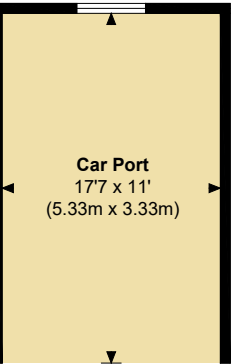
FIRST FLOOR



STORE



GROUND FLOOR



CAR PORT

THE BULL PENS, THE CALF PENS AND THE STABLES

Forming the western element of the courtyard, constructed of brick and flint and converted in 2004. The three dwellings were granted consent as tourist holiday accommodation. The accommodation in all three houses is arranged over the ground floor and comprises:

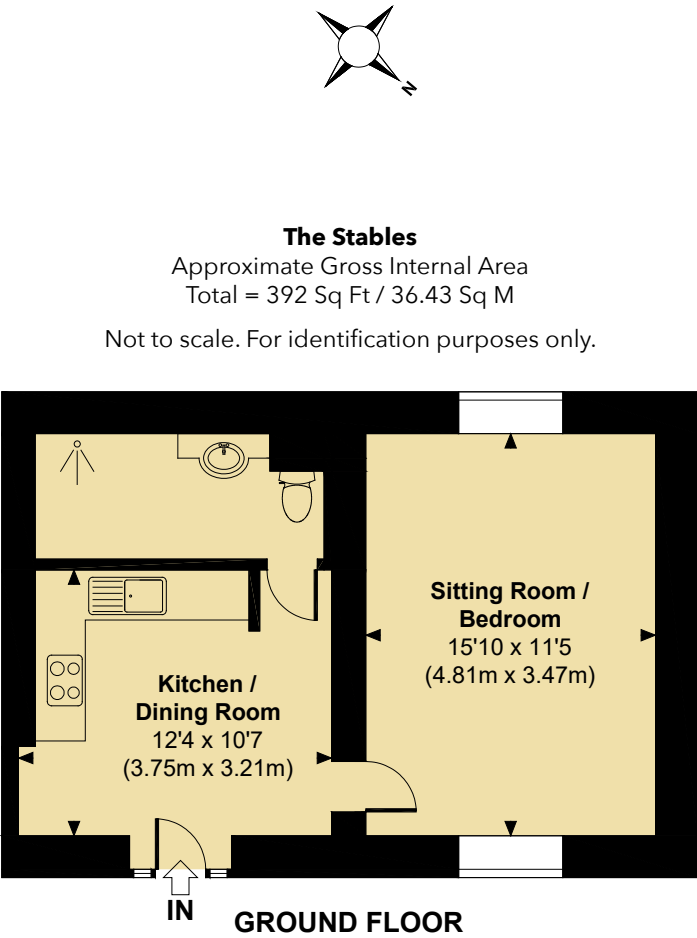
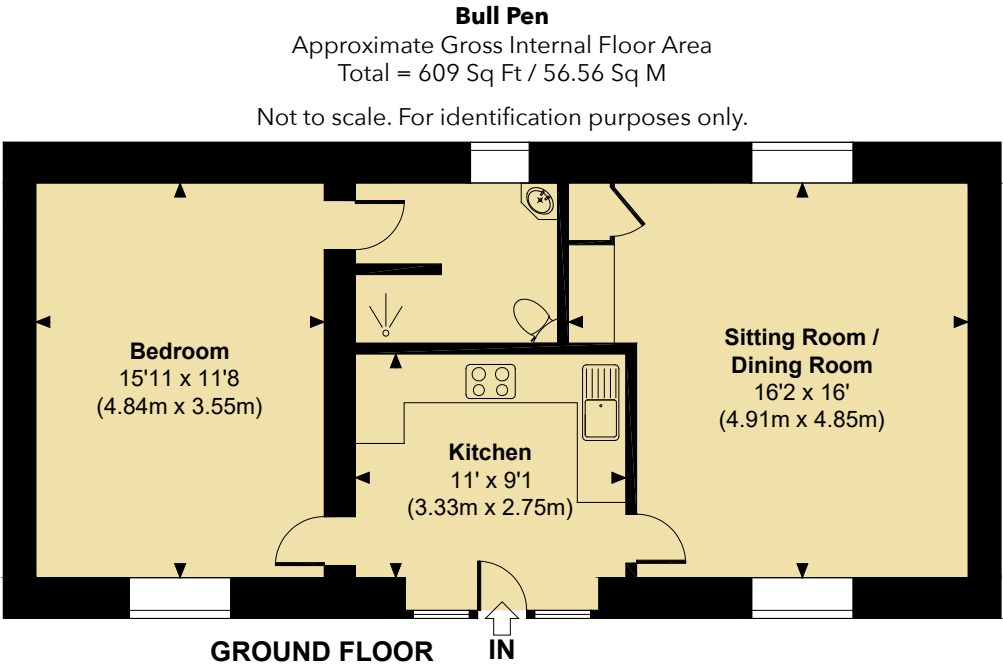
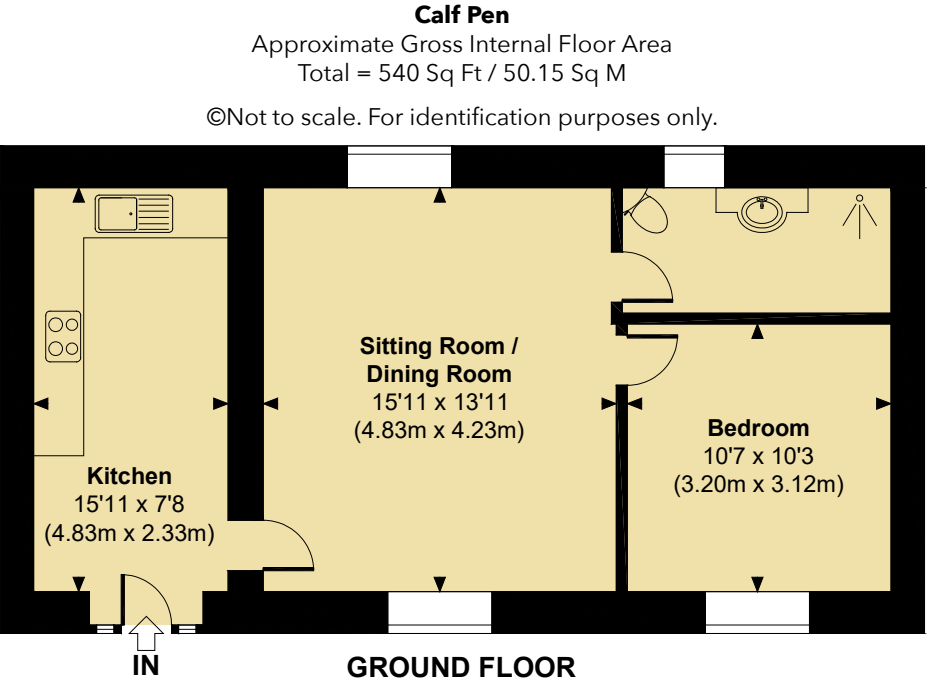
- The Bull Pens approximately 609 sq ft**
- Kitchen
 - Sitting room / dining room.
 - Bedroom with ensuite shower room

