



savills



A Rare Opportunity to Buy Premier Equestrian Holding and Planning for a New Country House

Hollom Down, Lopcombe, Salisbury, Hampshire, SP5

Guide Price £3,600,000
In all about 127 acres

Situation

Hollom Down Farm occupies a highly attractive rural position on the Hampshire/Wiltshire border, surrounded by rolling countryside whilst remaining highly accessible. The property enjoys excellent communications, with convenient access to Salisbury, Winchester and the A303, providing onward connections to London and the South West.

The surrounding area is renowned for its outstanding riding and countryside pursuits, with a wide network of bridleways, quiet lanes and open countryside providing excellent opportunities for equestrian and recreational use. The nearby cathedral city of Salisbury and historic city of Winchester offer an extensive range of shopping, educational and cultural amenities.

Stockbridge 6.5 miles
Salisbury 8.6 miles
Winchester 15.1 miles
Southampton Airport 22.5 miles

Distances are approximate.

Summary

Hollom Down Farm presents a rare opportunity to acquire an exceptional farm occupying a private yet accessible position on the Hampshire/Wiltshire border.

The property has been significantly enhanced by the current owners and now combines a beautifully appointed farmhouse, extensive equestrian facilities and productive pastureland with the benefit of planning permission for a substantial new country house. Together, these elements create a highly versatile holding suited to a range of equestrian, sporting, lifestyle and residential interests.

Farmhouse

The Old Barn provides an impressive converted barn offering spacious and characterful accommodation arranged over two floors with spacious interior and four double bedrooms, with a further self-contained one bedroom annex providing ancillary or guest accommodation. Constructed in 2016 with traditional brick and flit to the front elevation, and render to the side and rear elevations, the property provides a desirable outlook across the farmland.

The property has been carefully enhanced by the current owners and now benefits from a swimming pool and extensive patio terrace, creating an excellent environment for outdoor entertaining and enjoyment of the surrounding countryside.





Planning Permission

Hollom Down Farm benefits from full planning permission (Ref: 25/O2213/FULLN) for the demolition of an existing agricultural barn and construction of a new dwelling and annex, together with associated landscaping, infrastructure, domestic PV array and parking.

The approved dwelling is positioned within the heart of the holding on the site of a former agricultural building and provides an opportunity to create a substantial country home within its own land, producing a total GIA of 7136 sq. ft.

Most importantly, the new dwelling is separate from the existing converted barn, providing flexibility for purchasers seeking a principal residence alongside secondary accommodation for family, guests, staff or rental purposes, subject to any necessary consents. The combination of the existing farmhouse, extensive equestrian facilities and approved newbuild dwelling offers considerable long term flexibility and appeal.

Full planning permission was granted by Test Valley Borough Council on 9 July 2026.

The proposed principal dwelling has been designed

by McLaren.Excell, an award-winning architectural practice with a reputation for creating exceptional contemporary homes that are carefully tailored to their setting.

The Land

The land extends to approximately 127.85 acres and comprises a ring fence of productive pastureland, divided into a number of useful enclosures by mature hedgerows and fencing.

The land is well suited to grazing, equestrian and wider amenity uses and surrounds the principal farmstead, providing privacy, security and ease of management. The holding enjoys attractive views across the surrounding countryside and offers an excellent balance of productive and recreational land.

Equine / Buildings

Since acquiring the property, the current owners have undertaken significant investment to create an impressive private equestrian estate.

The equestrian facilities centre around a modern stable complex incorporating quality loose boxes together with a bespoke secure tack room, kitchenette, WC and shower facilities. These are complemented by a boarded all weather manège, a five bay horse walker and extensive turnout and grazing paddocks.



CGI illustration of the proposed dwelling designed by McLaren.Excell. The image includes an indicative underground parking element, which is not included within planning permission ref. 25/O2213/FULLN and would be subject to obtaining any further necessary consents. For illustrative purposes only.



In addition, the holding benefits from a polo stick & ball field, providing excellent facilities for a range of equestrian disciplines.

The holding also includes a range of additional buildings offering useful storage and operational space, further enhancing the versatility of the property.

Method of Sale

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

Tenure

The freehold of the property is offered for sale with vacant possession.

