



LAND AND BUILDINGS AT AMPORT

Andover, Hampshire



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Andover, Hampshire
SP11 8BE

Set within almost 25
acres, this is a rare
opportunity to acquire an
impressive equestrian
property offering
excellent riding facilities,
stables and
a substantial range of
ancillary buildings.

Andover 3.5 miles | Stockbridge 8.2 miles
Salisbury 16 miles | Winchester 22 miles
London 75 miles
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



THE PROPERTY

Located on the edge of the sought-after village of Amport, the land and buildings enjoy a private and secluded setting, bordered by mature broadleaved woodland and surrounded by well-fenced pasture paddocks.

The property comprises an extensive range of equestrian and amenity buildings, including 15 stables plus further former riding school pony stables. There is also a substantial steel portal framed barn currently utilised as an indoor riding arena and separate storage buildings. Externally, there is a generous yard area together with a well-established outdoor riding arena measuring approximately 50m x 30m.

Several of the buildings have recently benefited from maintenance and improvement works, including including re-roofing, re-rendering, re-painting, concreting and electrical works, enhancing both their appearance and longevity. Whilst historically operated as a successful equestrian livery facility, the property presents an exciting opportunity for a variety of alternative uses, including amenity, commercial or smallholding enterprises, subject to the necessary consents.

OUTSIDE

In total, the holding extends to approximately 24.18 acres (9.78 hectares), comprising predominantly level pastureland. A mature belt of woodland extends along the southern boundary, covering approximately 1.27 acres (0.51 hectares), while additional woodland bordering the western and eastern boundaries enhances the property's privacy.

The land is laid to permanent pasture and has been principally used for grazing. Typical of this part of Hampshire, the free-draining chalk-based soils provide favourable conditions for year-round livestock and equestrian use, supporting productive and well-maintained grassland. The land also enjoys attractive, far-reaching views across the surrounding countryside to the north.

LOCATION

The property is ideally situated in a peaceful yet highly accessible location on the edge of a village, with excellent hacking and riding opportunities available directly from the holding. Despite its tranquil setting, the A303 is located less than 1.3 miles to the north, providing convenient access to the wider road network.

The Property is located just west of the village of Amport, and the larger conurbation of Andover. Andover town offers a variety of restaurants and retail opportunities, medical facilities and railway station.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

There are mains water and electricity supplies to the property.

Access

The property is currently approached via a residential driveway from Furzedown Lane. However, the sale will include a separate access directly into the main yard area via a section of Furzedown Lane that forms part of the property ownership. For the avoidance of doubt, no rights of access will be granted over the residential driveway as part of the sale, and purchasers will access the property solely via the dedicated yard entrance.

Overage

The buildings are subject to an overage clause which relates to the change of use of the buildings from agriculture or equestrian use for a period of 19 years at 30% of the uplift in value. A single residential dwelling is reserved from this overage trigger. Further details are available from the selling agent.

Broadband availability

Superfast available according to Ofcom.

Mobile/Internet Coverage

Good outdoor according to Ofcom.

Tenure

Freehold with vacant possession.

Construction

The barns are a combination of concrete block construction under corrugated cement tile roof (containing asbestos). The large barn is steel portal framed construction.

Wayleaves, Rights Of Way & Easements

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all public or private rights of way, wayleaves, easements and other rights of way affecting the property.

Adjoining Property

An adjoining bungalow may be available for purchase by separate negotiation. Interested parties should contact the agent for further information.

Local Authority

Test Valley Borough Council
Beech Hurst, Weyhill Road, Andover, SP10 3A
E: Info@testvalley.gov.uk
T: 01264 368000

Directions to SP11 8BE

From Andover, head out west along Weyhill Road towards the A303. Join the A303, and stay on for approximately 2.8 miles. Turn left towards East Cholderton and head south on Wiremead Lane. At the junction turn right and following the lane past the primary school, veering left again on to Furzedown Lane and the property will be on the right at the end of the lane.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

Louisa Watson Smith of BCM Wilson Hill
E - lwsmith@bcmwilsonhill.co.uk
T - 01962 763900

NB: These particulars are as at July 2026.

IMPORTANT NOTICE

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