



DROVE BARN

Old Alresford, Hampshire, SO24 9TB

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A unique opportunity to acquire 3.5 acres of land offering a modern 3 bed barn conversion, large barn and container storage close to Alresford. Having the benefit of positive pre-application advice for change of use from Agricultural to Commercial Use (STP).

Main House

Entrance Hall | Open plan kitchen, dining and living room
Utility Room and WC

Main bedroom with en suite bathroom

Two further double bedrooms | Family bathroom

Outside

South facing terrace area | Large 6 bay barn

Hardstanding | Paddock | Woodland

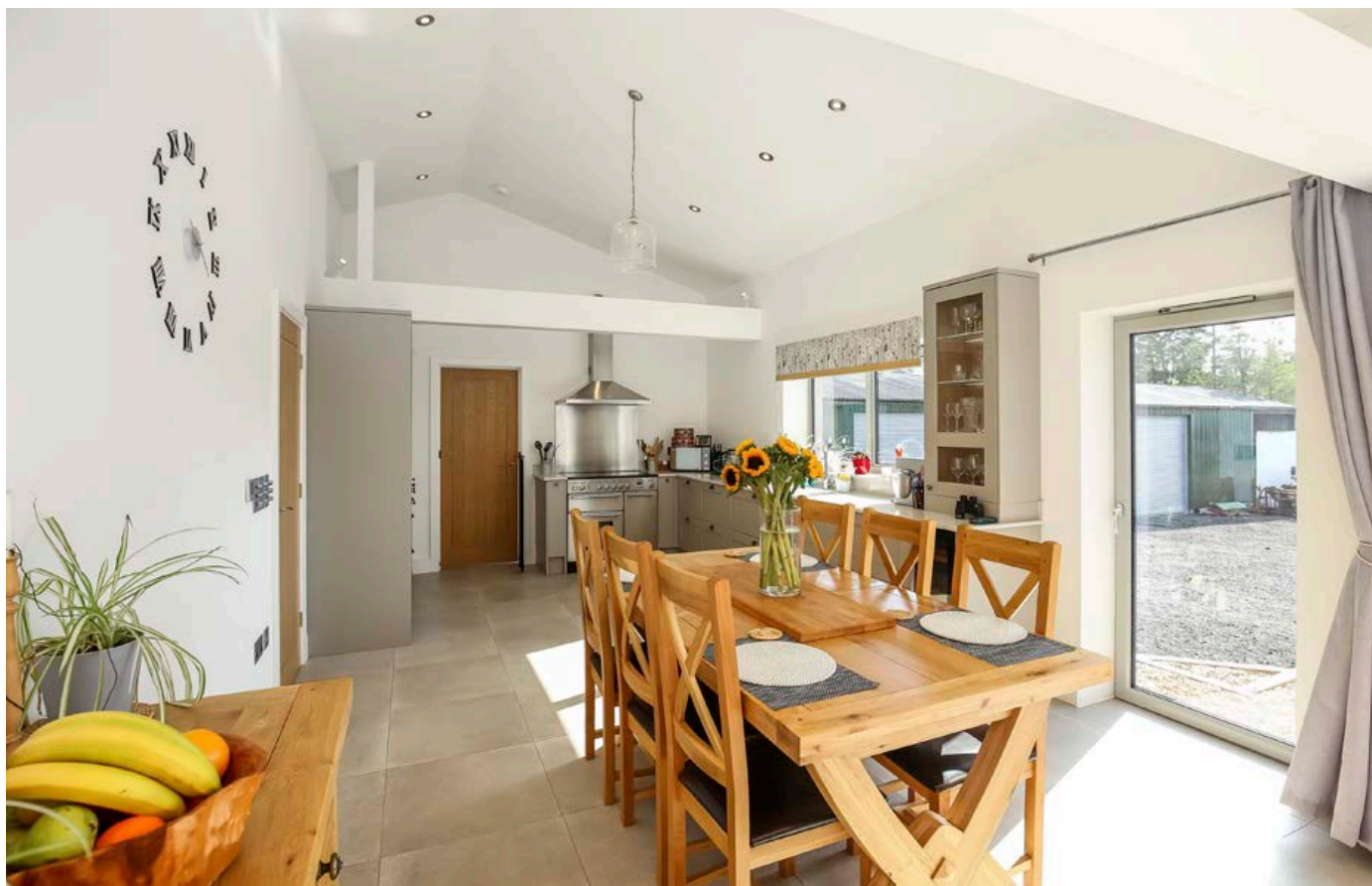
Additional Containers potentially available

