

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

MANOR FARM, TWYFORD, HAMPSHIRE SO21 1RA

**Modern Farm Buildings,
Agricultural Land, Water Meadows,
Trout Fishing on River Itchen Carrier. 2 Bedroom Cottage**

85.59 acres (34.64 ha) in all



A range of modern farm buildings (over 23,000ft²), approx. 78 acres of agricultural land and water meadows. Double bank trout fishing (1,150yds) on a Carrier of the River Itchen. With a 2 bedroom mid-terrace cottage close by. Set in the heart of the Itchen Valley and within South Downs National Park with parts designated as SSSI and SAC. Additional 45 acres of grazing may be available to rent in the locality, by separate negotiation.

Lot	Available as a Whole or in Lots	Price Guide
1	Farm Buildings, Pasture Land (suitable for cropping), 27.63 acres in all	£615,000
2	Mainly Pasture Land. 6.28 acres in all.	£100,000
3	Pasture Land and Water Meadows, with some Woodland. 23.55 acres in all.	£175,000
4	Water Meadows. 28.02 acres in all.	£200,000
5	Segars Carrier Fishing Rights - Double bank - 1,150yds in all.	£100,000
6	No. 3 Manor Farm Green - 2 Bed Mid-Terraced. (See separate Sales Particulars).	£435,000
	The Whole	£1,625,000

FREEHOLD FOR SALE, WITH FISHING RIGHTS



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LOCATION: See **Location Plan** where the Property is identified shaded red with access by the black arrow. Winchester 3 miles, M3 (Junction 11) within 2 miles, Eastleigh 3½ miles, M27 (Junction 5) 5½ miles, Bishop's Waltham 7 miles.

DIRECTIONS: **From Winchester** Junction 11 of the M3 take the B3335 south towards Twyford. Once through the traffic lights in the centre of the Village proceed south for a further 500m and then turn right into 'Manor Farm Green' and proceed ahead to the access track to Manor Farm. **From Bishop's Waltham** proceed west along the B2177 to Fisher's Pond. At Fisher's Pond turn right onto B3354 signed Twyford and Winchester. Cross over the roundabout and after 2 miles at the southern edge of Twyford, turn left into 'Manor Farm Green' and proceed ahead to the access track to Manor Farm.

DESCRIPTION: Manor Farm is positioned on the eastern bank of the River Itchen and extends in all to a total of 85.59 acres (34.64 ha) as shown coloured and shaded on the **Site Plan**. The Farm has a range of modern farm buildings well laid out and in good condition and currently used for housing cattle. See **Building Site Plan** and **Building Schedule**. The adjoining land within Lot 1 is currently in its 5th year as pasture but has previously been farmed with arable crops. Lots 2 and 3 comprise permanent pasture suitable for grazing. Lot 4 comprises the water meadows with pond, reed and sedge beds. The length of fishing on the Segars Carrier passes through the heart of Manor Farm.

The Geological Survey Plan of Great Britain indicates the sub-soils to be Newhaven Chalk Formation - Chalk. The Agricultural Land Classification Map indicates the land to be of 3 and 4 Grade. The land lies approx. 20 - 35m above sea level.

Manor Farm is available either as a Whole or in the following Lots:

LOT 1:	Approx. 27.63 acres (11.18 ha) in all - Comprising a range of Farm Buildings and Yards (1.63 acres). 24.75 acres (10.02 ha) Agricultural land currently in a 5th year grass ley and previously arable cropped.
LOT 2:	Approx. 6.28 acres (2.54 ha) in all - Comprising mainly permanent pasture 4.87 acres (1.97 ha) with water connected. Shared access. Right of Way for Lot 3 and Lot 5 and parking for Fishing. Small block of woodland.
LOT 3:	Approx. 23.55 acres (9.53 ha) in all. Pasture land. Fenced. Access over Bridge 3. Additional Right of Way access from the south as identified brown on Site Plan 2 . Small block of mixed woodland. Designations include SSSI and SAC.
LOT 4:	Extending in all to 28.02 acres (11.34 ha) - Comprising Water Meadows with channels, pond, sedge and reed beds. Fenced and suitable for summer grazing. Access via main Farm entrance, Bridge 1 and 2. Right of Way access from the north as identified green on Site Plan 2 . (Bridge 1 subject to structural assessment for vehicular use). Designations include SSSI and SAC.
LOT 5:	The Fishing Rights along Segars Carrier. Total length of double bank Fishing 1,150 yards. Mainly fenced on either side with 2-3 metres approx. minimum width of bank for exclusive Fishing use and access. Fishing Hut and Car Parking spaces (within Lot 2). Foot bridge beside Fishing Hut.
LOT 6	No. 3 Manor Farm Green. 2 Bedroom Cottage providing approx. 989ft² accommodation with spacious rooms. Brick Garage. Rear south facing Garden. 2 Parking Spaces. Mains Services. Council Tax Band D. PLEASE ASK GILES WHEELER-BENNETT FOR SEPARATE SALES PARTICULARS.

