

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

ON THE INSTRUCTION OF MS DULCE WIGHTMAN

UPHAM, NR WINCHESTER SO32 1HN

OWER FARM

Extending to 251.46 acres in all (101.76 Ha)



The former racing yard and gallops of the late Bill Wightman. A Farmhouse, a Cottage and a Bungalow with various yards and outbuildings including over 40 stables set in rural Hampshire on well drained chalk land. Former grass gallops with 2 mile stretch. Not currently in equestrian use but a unique opportunity to revive this establishment. Up to 155 acres of arable land and 68.37 acres pasture. Within the South Downs National Park.

Lot	Description	Price Guide
1	Ower Farmhouse with range of 16 timber and block Stables (in need of refurbishment/replacement) with agricultural land. Approx. 14.45 acres in all.	£1,500,000
2	Ower Farm Cottage with range of brick and flint Outbuildings, 4 Stables and a Granary. Approx. 1.41 acres in all.	£850,000
3	The Bungalow - With Agricultural Occupancy Condition. Yards with 24 Stables, Outbuildings and Barn. 1.38 acres in all.	£750,000
4	Bungalow Field - Approx. 7.52 acres currently in arable production but suitable for grass establishment. Adjoining the Stable Yard. Not available to be as a single Lot.	£125,000
5	Approx. 95.08 acres agricultural land currently in arable production. Grade 3. Well drained chalk.	£1,100,000
6	Stephen's Castle Down - Former gallops, arable and downland - Approx. 131.62 acres in all.	£1,250,000
Whole	Approx. 251.46 acres in all	£5,575,000

Freehold for Sale by Private Treaty. Offers Invited



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VIEWING INSTRUCTIONS:

Lots 1 - 4 STRICTLY BY PRIOR APPOINTMENT and following discussion with selling agent Dominic Plumpton.

Lot 5 Arable land shaded green on Site Plan. From the access in the southern corner please proceed on foot during daylight hours but only following prior notification to the selling agents Giles Wheeler-Bennett. Yew Tree Field similarly.

Lot 6 Stephen's Castle Down including the former gallops. Please proceed on foot during daylight hours but only following prior notification to the selling agents Giles Wheeler-Bennett. **WARNING: Livestock may be grazing - No dogs allowed. Access via the gate at the northern end, or via the Bridleway/Footpath along the southern end labelled Z on Site Plan 1 with parking.**

LOCATION: See **Location Plans 1 and 2**. Ower Farm is located approx. 6 miles south of Winchester and approx. 2½ miles north of Bishop's Waltham.

TRANSPORT: Motorway - Junction 10 M3 motorway - 6 miles, Winchester. Junction 7 M27 motorway - 7 miles, Hedge End.

Railway - Petersfield Station - 17 miles. Winchester Station - 8 miles.

Airports - Southampton International Airport - Approx. 9 miles.

DESCRIPTION: Ower Farm is well positioned in rural Hampshire at the northern end of the village of Upham. It occupies a secluded position and comprises 3 dwellings each positioned close to the stables and yards but offering privacy from one another. The agricultural land is currently mainly in arable production but was historically down to grass for horse grazing.

Ower Farm includes a block of Chalk Downland known as 'Stephen's Castle Down' upon which there are former grass gallops providing a 2 mile stretch.

Ower Farm has been in the Wightman family for many years and was the racing yard from which the late Bill Wightman had a successful career in training both jump and flat racehorses.

The stable yard and gallops are not currently in use. The gallops have great potential to be put back to their former use, subject to any appropriate consent or approvals required.

HISTORICAL NOTE: Ower Farm is the racing yard and gallops formerly used by the late Bill Wightman. Having obtained his Trainer's Licence in 1937, Bill picked up the reins at Ower Farm after returning from the Second World War and continued through to his retirement in the mid 1990s. Before concentrating on the flat, Bill was associated with one of the most popular jumpers of the post war era, Halloween, a dual King George VI Chase Hero and the only horse to be placed four times in the Gold Cup without actually winning the steeplechasing crown in the 1950s. Bill then turned his focus to flat racing with much success in the 1970s. The Southampton footballer turned racehorse trainer Mick Channon met Bill Wightman at Ower Farm in the 1960s when Bill trained his horse. Their friendship commenced as did Mick's love of racing which became his career.