- The Calf Pens approximately 540 sq ft**
- Kitchen
 - Sitting room / dining room
 - Bedroom
 - Shower room

- The Stables approximately 392 sq ft**
- Kitchen
 - Sitting room / bedroom
 - Shower room

Outside there is small terrace to the front of each house and off-road parking within the central courtyard.

The properties are currently occupied and further details are available from the selling agents and in the Data Room.





THE FARM

Historically, Itchen Down Farm was a mixed dairy and arable holding but in recent years has been farmed on a traditional highly productive arable rotation including the growing of seed crops with the arable area extending to approximately 515 acres.

The farm rises from 60 metres above sea level to 130 metres, in glorious open countryside and comprises of large open arable fields with mature hedges and small spinneys. The land is classified as Grade 3 with the soils described as predominantly shallow lime-rich soils over chalk with an element of freely draining slightly acid loamy soils to the north. Further details on the soil descriptions, nutrient analysis, organic matter and cropping history can be found in the Data Room.

The farm buildings sit centrally on the farm with the land arranged in two blocks to the north and south of Northington Road. Numerous gateways onto the public highway and good internal farm tracks provide access to all fields.

Overall, extending to over 560 acres the farm is summarised as follows:

Description	Area (ha)	Area (ac)
Arable	208.53	515.29
Permanent grass	3.33	8.24
Woodland & scrub	9.40	23.23
Tracks & miscellaneous	4.57	11.29
Residential, buildings & yards	1.77	4.38
Total	227.59	562.41

The farm is not currently entered into any environmental schemes, providing a Purchaser with the ability to design their own scheme.

SPORTING

Historically, the farm has supported a small shoot and offers an incoming Purchaser the opportunity to re-establish one should they wish.

WOODLAND

The woodland areas extend to approximately 23.23 acres and are made up of a number of mixed deciduous spinneys.