Local Authority

Hampshire County Council,
The Castle
Upper High Street
Winchester
Hampshire
SO23 8UJ

Council Tax

Band = E

Energy Performance

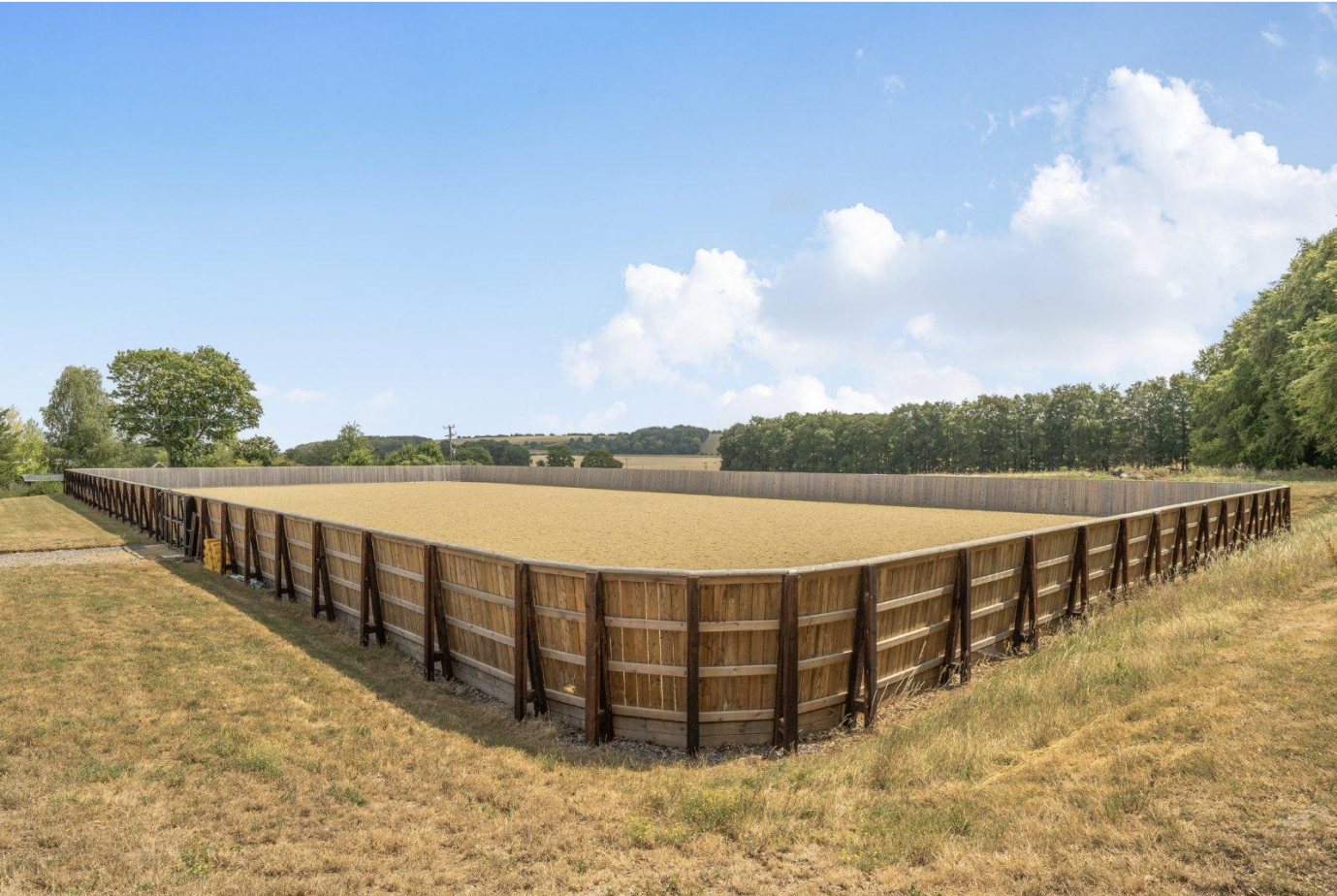
EPC Rating = To be confirmed

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Winchester Rural Agency Office. Telephone: +44 (0) 1962 857 428.

Services

Services	Water	Electricity	Heating	Drainage
Farmhouse	Mains	Mains	Oil	Private
Stables / Barns	Mains	Mains	Electric	Private



Directions

From Salisbury proceed north east on the A30 towards Stockbridge. Continue through Lopcombe Corner and follow the directions to Hollom Down Farm. The entrance to the property will be found on the right hand side.