Lot 1 - Ower Farmhouse

As shaded pink on the **Site Plans** and extending in all to 14.45 acres. A period house occupying a slightly elevated position and overlooking the stables. Constructed of brick with flint faced elevations. Approached up a gravel drive and set back off the road. Currently providing 4 bedrooms with some very spacious rooms as shown on the **Floor Plans** and in all extending to 4,246 ft² (excluding restricted height area). See **Floor Plan**.

Car ports and outbuildings. The secluded gardens at the rear are mainly laid to lawn with established borders.

Stables - A range of 16 timber and block stables not in current use and most in need of replacement or refurbishment.

Land - 11.51 acres. The land is level and well drained and currently mostly in arable production but suitable for pasture to be established. There is an unfenced boundary between positions C, D and E on the **Site Plan 2** but marked on site with posts. The adjoining Lot 4 to the west comprises an additional 7.52 acres.

Occupation - Currently occupied by private tenants on a periodic Assured Shorthold Tenancy at a rent of £3,500 per calendar month.

See later for Floor Plan, EPC, Council Tax and Services.

Lot 2 - Ower Farm Cottage

Extending to 1.41 acres in all as shaded yellow on the **Site Plan**. An attractive period cottage set back off the road and with 3 bedrooms and internal floor area extending to approx. 1,731 ft². See **Floor Plan**.

At the rear there is a single storey brick outbuilding understood to be the former dormitory for stable staff many years ago. Not currently inhabited and just used for storage. There may be the potential to combine/link the Cottage with the outbuilding, subject to obtaining the necessary planning consent.

The attractive brick and flint outbuildings include some former stables and storage. There is a timber framed granary on staddle stones and a further smaller timber clad outbuilding understood also to be a former small dormitory for stable staff in the past.

An adjoining paddock providing 0.58 acre pasture with an unfenced boundary between positions D and E on the **Site Plan 2** but marked on site with posts. Lot 4 to the west (but not adjoining) comprises an additional 7.52 acres.

Occupation - Currently occupied by private tenants on a periodic Assured Shorthold Tenancy at a rent of £800 per calendar month.

Lot 3 - The Bungalow and Stables

Extending to 1.38 acres as shaded blue on the Site Plans. The Bungalow was erected following planning consent in 1973. Approximate dimensions 12.8m x 7.0m (42 ft x 23 ft). The timber framed and clad bungalow built upon dwarf brick walls occupies a position close to the road frontage and to the north of the stables and yards. Approximate external gross floor area dimensions are approx. 88m² (950 ft²). Subject to survey, the Bungalow is in need of refurbishment.

The Bungalow currently shares a vehicular access with the stables and occupies a position overlooking the adjoining agricultural land and with views across 'Bungalow Field' (Lot 4) towards the south and west.

Agricultural Occupancy Condition - A condition of the planning consent requires that the occupation of the Bungalow is limited to '**a person employed at Ower Farm Racing Stables or employed wholly or mainly in agriculture or last employed wholly or mainly in agriculture, as defined by Section 290(1) of the Town and Country Planning Act 1971 or in forestry, or the dependent of such a person**'.

Occupation - The Bungalow is currently occupied by private tenants on a periodic Assured Shorthold Tenancy at a rent of £650 per calendar month. The present tenants have been in occupation since 2010. The Stables and yards are vacant.

Within **Lot 3** there are at least 24 stables. Many of the stables are constructed of brick with attractive flint front elevations and with varying internal dimensions. The stables have not been used since approx. 2009 and are in need of refurbishment.

There are additional Tack Rooms and Feed Rooms throughout the range. There is an existing Workshop and Storage facilities. Open Fronted Agricultural Barn with approximate dimensions 14.5m x 18.0m (48 ft x 60 ft). The Mobile Home has not been inhabited for many years and there is no planning history.

There is an unfenced boundary between positions C, D and E on the **Site Plan 2** but marked on site with posts. The adjoining Lot 4 to the west comprises an additional 7.52 acres.