In all about 3.5 acres (1.416 hectares)

Alresford 1.4 miles | Winchester 8 miles | Alton 12 miles

London Waterloo from Winchester 57 minutes
(Mileages are approximate)





DROVE BARN

The land and buildings at Drove Barn are currently used as an agricultural timber yard with a large 2,688 sq.ft. six bay barn, further container storage and a second barn which has been converted under Class Q, permitted development, into a well-appointed, modern 3 bed dwelling. The 3.5 acre site also provides a paddock, woodland, two road access points and is extremely private with either fencing or hedging on all sides.

The property recently made a pre-application to Winchester City Council to change the use of Drove Barn from Agricultural to Commercial Use (STP) and received a favourable response.

The house comprises of an entrance hall with coats cupboard. An open plan kitchen, dining and living room with vaulted ceiling offers a bright and airy space with bi-fold doors, opening onto a south facing terrace and superb open views over the River Alre towards Alresford. The kitchen is fitted with a stylish range of units with a quartz work surface and includes integrated appliances, a wine cooler and a freestanding stainless steel Rangemaster cooker with an induction hob, stainless steel splash back and a Rangemaster hood above. Complementing the kitchen, the utility room has further storage cupboards, space for washing machine and tumble dryer, door to WC and door to the outside.

A generous main bedroom with an en suite, featuring a bath, shower, bidet and WC. Bedrooms 2 and 3 both good size double bedrooms share the family bathroom.

There is a tiled solid floor throughout and underfloor heating to each room. The property also features CAT 5 wiring and hard-wired internet connection to every room. The property has a composite insulated steel sheet Tata Trisomet industrial/barn roof, oak clad walls and bespoke solid oak hand crafted front and back doors and oak framed porchway.

SITUATION

Drove Barn enjoys a superb setting, on the edge of Old Alresford along a quiet lane surrounded by open countryside. The property has an elevated position affording far reaching views across the water meadows behind the market town of Alresford.

