



Frogmill Farm

Wangfield Lane, Curdridge, Southampton, SO32 2DA



FROGMILL FARM

WANGFIELD LANE, CURDRIDGE, SOUTHAMPTON,SO32 2DA

Curdridge 0.5 miles, Botley 1.8 miles, Bishop's Waltham 3.6 miles, Winchester/M3 14 miles, Southampton 8 miles, , M27 Jct 7 3.7 miles

AN ATTRACTIVE RESIDENTIAL FARM EXTENDING TO 26.93 ACRES (10.90HA) COMPRISING 3 BEDROOM FARMHOUSE, AGRICULTURAL BUILDINGS, QUALITY GRAZING LAND AND WOODLAND WITH BOTH SINGLE AND DOUBLE BANK RIVER FRONTAGE.

General

Frogmill Farm offers a modern and attractive 3 bedroom detached farmhouse set in a lawned garden, together with a modern steel portal framed agricultural building with lean-to, level productive pasture land, attractive broadleaf woodland, with the River Hamble running through it.

The Farm lies in an private position, surrounded by open countryside, yet has excellent transport links along the South Coast.

Situation

Situated off Wangfield Lane, Curdridge midway between Curdridge and Boorley Green, Frogmill Farm is situated at the very north end of a shared accessway occupying a near unique situation entirely surrounded by other farm, woodland and riverside meadows running down to the River Hamble that flows through the property and the historic former Frog Mill, river and mill stream.

Whilst the property is very quiet and rural in its situation it is an easy drive to Botley, Hedge End and Bishops Waltham – all within 10 minutes for local and regional shopping, recreational and educational facilities. Fareham, Southampton, Portsmouth and Winchester are all within half an hour's driving time with the Cross Channel Ferries from Portsmouth and Southampton International Airport within easy reach. The A3M and M3 provide good road links to London (75 minutes), M27 to the New Forest and north to Newbury and Oxford via the A34 at Winchester.

Directions

See Location Plan. From Bishops Waltham follow the B3035 signed towards Curdridge and Botley. Turn right about 200m beyond Curdridge Church signed to Boorley Green. Follow this road for about ½ mile and then turn right where signed to Hambrooks, Hamble Valley, Willow Tree Farm and Frogmill private road. Travel for some 300 metres up this shared road. At the far end you will see the Ian Judd and Partners "For Sale" board on the entrance gate to Frogmill Farm. The Farm lies straight ahead of you with the woodland and river beyond and the house and its immediate curtilage, outbuildings and orchard to the left.

Farmhouse

The Farm House offers a modern 3 bed family home, constructed in 2017, of brick construction under a tiled roof, with conservatory. The accommodation comprises porch leading to Entrance Hall, Lounge with log burner and Conservatory, large Kitchen with Dining Area and Snug, Utility, Shower Room and rear porch, 3 double Bedrooms with one En-Suite and Family Bathroom - in all about 1,449 sq.ft

The grounds comprise a large gravelled turning and parking area with lawned garden with a garden store and dog kennels. The property has approval for a detached carport, yet to be

constructed. The Farmhouse is subject to an Agricultural Occupancy Condition

Agricultural Buildings

The farm buildings comprise a galvanised steel portal framed **Livestock Building**, extending to 36.67m x 13.72m (120ft x 45ft), with precast concrete panel walls and timber space boarding above under a fibre cement roof. To the rear is a steel framed **Lean-to** measuring 36.67 x 9.15m (120ft x 30ft), with precast concrete walls open at the gable ends. In addition, there is a timber **Field Shelter**, 2x **Portacabins** and a **Shipping Container**.

To the south and west of the livestock building is a large open yard. To the north is a cattle corral constructed of motorway barriers. All the buildings are currently in agricultural use, however there is scope for alternative uses, subject to planning or permitted development approval.

There is a mobile **Lodge** situated on the land, without formal approval. This can be removed before completion and is available by separate negotiation.



The Farmland

The holding extends to **26.93 acres (10.90ha)**, comprising 12.60 acres of productive grassland, 2.13 acres of orchard, 7.62 acres of woodland and River, 1.3 acres of the former Botley to Bishops Waltham railway and 3.27 acres of yards, gardens and tracks.

The pasture land lies principally to the north and east of the farm buildings and extends to approximately 12.6 acres. The land comprises 3 level paddocks of improved grassland. The land has been recently fenced with clipex style fencing with 4 strands of barbed wire and new galvanised gates. Each paddock has a newly installed water trough.

The soils are classified by Soilscape as “slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils and the land is classified by the provisional Agricultural Land Classification as Grade 1 quality grassland which is suitable for all year round grazing. The orchard comprises 2.13 acres of mature apple trees.