SERVICES: Ower Farmhouse - Mains electricity, private water borehole. Private drainage. Oil fuelled boiler.
Ower Farm Cottage - Mains electricity. Shared private water borehole. Private drainage. Bottled gas central heating.
The Bungalow - Mains electricity. Shared private water borehole. Private drainage. Electric storage heaters.
Stables and Outbuildings - Mains electricity. Shared private water borehole.
All the dwellings benefit from woodburning stoves.

COUNCIL TAX: Ower Farmhouse	Property Band = H.	For year 2019/20 = £3,427.80
Ower Farm Cottage	Property Band = F.	For year 2019/20 = £2,475.63
The Bungalow	Property Band = B.	For year 2019/20 = £1,333.03

THE AGRICULTURAL LAND AND GALLOPS: The total area of agricultural land across Ower Farm extends to 223.92 acres (90.62 Ha) which comprises of 155.55 acres of arable land and approx. 68.37 acres permanent pasture as set out below.

Lot 4 - Bungalow Field - Shaded orange on **Site Plan 1** and **2**. Extending in all to 7.52 acres currently in arable production but historically has been in grass. Immediately adjoins the stables. This field is only available to be purchased together with either Lot 1, Lot 2, Lot 3, or Lot 5.

Lot 5 - Shaded green on **Site Plan 1** and extending to approx. 95.08 acres and currently in arable production but would be suitable for the establishment of grass in the future. The main block adjoining Ower Farm buildings comprises 8 fields and with access off the Public Highway in the southern corner close to position Y as identified on **Site Plan 1** and with access internally to each of the other fields suitable for modern farm machinery. The western boundary between positions X and Y on the **Site Plan** is currently unfenced but marked by wooden posts on site. Additional 7.52 acres of land in Lot 4 is available.

Lot 6 - Stephen's Castle Down extending to 131.62 acres in all as shaded on the **Site Plan 1**. The former grass gallops extend around the perimeter of this Chalk Downland bank, with other parts in arable production and with the steeper parts being bank with scrub in places. Occupying an elevated position and presenting an impressive landscape. Historical access point at the southern end labelled W.

Lot 6 Approximate areas: Arable 57.27 acres
Permanent pasture (former gallops) 33.79 acres
Bank 34.35 acres
Scrub/Woodland 4.69 acres

BASIC PAYMENT SCHEME: The agricultural land at Ower Farm within Lots 1, 4, 5 and 6 is eligible for the Basic Payment Scheme agricultural annual subsidy. There is a total eligible area of 232.05 acres (93.91Ha). The Entitlements will be included with the sale. The net BPS 2018 payment for the farm as a whole amounted to £22,891.

ENVIRONMENTAL STEWARDSHIP: Across Ower Farm there is an existing 10 year Higher Level Environmental Stewardship Agreement. 2019 is Year 8 within the Agreement which expires November 2022.

With various options, the annual grants to be received from Natural England under this Agreement for the farm as a whole are in the region of £11,800 for the remaining Years 8, 9 and 10.

On the arable land the options include: Hedgerow management, grass and flower rich margins, field corner management, nectar flower mixes, wild bird mixes and minimum tillage over archaeological features.

Capital Grants have been achieved on Stephen's Castle Down (Lot 6) to allow for the installation of mains water to a network of troughs and the erection of sheep fencing.

Scrub Management is ongoing to remove and control scrub from the steep banks to restore the Chalk Downland.

THE FORMER GALLOPS: Stephen's Castle Down contains one of the former gallops not used since the 1980s. The gallops are now fenced with an average width of approx. 35-40m along the 2 mile length 'end to end' with a gentle incline at the northern end.

There is also an arable field immediately to the west of Stephen's Castle Down, on the western side of the road, known as Yew Tree Field (part of Lot 5) as labelled on the **Site Plan 1**. The perimeter of that field was also historically used as a gallop including along its approx. 1 mile road frontage.

SHOOTING RIGHTS: The land at Ower Farm is used by neighbouring landowners as part of a Pheasant Shoot. The Agreement expires 1st February 2020.