FARM BUILDINGS: The Farm Buildings and yard occupy a site extending to 1.63 acres in all. Located at the northern end of Lot 1 with direct access off the Farm's main entrance track.

Together the range of buildings extend to over 23,000ft². The buildings are all modern steel framed and in use and the layout with adjoining yards with drainage has been well planned and currently used for a beef enterprise.

BUILDINGS SCHEDULE

BUILDING REF.	AREA	DESCRIPTION
A	45ft x 30ft 13.7m x 9m 1350ft²/123.3m²	An open sided 3 bay steel portal frame building. Under fibre cement roofing with cladding from eaves to approx 1.3m.
B	80ft x 40ft 24.2m x 12.2m 3200ft²/295.2m²	4 bay steel portal frame building under a corrugated concrete fibre cement roof board roof. The Northern-most bay is converted to a workshop with roller shutter door. The remainder used as an open sided livestock housing and is concrete panelled to approx. 2m. Concrete floor, mains water and electricity connected.
C	105ft x 100ft 32m x 30.5m 10500ft²/976m²	An open sided 7 bay steel portal frame building under a corrugated concrete fibre cement roof board roof. The dimensions given include 30ft (9m) lean-to of the same construction. Part concrete floor, mains water and electricity connected.
D	130ft x 40ft 39.6m x 12.2m 5200ft²/483.12m²	An open sided 8 bay steel portal frame building under a corrugated concrete fibre cement roof board roof, the southern gable is Yorkshire boarding over concrete panelling.
E	100ft x 30ft 30.5m x 9m 3000ft²/274.5m²	A 5 bay steel portal frame building under corrugated concrete fibre cement roof board roof with earth floor. This building currently used for the storage of hay and straw is enclosed on three sides by corrugated plastic coated sheet metal.

SEGARS CARRIER - FISHING RIGHTS (Lot 5): This stream is a carrier directly off the main River Itchen at its northern end and its length through Manor Farm extends to approx. 1,150yds. It would have historically functioned as a high 'drowning channel' which would have been used to flood adjoining meadows to promote early Spring grass growth for grazing.

This stretch has been operated for a number of years as an exclusive stocked fishery with Triploid Brown Trout available for a limited number of paying rods. Grayling are also present. Further details and Catch Records are available from Messrs Giles Wheeler-Bennett upon request.

The Portsmouth Services Fly Fishing Association (PSFFA) has managed and occupied the fishing for a number of years on an annual licence. Currently licence expiring 31st December 2018.

COUNTRYSIDE STEWARDSHIP: The land forms part of a larger Countryside Stewardship Agreement commenced in 2017 for a period of up to 10 years. A Purchaser will have the opportunity to continue with the Scheme on Manor Farm, subject to Natural England approval.

Current options in the Countryside Stewardship Agreement protect the nature conservation interest of the land. The annual payments for Manor Farm amount to approx. £6,800.

There are also Capital Grants included in the Agreement in relation to Manor Farm amounting to a sum over £10,000 for items such as fencing, hedging, coppicing and ditching. Transferring of these grants is subject to Natural England approval. Further details of the Countryside Stewardship can be provided by Messrs Giles Wheeler-Bennett upon request.

BASIC PAYMENT SCHEME: The land is eligible for Basic Payment. The Vendors have claimed and will retain the 2018 payment. Entitlements are available to be transferred to a Purchaser in readiness for future claims.

NATURE CONSERVATION DESIGNATION: The majority of Lots 3 and 4 are designated both as Sites of Special Scientific Interest (SSSI) and Site of Special Area of Conservation (SAC).

BRIDGES: There are 3 vehicular bridges that cross the Segars Carrier as identified on the **Site Plan** to provide access to Lots 3 and 4. Bridge 2 and 3 have been refurbished. In 2010 an assessment at that time indicated that both could carry vehicles with maximum 40 tonne gross vehicle weight with maximum single allowable axle load per axle of 11.5 tonnes.

CATTLE: A small herd of North Devon 'Red Ruby' cattle are available on the holding to be purchased by separate negotiation. The herd of approx. 30-40 head comprise In Calf Cows along with this year's Replacements. Further details are available upon request. Straw currently stored on the farm is available.