The land includes a section of the former Bishop’s Waltham to Botley Railway Line, now comprising a fenced tree-lined corridor, which is grazed by livestock and provides easy access into the land beyond.

The woodland and River comprise mature native woodland with glades, with the meandering River Hamble flowing through the woodland. The fishing on the River Hamble from both double and single banks are included and the Environment Agency undertake regular fish monitoring showing a prevalence of Brown Trout, Dace, Roach, Bullhead and Minnow with reasonable densities of eels.

The remains of the original Frog Mill Paper Mill is sited to the north of the river. The remains of these buildings with the side and rear wall of the dwelling and its large chimney stack and other features including the Mill Stream and race are evident on closer inspection through the undergrowth. First mention of Frog Mill appears in the Hampshire Records when between 1633 and 1634 the original Paper Mill at Frog Mill was constructed by a said Arthur Benham whose family acted as Trustees to the Earl of Southampton, then Lieutenant of the Ordnance to Queen Elizabeth in 1552/53. The Paper Mill name was changed in about 1738 to “Frog Mill”.

Tenure

Frogmill Farm is offered for sale freehold with vacant possession on completion. The property is registered with the Land Registry under Title Nos HP793313, HP493861 and HP604874. Copies of The three Titles are available from the Selling Agent.

Planning

The house was constructed in 2017 and was approved as a replacement farm dwelling with car port and tractor shed (Winchester City Planning Reference: 16/02753/FULL). The farmhouse is subject to the usual Agricultural Occupancy condition which states “The occupation of the proposed replacement dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants”.

The car port is yet to be constructed, but is approved.

Rights of Way, Access, Wayleaves and Easements

The Farm is offered for sale subject to and with the benefit of all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not. Public Footpath No. 3 runs north through part of the pasture and then north-east through the woodland towards Durley Mill. The Environment Agency have a right of access to the Frog Mill Gauging Station where they remotely record flow rates and heights of the river through the year.

Sporting Rights

The full sporting, shooting, stalking and Fishing Rights are included in the sale of freehold.



Council Tax

The dwelling is Council Tax Band D. Amount payable for 2025/2026 totals £2,268.39. All of the buildings are deemed agricultural and are not assessed for business rates.

Local Authority

Winchester City Council, Colebrook Street, Winchester, Hampshire, SO23 9LJ
Tel: 01962 840222.

Services

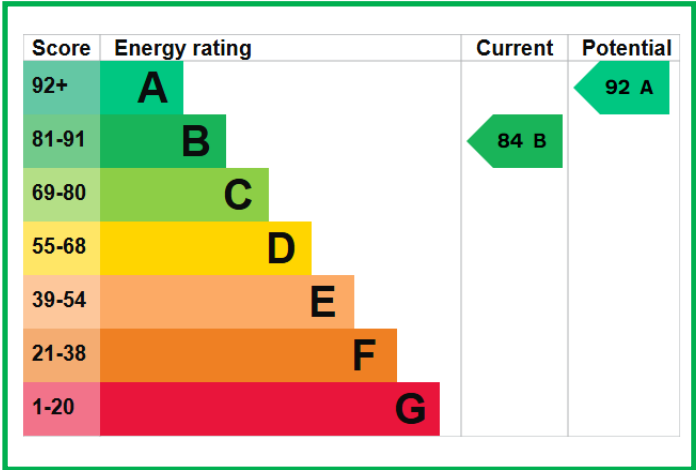
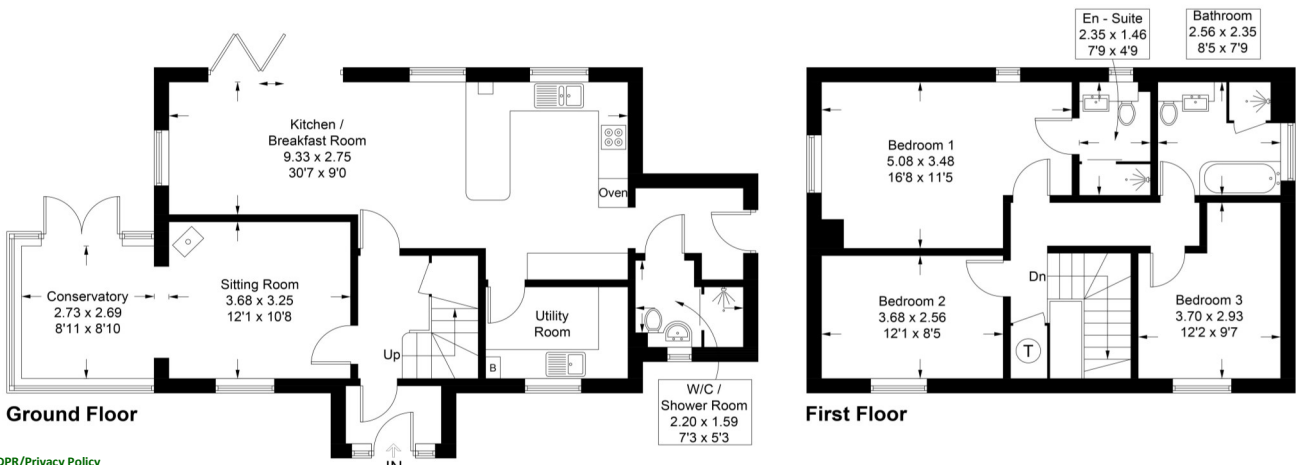
Mains metered electricity (three phase and single phase) and water, private drainage, oil fired central heating and hot water.