ENVIRONMENTAL DESIGNATIONS: The whole of Lot 6 - Stephen's Castle Down, is a Site of Interest for Nature Conservation.

PUBLIC RIGHTS OF WAY: A Public Footpath crosses the southern part of Lot 6 as identified FP on **Site Plan 1**. A Public Bridleway runs inside the southern boundary of Lot 6 as identified BW. Part of the steep bank on Lot 6 shown hatched is 'Access Land' under the Countryside and Rights of Way Act 2000 over which the public can walk.

EASEMENTS AND WAYLEAVES: Pipelines of Esso petroleum and Southern Gas Network cross Lot 6 and the southern part of Lot 5 'Yew Tree Field'. 11kv overhead electricity lines cross the Property.

SOUTH DOWNS NATIONAL PARK: South Downs National Park, North Street, Midhurst GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk.

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

BUSINESS RATES: None currently demanded

PLANNING HISTORY:

Lot 1 - Ower Farmhouse - Planning consent received 31st May 1957 for 'alterations and additions'. (Ref: DRD.2317).

Lot 2 - Ower Farm Cottage - Outlined permission for 'residential quarters' for stable staff including 10 bedrooms, 2 bathrooms and toilets, kitchen/dining room and lounge dated 11th May 1972. (Ref: DRD2317/1). Planning permission permitted for the 'erection of a bungalow' dated 14th November 1949. (Ref: DRD329). None of these relate to the Cottage itself.

Lot 3 - The Bungalow - Outlined planning consent for 'construction of a living accommodation for 5 stables, staff and housekeeper' dated 27th November 1973. (Ref: DRD2317/2). Approval of detailed plans for the 'erection of staff accommodation' dated 27th November 1973. (Ref: DRD2317/3).

Condition 4 states that ***'the occupier of the dwelling shall be a person employed at Ower Farm Racing Stables or employed wholly or mainly in agriculture or last employed wholly or mainly in agriculture, as defined by Section 290(1) of the Town and Country Planning Act 1971 or in forestry, or the dependent of such a person'***.

The Stables - Planning permission permitted for 'erection of building to be used as stabling' dated 10th April 1978. (Ref: W3764). This relates to the 4 stables within the eastern edge of Lot 3.

PLANNING POLICY: The Property lies within South Downs National Park and so the South Downs National Park Authority is responsible for implementing a planning policy. At present, the Park Authority is at the final stages of preparing their Local Plan which is due to be adopted during the latter part of 2019. Winchester City Council acts on behalf of South Downs National Park Authority to administer the Planning Policy.

LISTED BUILDING STATUS: None of the dwellings at Ower Farm are listed.