Building Plan



THE FARM BUILDINGS

There are a wide range of buildings servicing the farm with grain storage facilities of approximately 2,450 tonnes. In addition, there are a wide range of straw barns, general purpose sheds, former livestock buildings and a workshop.

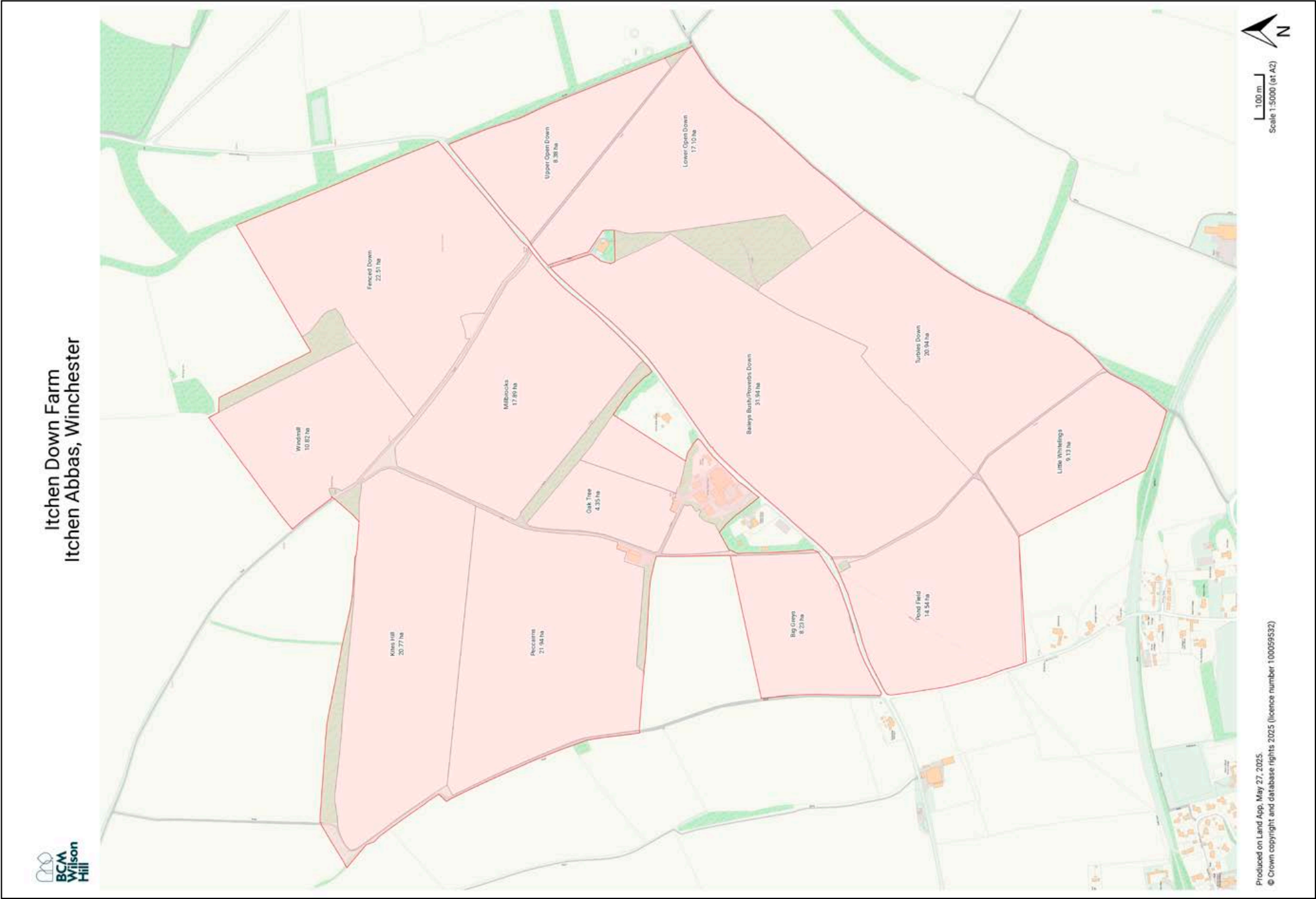
A number of the buildings are redundant for modern agricultural purposes and could be redeveloped, subject to planning. The farm buildings present an opportunity for a Purchaser to immediately farm in-hand and to explore the possible redevelopment of the yard for either residential or commercial uses.