Viewing

Strictly by appointment and accompanied with Ian Judd and Partners. Please contact Henry Brice on 01489 896422 or email: henry@ianjuddandpartners.co.uk.

Health and Safety

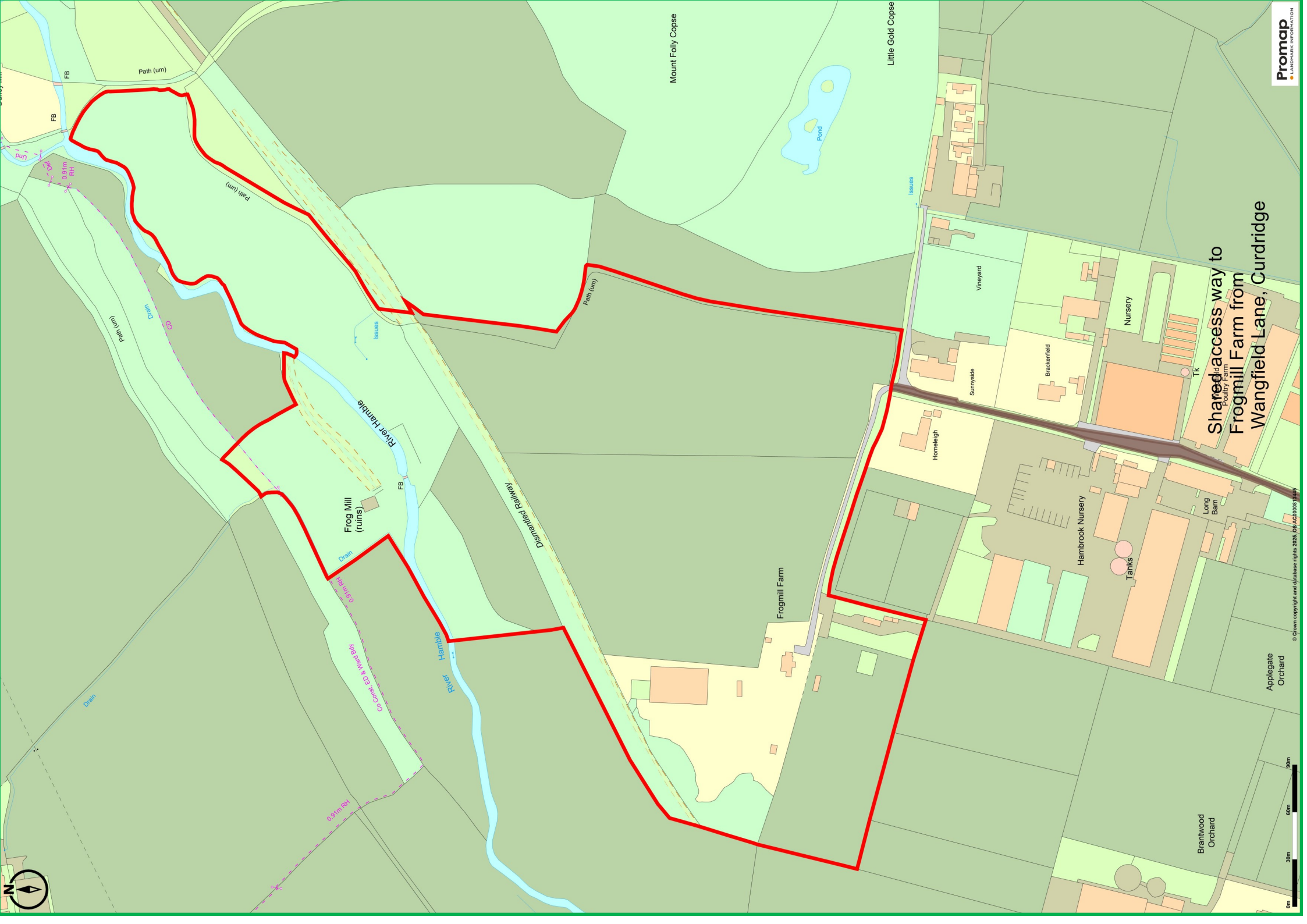
We would ask that you be vigilant when viewing and walking the Property for your own personal safety and avoid trip hazards. There are cattle grazing the land. We politely ask that no dogs are taken into the fields with cattle.