LOT 1 - OWER FARMHOUSE



LOT 1 - OWER FARMHOUSE



LOT 2 - OWER FARM COTTAGE



LOT 3 - THE BUNGALOW



LOT 4



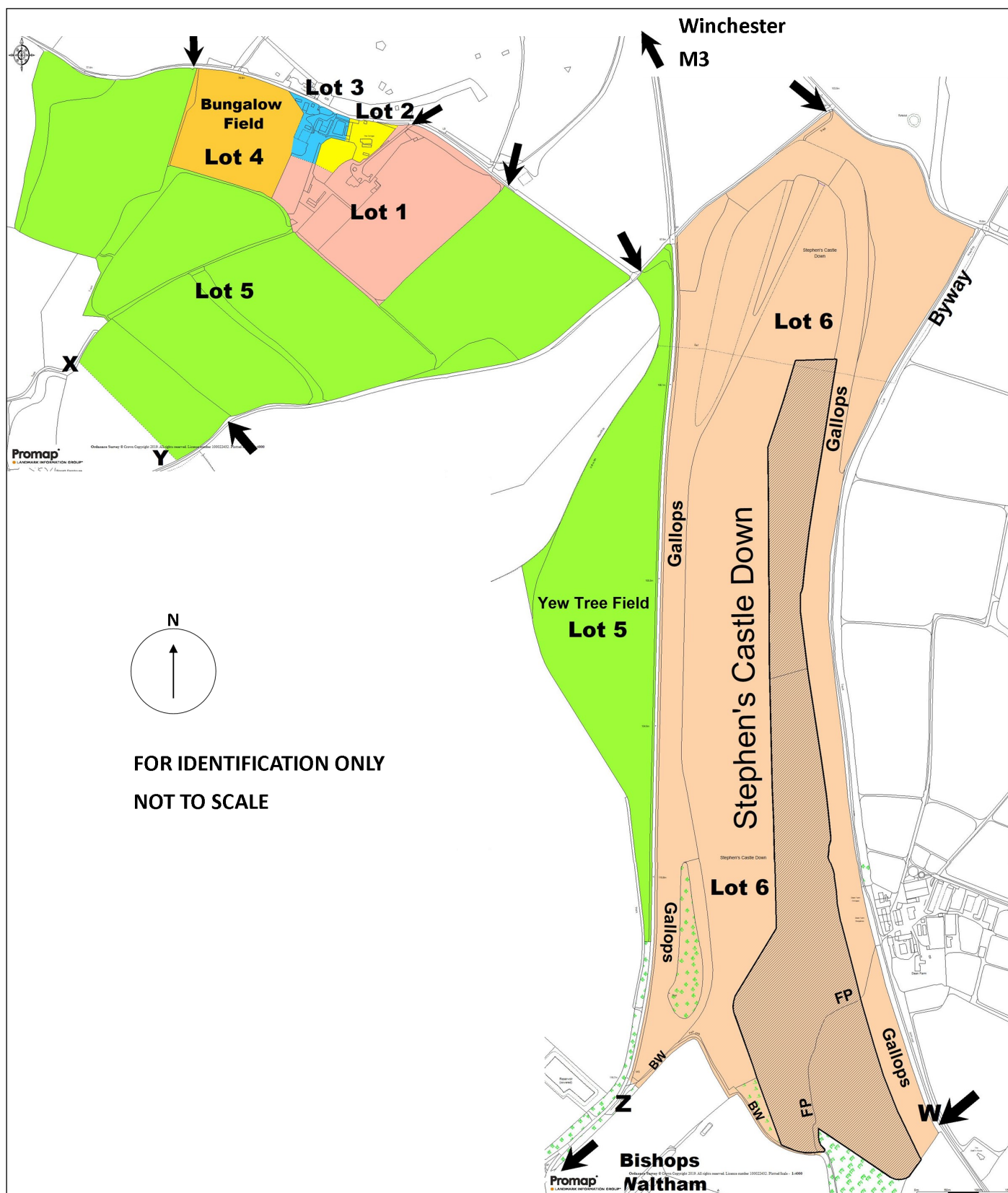
LOT 5



LOT 6



