



LAND FOR SALE

Land North of Red Lane, Binley, Andover, Hampshire, SP11 6HA



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Andover, Hampshire, SP11 6HA

A rare opportunity to acquire pastureland situated within the village of Binley. The property extends to approximately 4.60 acres (1.86 hectares) and includes two well-sized buildings, offering potential for alternative uses subject to the necessary planning permissions (STPP).

GUIDE PRICE: £285,000

- Attractive parcel of land within a stunning rural location
 - Direct road access
 - Two substantial agricultural buildings



Description

The Land North of Red Lane represents an excellent opportunity to acquire an attractive block of pastureland on the edge of the small village of Binley. Extending to approximately 4.60 acres (1.86 hectares), the property comprises good quality pasture together with two substantial agricultural buildings. The first is a steel portal frame Dutch Barn and the other a corrugated tin field shelter, open to one side.

The land is currently well managed and has recently been cut for hay. The Land offers potential for a range of agricultural, equestrian, or amenity uses, subject to the necessary planning permissions (STPP).

Situation

The Land known as the Land North of Red Lane is located on the Southern edge of the village of Binley, Andover.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

GENERAL REMARKS AND STIPULATIONS

Access

Land North of Red Lane benefits from direct access off Red Lane, 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

The Land North of Red Lane is held freehold with vacant possession under part of Land Registry Title Number HP446674.

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.

Services

The Land benefits from both a water and an electricity supply.

Mobile Phone Coverage

Likely phone coverage is available (Ofcom).

Right of Way

No public Right of Ways cross the land.

Directions

From Binley, follow Red Lane south out of the village. Within approximately 0.5 miles you will find the Land on your left.

Boundaries

The purchaser will be responsible for all boundary fences.

Local Authority

Basingstoke and Dean Borough Council.

Seller's Agent

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

Louisa Watson-Smith
t 01962 765075
e lwsmith@bcmwilsonhill.co.uk

Viewing

By appointment with the selling agents only.

What3Words

///bitters.epidemics.importers



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 12th June 2026

IMPORTANT NOTICE

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01962 763 900

sales@bcmwilsonhill.co.uk

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