SERVICES: Mains electricity connected to the farm buildings. 3 Phase available. Mains water connected to the buildings and available to water troughs (Lots 1 and 2).

WAYLEAVES AND EASEMENTS: Overhead electricity pylons cross the southern parts of Lots 1 and 3 as identified on the **Site Plan**. 11kv overhead lines cross the Property. A Southern Water pipeline is laid through Lot 1.

PUBLIC RIGHTS OF WAY: A Public Footpath crosses a short section of the Property just inside the northern boundary of Lot 1 and is fenced away as identified on the **Site Plan** and **Building Site Plan**. There is a Permissive Footpath from Manor Farm Green Cottages down the access track (125m) to join the Public Footpath as shown on the **Building Site Plan**.

PRIVATE RIGHTS OF WAY: Neighbouring Landowners to the north have Rights of Access along the main access track.

SHOOTING RIGHTS: The Shooting Rights over the Property are in hand. The Property provides opportunity for rough shooting and duck.

FENCING: All the land is fenced. The western boundary of Lots 3 and 4 is fenced with post and wire and there is an obligation for the neighboring landowner to maintain this fence in a stock proof manner.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>

SOUTH DOWNS NATIONAL PARK: The Property is set within South Downs National Park as outlined in yellow on the **Location Plan**. South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk. The South Downs National Park Authority deals with all planning enquiries.

VIEWING: The Cottage and Farm Buildings strictly by prior appointment with the agents Giles Wheeler-Bennett. Tel: 01489 896977. The land and Fishing - unaccompanied and on foot during daylight hours taking a set of Sales Particulars with you. Parking available at No. 3 Manor Farm Green Cottage (unoccupied).

Current Viewing Day of Farm Buildings: 6th June 11am —12.30pm. Please book or discuss alternative appointments.

HEALTH AND SAFETY NOTICE: There are cows with calves grazing various parts of the Property, please keep all gates shut and avoid approaching close by to the cows and calves. No dogs allowed. Beware of deep water along Segars Carrier.