Postcode: SP5 1BP

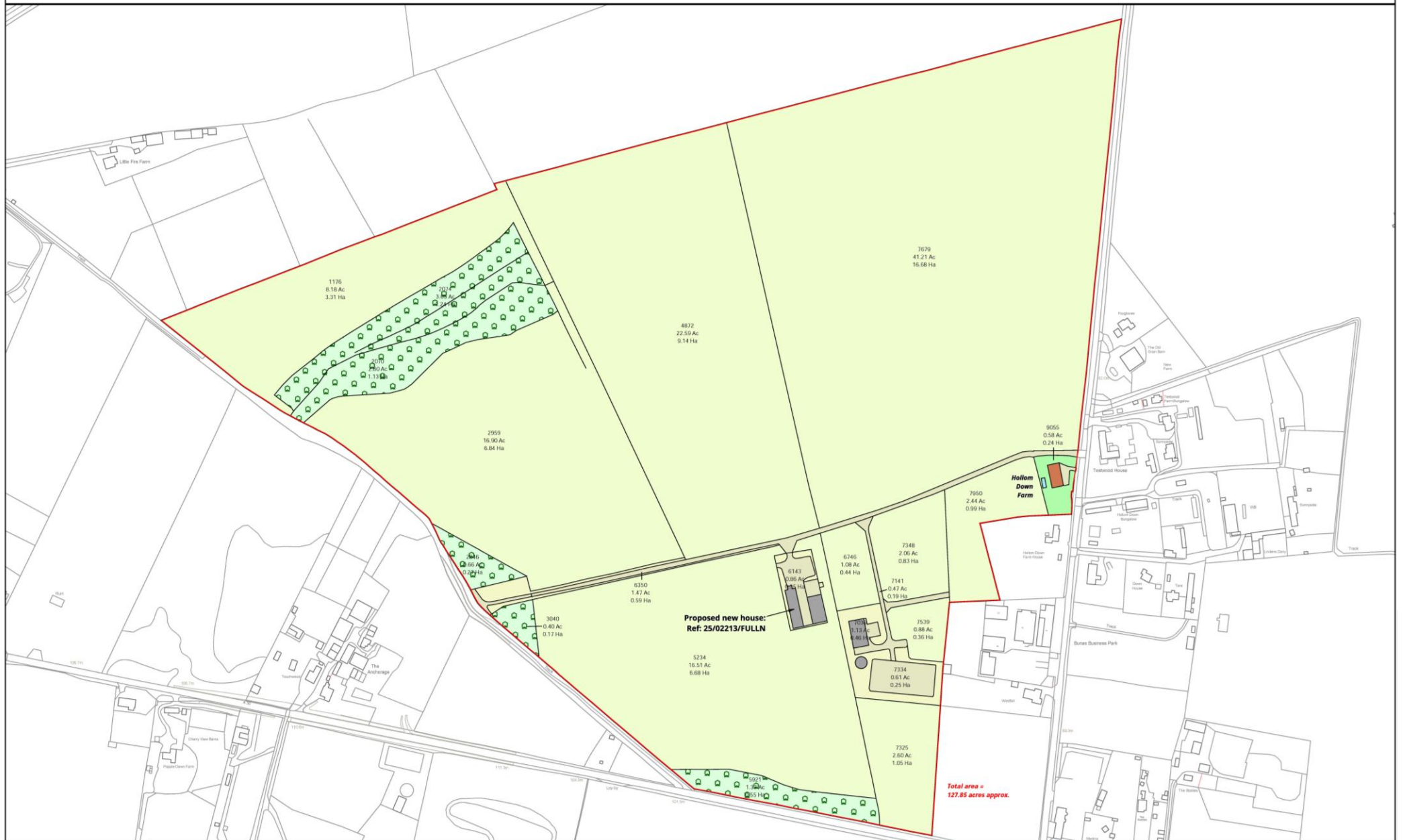
What3Words: ///pretty.slimy.sprinting

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements, restrictive covenants and all existing and proposed wayleaves, whether referred to in these particulars or not.

A plan showing any public rights of way affecting the property is available from the selling agents.

Hollom Down Farm



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL



Land Use:

Pasture	Orchard
Arable	Heathland
Game Cover	Rocks / Boulders
Woodland	Building (Residential)
Parkland	Building / Structure (Agricultural)
Verges / Misc	Gardens
Water	Road / Track

NB: If field and building type are unknown - assumed pasture & residential



Date: 06.08.26 Drawn By: CW Scale: 1:3750 @ A3 Plan Ref: 17050.2

Title: **Hollom Down Farm**

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. © Crown copyright and database rights 2026. Licence No. AC000818786

Hollom Down Farm, Hollow Down, Lopcombe, Salisbury, Hampshire, SP5 1BP

Gross Internal Area (Approx.)

Main House = 423.2 sq. m / 4,556 sq. ft

Garage = 50 sq. m / 538 sq. ft

Total = 473.2 sq. m / 5,094 sq. ft



savills

Geoffrey Jones

+44 (0) 1962 857 428

geoffrey.jones@savills.com

Savills

1 Jewry Street

Winchester SO23 8RZ

George Clarendon

+44 (0) 1962 677 234

George.clarendon@kightfrank.com

Knight Frank Winchester

14 Jewry Street

Winchester SO23 8RZ



Savills Winchester
01962 841 842
savills.co.uk

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



Important Notice: Savills, its clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at <https://www.savills.co.uk/footer/privacy-policy.aspx> 20260731JLHL