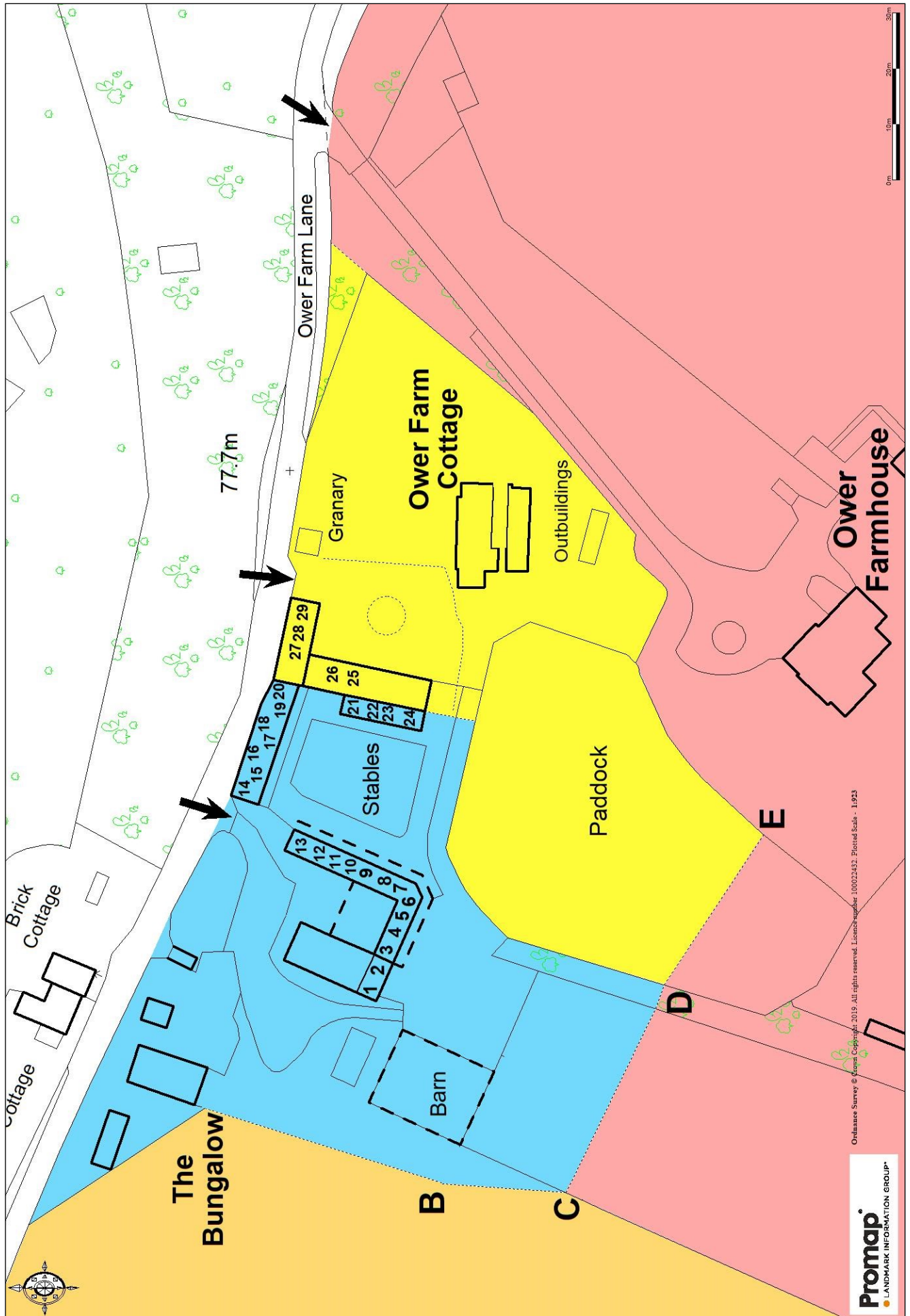
SITE PLAN 1



For Further Information Contact:
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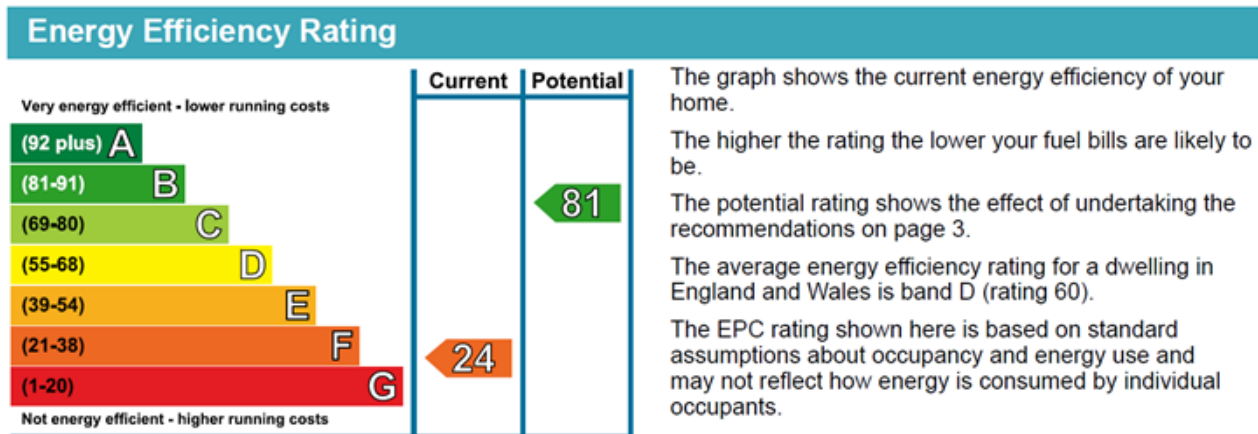
SITE PLAN 2