Building A



Building Pt B



Building Pt B



Building C



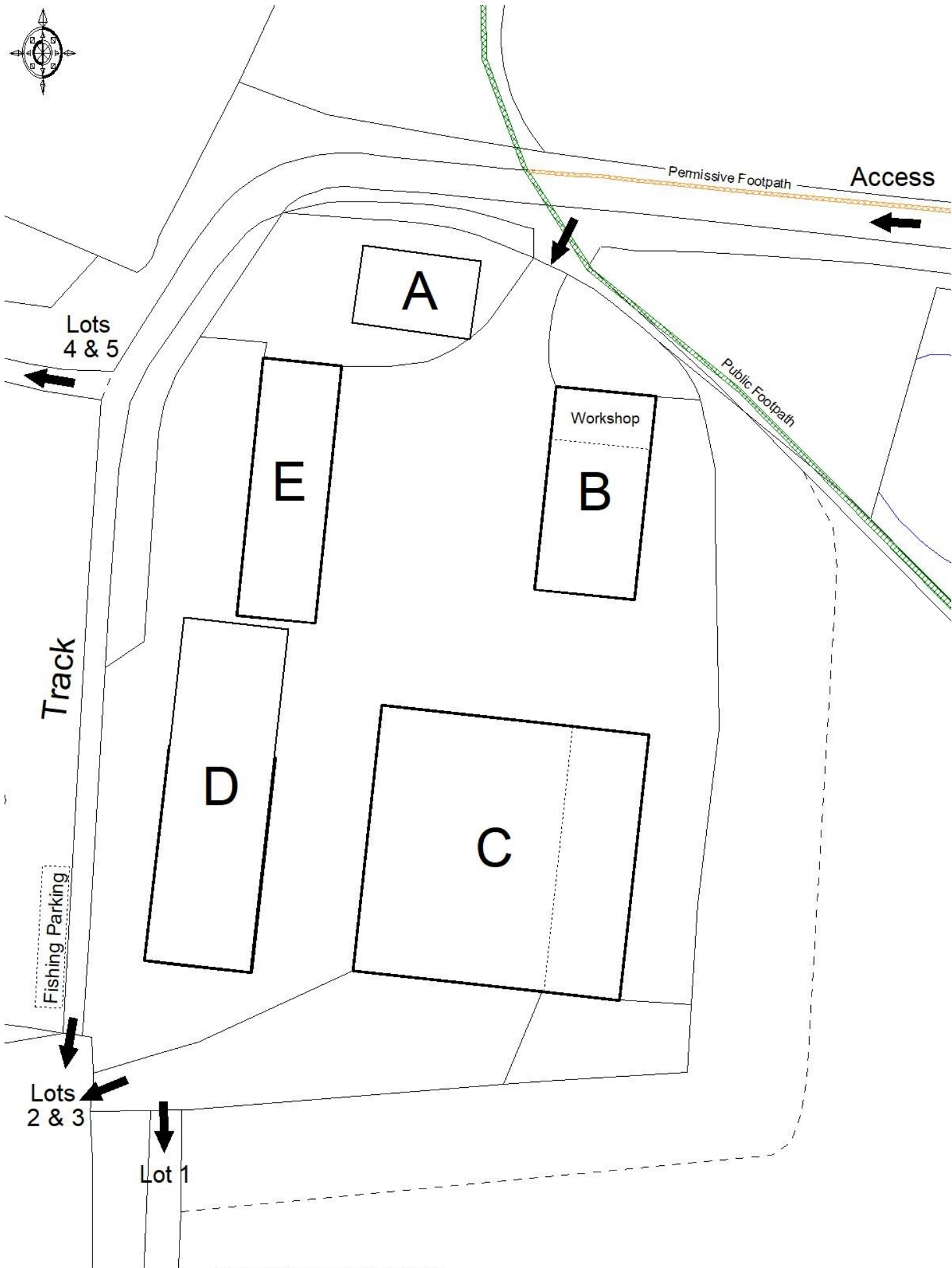
Building D



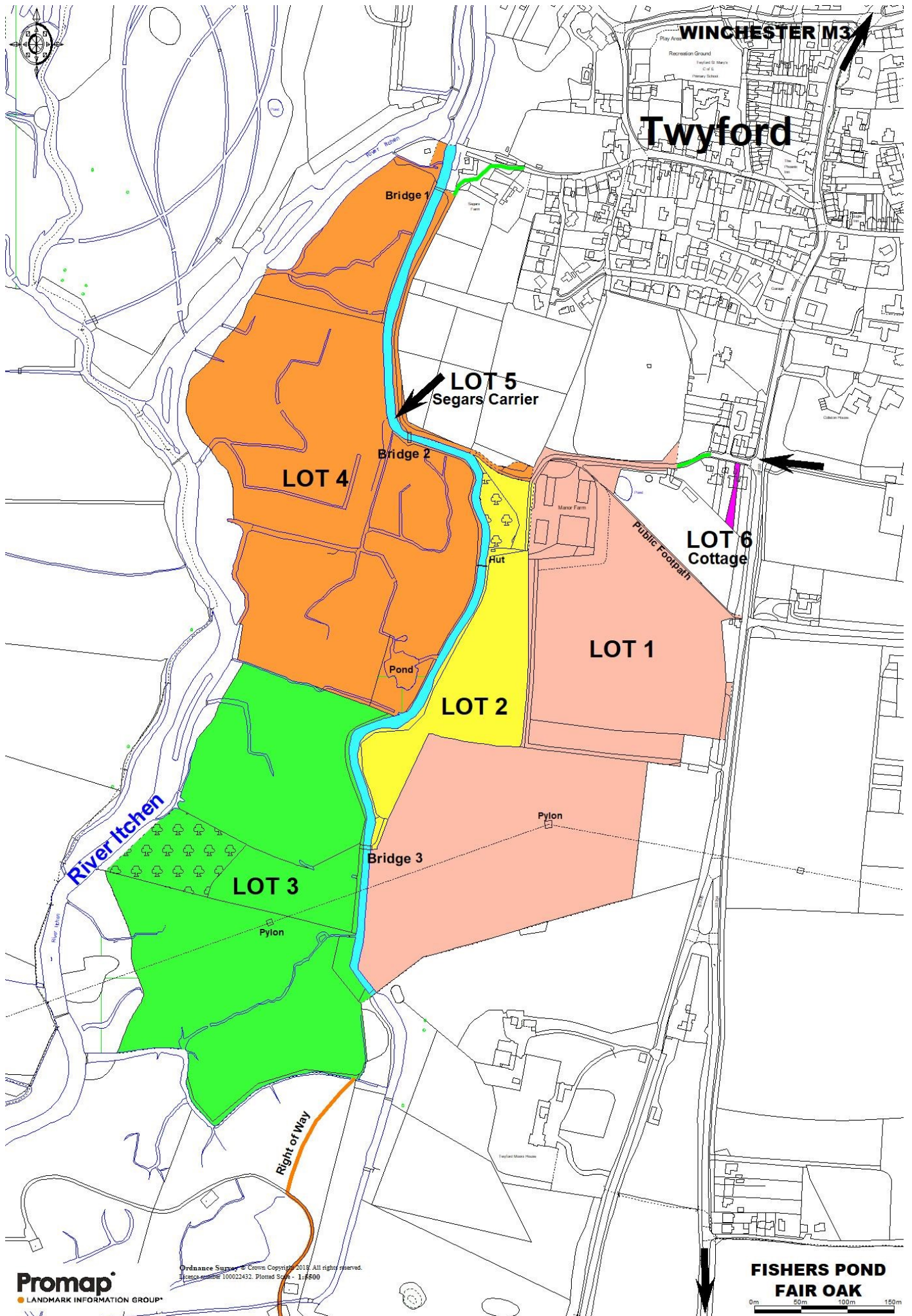
Building E