Overall, the buildings comprise:

Ref.	Description	Sq.m.	Sq.ft.
1	Straw barn	405.29	4,362
2	Straw barn	195.37	2,103
3	Straw barn	260.69	2,806
4	Grain store – 600 tonnes	391.57	4,215
5	Chemical store	13.84	149
6	Grain store – 700 tonnes	346.26	3,727
7	Former livestock building	355.13	3,823
8	Former bull pens and stores	41.52	447
9	General store	141.03	1,518
10	General store	174.84	1,882
11	Grain store – 900 tonnes	574.92	6,188
12	Redundant grain bins	*184.86	*1,990
13	Brick & flint barn with redundant grain bins	*376.51	*4,053
14	Grain store – 250 tonnes	509.58	5,485
15	Workshop	141.86	1,527
16	Timber framed barn	*80.91	871
17	Dilapidated timber store	*97.87	*1,053

*Estimated area

A full schedule and plan of the buildings can be found in the Data Room.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Bespoke Website and Data Room

BCM Wilson Hill are hosting a bespoke website and data room, which includes all sales information. Details for access to the website are available from BCM Wilson Hill.

Holdover

The vendors will reserve the right of holdover to harvest the standing crops and to store them in the grain stores until May 2026.

Stocks in Store

The Purchaser will be obliged to separately purchase any stocks in store at the completion date by separate valuation.

Basic Payment Scheme (BPS)

The land is registered on the Rural Land Register and will be transferred to the Purchaser on completion. The historic BPS and delinked payments will be retained by the Vendor.

Planning

Itchen Down Farm is subject to an Agricultural Occupancy Condition. The Bull Pens, The Calf Pens and The Stables all have planning consent for tourist holiday accommodation. Further details are available from the selling agents.

There are no outstanding planning applications on the property and a schedule of the planning history can be found in the Data Room.

Development Overage

The property is offered for sale subject to an overage provision should the farm buildings be redeveloped for residential purposes. A single dwelling of up to 4,000 square feet would not fall within these provisions, but for anything in excess of this, overage will apply at 30% for 30 years.

Rights of Way

The farm is bordered and crossed by a number of public rights of way. Extracts of the definitive map are in the Data Room.

Wayleaves and Easements

The property 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 any 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.

Tenure and Possession

Freehold with vacant possession of Itchen Down Farm, the buildings and land, subject to holdover.

129-130, 131-132 Down Cottage, The Bull Pens, The Calf Pens and The Stables are currently occupied and will be sold subject to their tenancy agreements, details of which are in the Data Room.

Services

Mains water, electricity and private drainage are connected to the farm buildings and residential properties, with the buildings having the benefit of a three phase supply.

Itchen Down Farm, 129-130 and 131-132 Down Cottage all have oil-fired central heating. Itchen Down Farm has an oil-fired AGA and LPG gas hob. The Bull Pens and The Calf Pens have LPG combi boilers. The Stables has electric heating.

Sporting, Mineral and Timber Rights

The sporting, mineral and timber rights are in hand and are included in the sale of the freehold insofar as they are owned.

Designations

The farm is designated a Nitrate Vulnerable Zone (NVZ).

Fixtures and Fittings

A Fittings and Contents Form in respect of the main house, Itchen Down Farm, is available in the Data Room.

EPCs

Itchen Down Farm	C72
129-130	D64
131-132 Down Cottage	E46
The Bull Pens	C71
The Calf Pens	D58
The Stables	D58

Broadband availability

Fibre to the cabinet broadband is available (Openreach).

Mobile Phone Coverage

Likely phone coverage is available (Ofcom).

Plans, Area 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 misstatement 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 buildings.

Local Authority

Winchester City Council
www.winchester.gov.uk
01962 840222

Postcode

SO21 1BS

Directions

From Winchester, take the B3047 towards Alresford. Pass over the motorway and after passing through Martyr Worthy, you will come into Itchen Abbas. Proceed through the village and upon reaching a sharp right-hand bend, with the village hall directly in front, turn left onto Northington Road. Proceed along this lane and pass under the old railway bridge. Follow the lane, which bends sharply to the right. Proceed up the hill, passing some cottages on your left and Rectory Lane on your right. Continue for a further half a mile and Itchen Down Farm is on your left-hand side.



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Viewings

By appointment with BCM Wilson Hill

Selling Agent

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e: awilson@bcmwilsonhill.co.uk

Ed Pettit-Mills

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e: epmills@bcmwilsonhill.co.uk

Selling Solicitors

Sarah Jordan, Moore Barlow Lawyers
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e: sarah.jordan@moorebarlow.com

Julian Parkes

t: 023 8071 8019
e: julian.parkes@moorebarlow.com

NB: These particulars and photographs are as at May 2025



IMPORTANT NOTICE

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- 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.
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