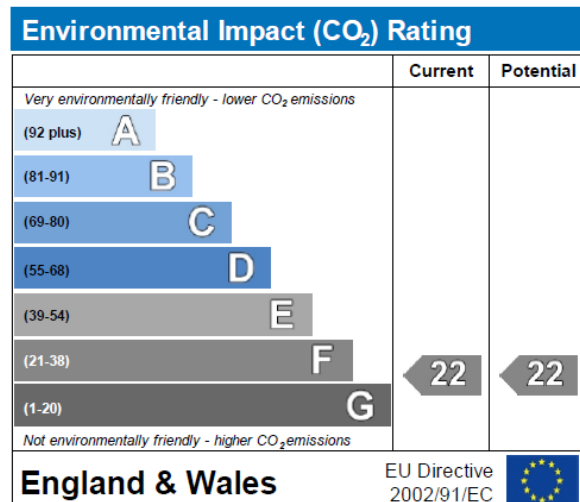
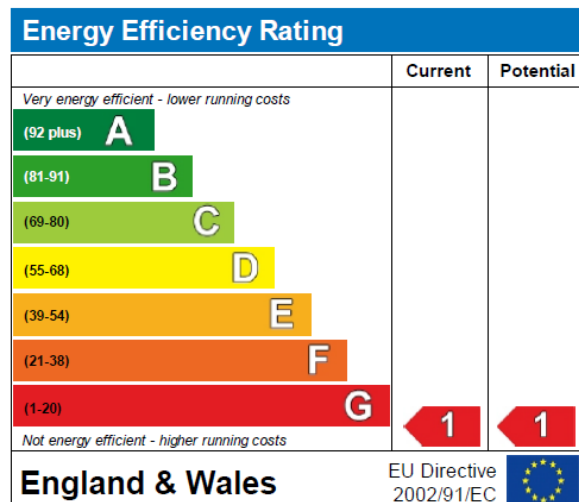
Subject to Survey

ENERGY PERFORMANCE

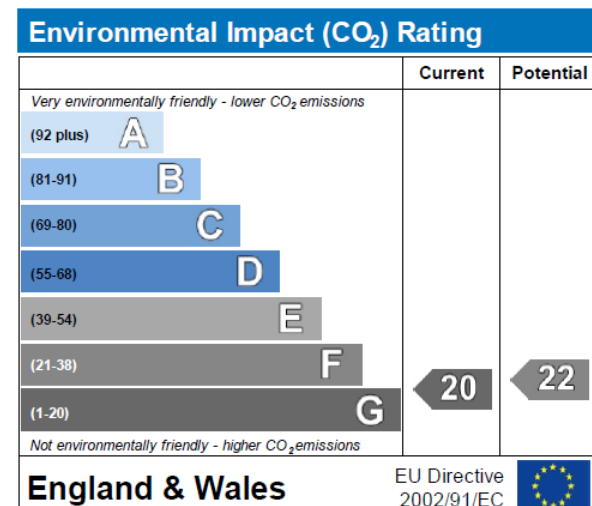
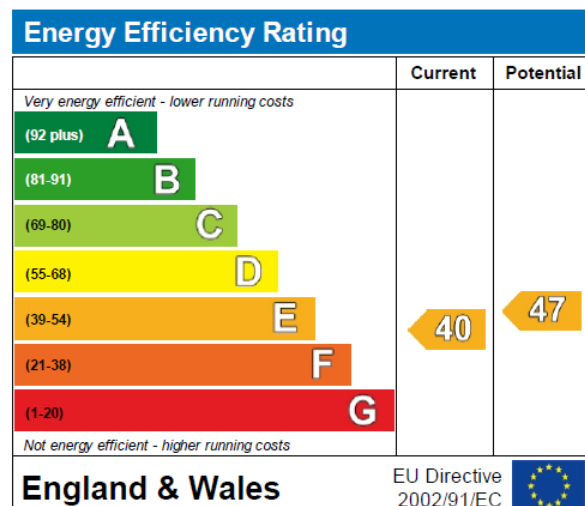
OWER FARMHOUSE