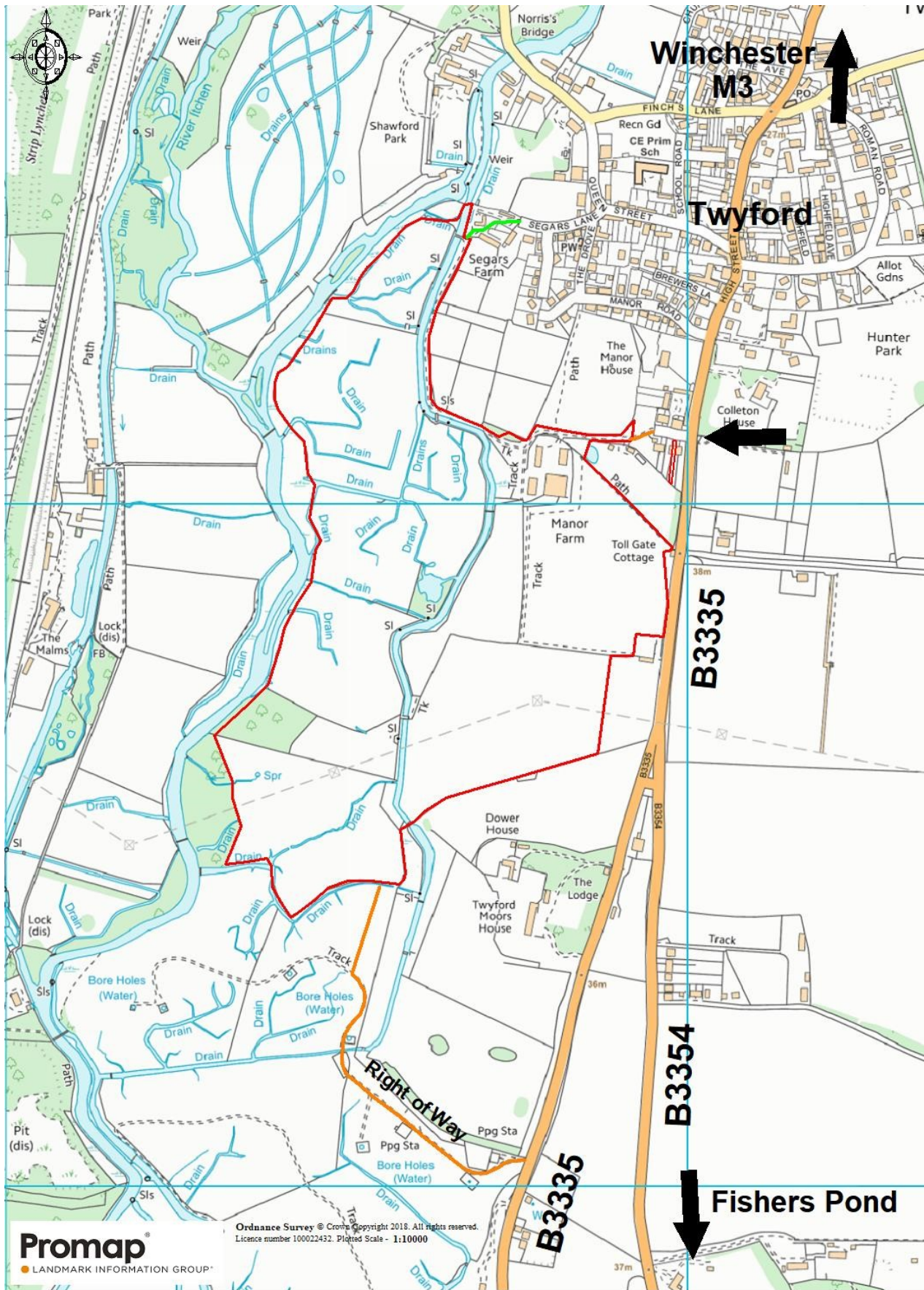
Buildings Site Plan



Site Plan



Site Plan 2



For Further Information Contact :

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