



# LAND FOR SALE

Butler's Field, Stoke Road, St Mary Bourne, Hampshire SP11 6EP



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St Mary Bourne, Hampshire, SP11 6EP

3.43 acres (1.39 hectares) of pasture  
land used for horse grazing.

A rare opportunity to purchase  
pastureland nestled within the tranquil  
and picturesque village of St Mary  
Bourne.

Guide Price - £100,000

- Attractive parcel of land within the North Wessex Downs National Landscape
  - Idyllic Countryside Outlook
    - Direct road access
  - Used for equestrian grazing



Butler's Field presents an excellent opportunity to acquire an attractive parcel of land situated on the edge of the sought-after village of St Mary Bourne. Extending to approximately 1.39 hectares (3.43 acres) of pasture, the land enjoys a peaceful rural setting surrounded by established hedgerows and has a beautiful mature oak tree, creating a naturally sheltered and appealing landscape.

The land is currently used for horse grazing but offers potential for a range of agricultural, equestrian, or amenity uses (subject to planning permission). The flat nature of the land provides an ideal environment for livestock, horses, or small-scale agricultural enterprises. The field benefits from a water supply.

The boundaries are well-defined with a combination of post-and-wire fencing and natural hedgerow, giving the land a sense of privacy while retaining attractive views across the surrounding village. Its position close to the village makes it particularly accessible while still offering a tranquil rural atmosphere.

This parcel of land represents a rare opportunity to acquire an appealing block of pasture within this desirable part of Hampshire.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

## Situation

Butler's Field, located in St Mary Bourne, enjoys pastoral views set within the picturesque Bourne Valley. Locally the landscape is made up of rural homesteads, surrounded by beautiful rolling farmland.

The cathedral city of Winchester offers wider facilities including pubs, restaurants and shops. The transport links are excellent with the A34 and A303 close by. The Land is situated within the North Wessex Downs National Landscape.

## Access

Butler's Field benefits from direct access off Stoke 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.

## Tenure and Possession

Butler's Field is held freehold with vacant possession under part of Land Registry Title Number HP697533.

## VAT

Any guide prices quoted or discussed are exclusive of VAT.

## Planning

There is no recent planning history affecting the land.

## Overage

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

## Designations

St Mary Bourne and Stoke Conservation Area.

# GENERAL REMARKS AND STIPULATION

## Services

The property is served by an unmetered private water supply. The purchaser will be required to arrange installation of a water meter with the relevant water authority.

## Mobile Phone Coverage

Likely phone coverage is available (Ofcom).

## Rights of Way

Butler's Field is sold subject to 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 proposed wayleaves for masts, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Condition of Sale or not.

## Directions

From Winchester, take the A34 northbound towards Newbury. Continue for approximately 8 miles and take the exit signposted Whitchurch. Continue on Winchester Road, heading into the centre of Whitchurch. At the roundabout, take the second exit on to Blosswood Lane and follow the road for approximately 1.3 miles. Merge onto Harroway and immediately turn right, following the road into St Mary Bourne for approximately 2 miles. Turn right onto the B3048 and follow for approximately 0.7 miles and the property is on the right.

## Boundaries

The purchaser will be responsible for all boundary fences.

## Local Authority

Basingstoke and Dean Borough Council.

## Seller's Agent

Herbie Frankcom

t 01962 765 079

e hfrankcom@bcmwilsonhill.co.uk

## Viewings

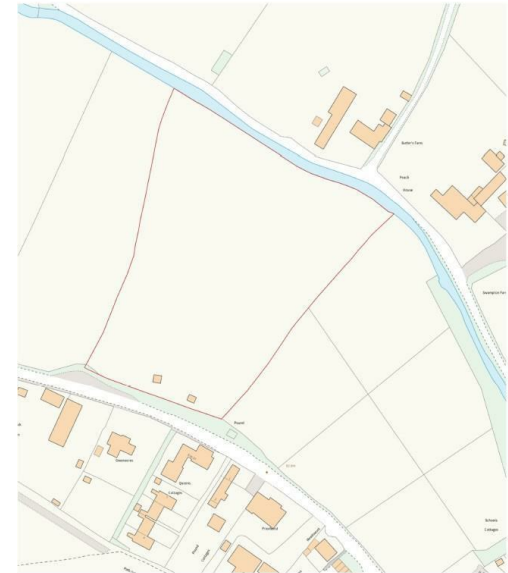
By appointment with the selling agents only.

## What3Words

///washroom.medium.fight



Paddock Field, Stoke Road, St Mary Bourne, Hampshire SP11 6EP



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N.B: these particulars are as at 30th March 2026 and photographs taken March 2026.

## Sales - Winchester

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