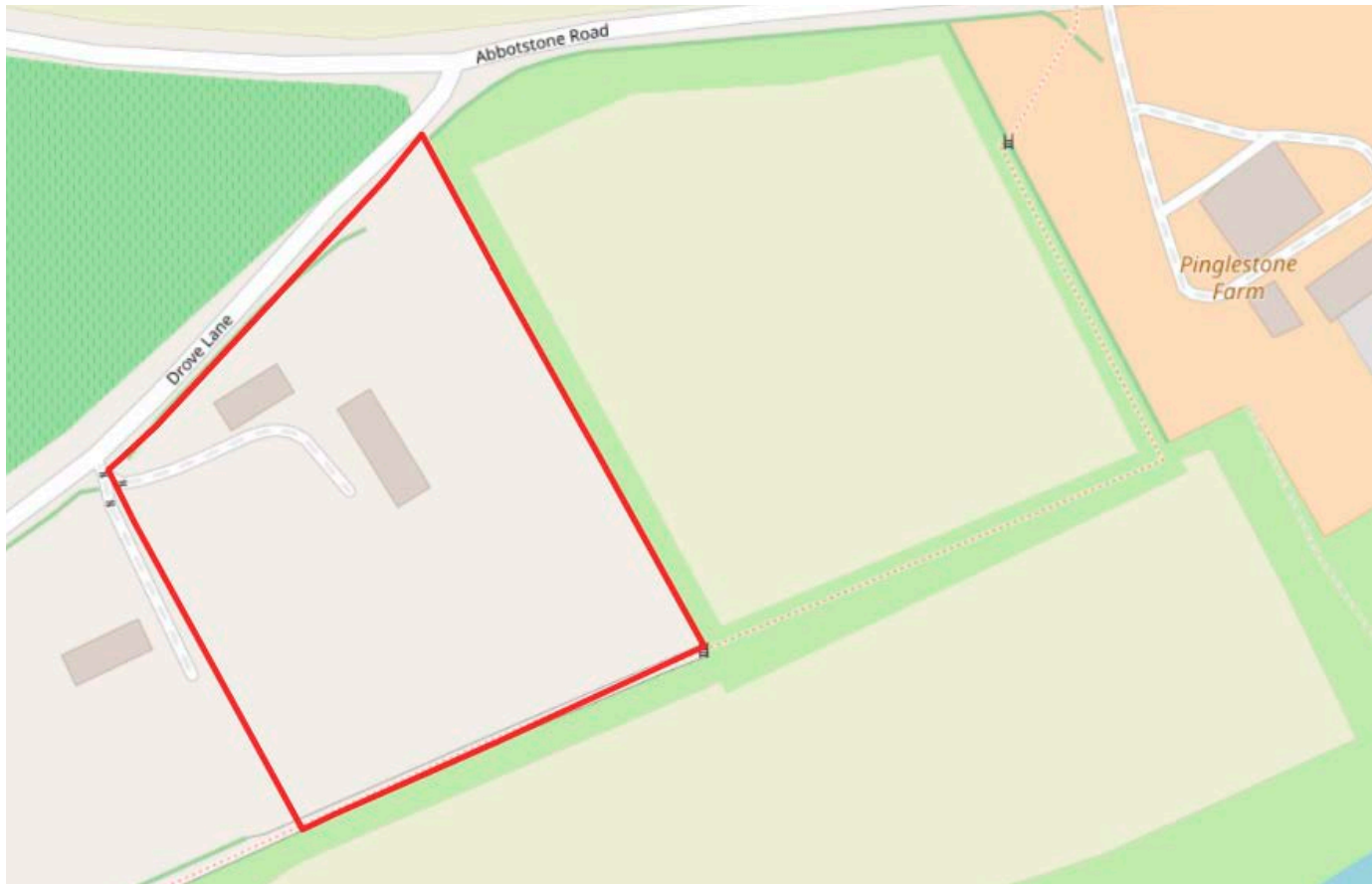
The location of the barn is highly convenient, with easy access to the A31 and Alresford itself. Alresford is a picturesque Georgian country town with a wonderful range of facilities including restaurants, coffee shops, boutique shops and convenience stores. It is surrounded by the open countryside of the South Downs National Park. Attractions include the Watercress Line, Alresford Golf Club and an active and vibrant local community. There are schools for infant, junior and secondary education. The Cathedral city of Winchester is just a few miles away and there is easy access to the south coast, London and the midlands. There are mainline railway stations to London from Winchester and Alton, Southampton airport is also nearby.

OUTSIDE

There is a large gravel area approaching Drove Barn, with double gates leading into the yard, in front of the house leading down to the 6-bay barn. There is also an additional access from the yard onto the lane, and there is ample space for machinery to park and turn. The 6 bay, steel framed barn has 5 enclosed bays with reinforced concrete floors. A further open bay with dirt floor. There is 3 phase electric to the barn and a mezzanine floor with staircase.

Below and around the yard is a grass area, and behind the barn is an area of woodland. The yard and barn have been used for agricultural and forestry purposes, however, given the recent application to Winchester Council it could also be used for other commercial enterprises (STP).





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There is a public footpath running across the bottom of the field.

Services

Private water, mains electricity and private drainage (sewage treatment plant). Oil Central heating.

Tenure

Freehold with vacant possession.

Overage

The property is subject to a development overage clause. Please refer to the agents for further information.

Local Authority

Winchester City Council

Postcode

SO24 9TB

Directions

From Winchester take the A31 to Alresford and Alton. At the first roundabout take the first exit signposted to Alresford. Follow this road until entering the town. After passing under an old railway arch, take the first left into Drove Lane. Follow the lane, bending sharply to the right. Drove Barn will be found on the right hand side, just before the lane joins Abbotstone Road.



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Viewings

By appointment with BCM LLP only.

Selling Agent

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NB: These particulars are as at September 2023 and updated December 2024





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Winchester

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