



EQUESTRIAN LAND AND STABLES

Land at Upton Road, Hurtsbourne Tarrant, Winchester SP11 0BD



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Winchester SP11 0BD

A rare opportunity to acquire a block of equestrian land within the village of Hurstbourne Tarrant. The property extends to 4.10 acres (1.66 hectares) and includes a stable block. The land offers potential alternative uses subject to the necessary planning permissions (STPP).

GUIDE PRICE: £200,000

- Attractive parcel of land within a stunning rural location
 - Direct road access
 - Excellent equestrian land



Description

The Land at Upton Road represents an excellent opportunity to acquire an attractive block of equestrian land on the edge of the small village of Hurstbourne Tarrant. Extending to approximately 4.19 acres (1.70 hectares), the property comprises good quality pasture together with two loose boxes plus lockable storage and a substantial field shelter. The River Swift runs through the land, splitting the block naturally into two parcels with a bridge connecting the two sides. The river Swift is a winterbourne which runs between December and April.

The land offers the opportunity to further equestrian uses subject to obtaining the appropriate planning permission.

Situation

The Land known as the land at Upton Road is located on the edge of the village of Hurstbourne Tarrant, Andover.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

Access

Land at Upton Road benefits from two direct access off Upton Road, with a recessed entrance gate providing safe and convenient vehicular entry.

Method of Sale

The land is offered for sale as a whole by private treaty.

Health and Safety

When viewing the land please take considerable care and attention there is a river running through the land.

Tenure and Possession

The Land at Upton Road, Hurtsbourne Tarrant is held freehold with vacant possession under part of Land Registry Title Number HP777358 subject to small corner which is currently let by the British Legion.

VAT

Any guide prices quoted or discussed are exclusive of VAT.

Planning

In 2016 the land was granted permission for equestrian purposes and for the the stable and footbridge to be erected.

Overage

The Property is for sale subject to an overage clause of 30% of any uplift in value for development other than for agricultural or equestrian uses for a period of 30 years.

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 2nd September 2026

GENERAL REMARKS AND STIPULATIONS

Services

The land benefits from mains water.

Right of Way

The Test Way crosses the middle of the land, along the edge of the River.

Directions

From Andover, proceed north on the A343 towards Newbury.
After approximately 4 miles, turn left signposted to Hurtsbourne Tarrant and continue into the village. Upon reaching the village centre, follow signs for Upton and bear onto Upton Road.
Continue along Upton Road where the Land will be found after a short distance where a For Sale board is positioned.

Boundaries

The Purchaser will be responsible for all boundary fences.

Local Authority

Test Valley Borough Council

Sellers Agents

Rosie Brickell
t 01962 588225
e rbrickell@bcmwilsonhill.co.uk

Viewing

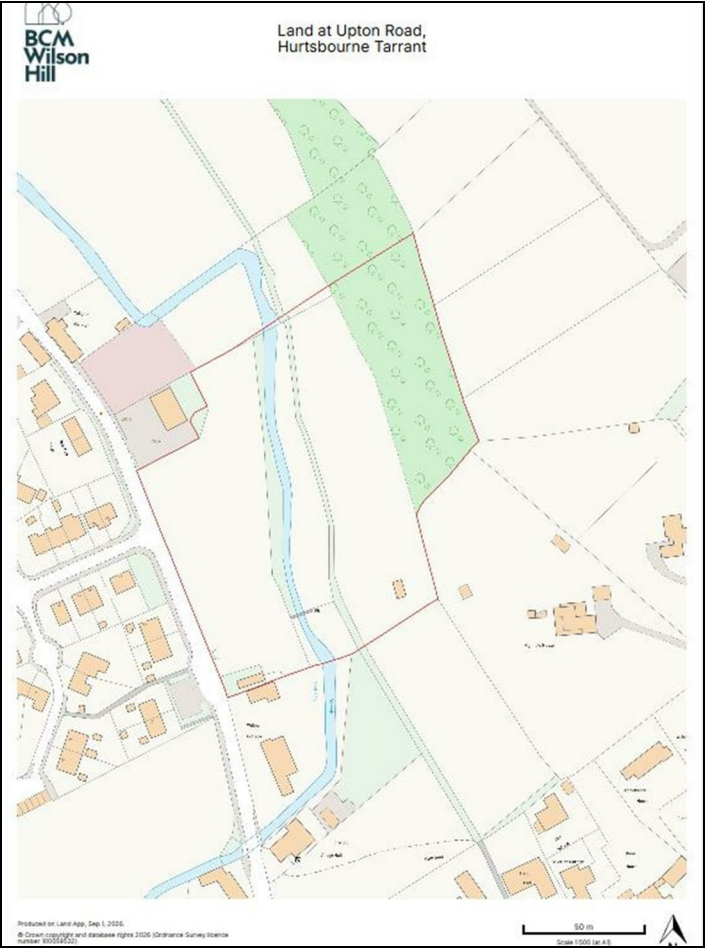
By appointment with the selling agents only.

What3Words

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