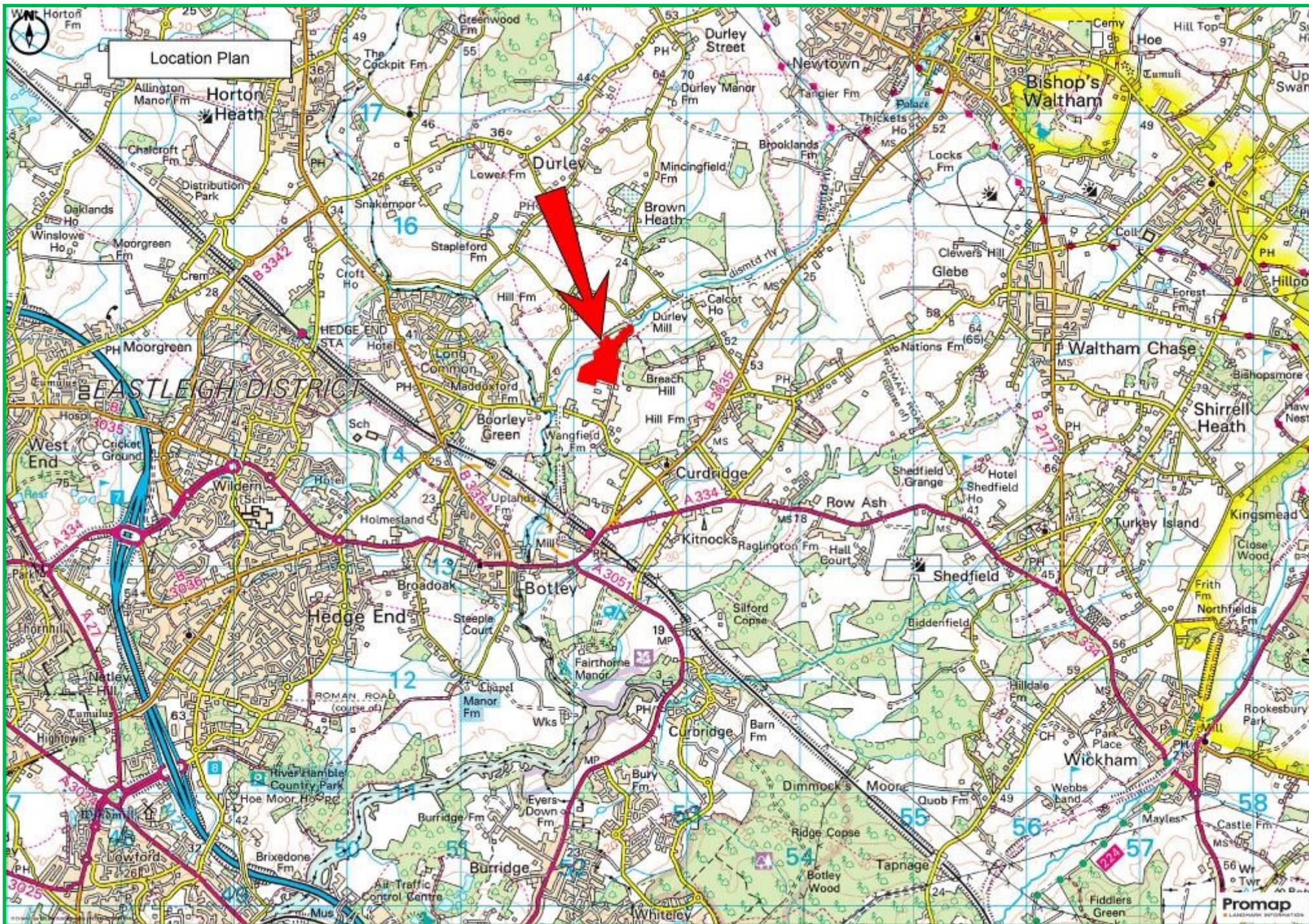


GDPR/Privacy Policy
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May 2025







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