OWER FARM COTTAGE



THE BUNGALOW



OWER FARMHOUSE

Over Farm Lane, Upham, Southampton, Hampshire, SO32

APPROX. GROSS INTERNAL FLOOR AREA 4246 SQ FT 394.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

OWER FARM COTTAGE

FLOOR PLAN

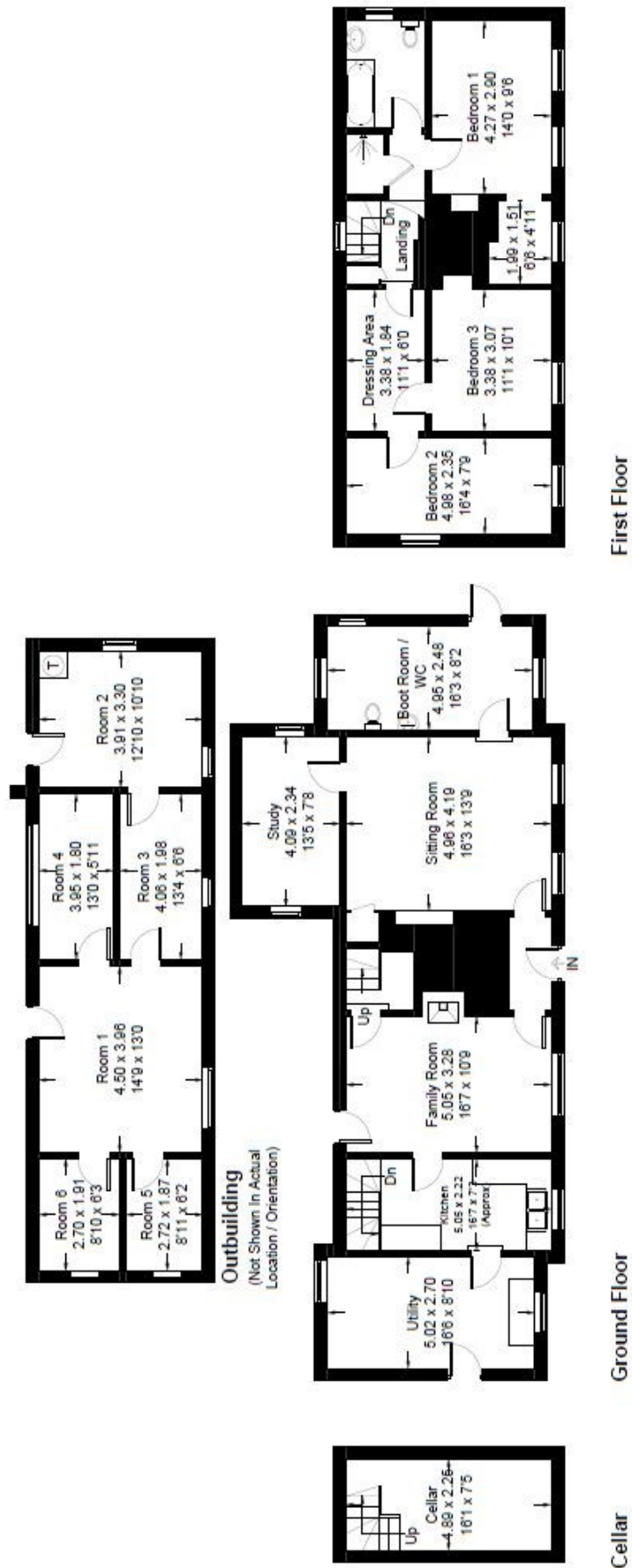
Ower Farm Cottage, Upham, SO32 1HN

Approximate Gross Internal Area = 160.8 sq m / 1731 sq ft

Cellar = 10.9 sq m / 117 sq ft

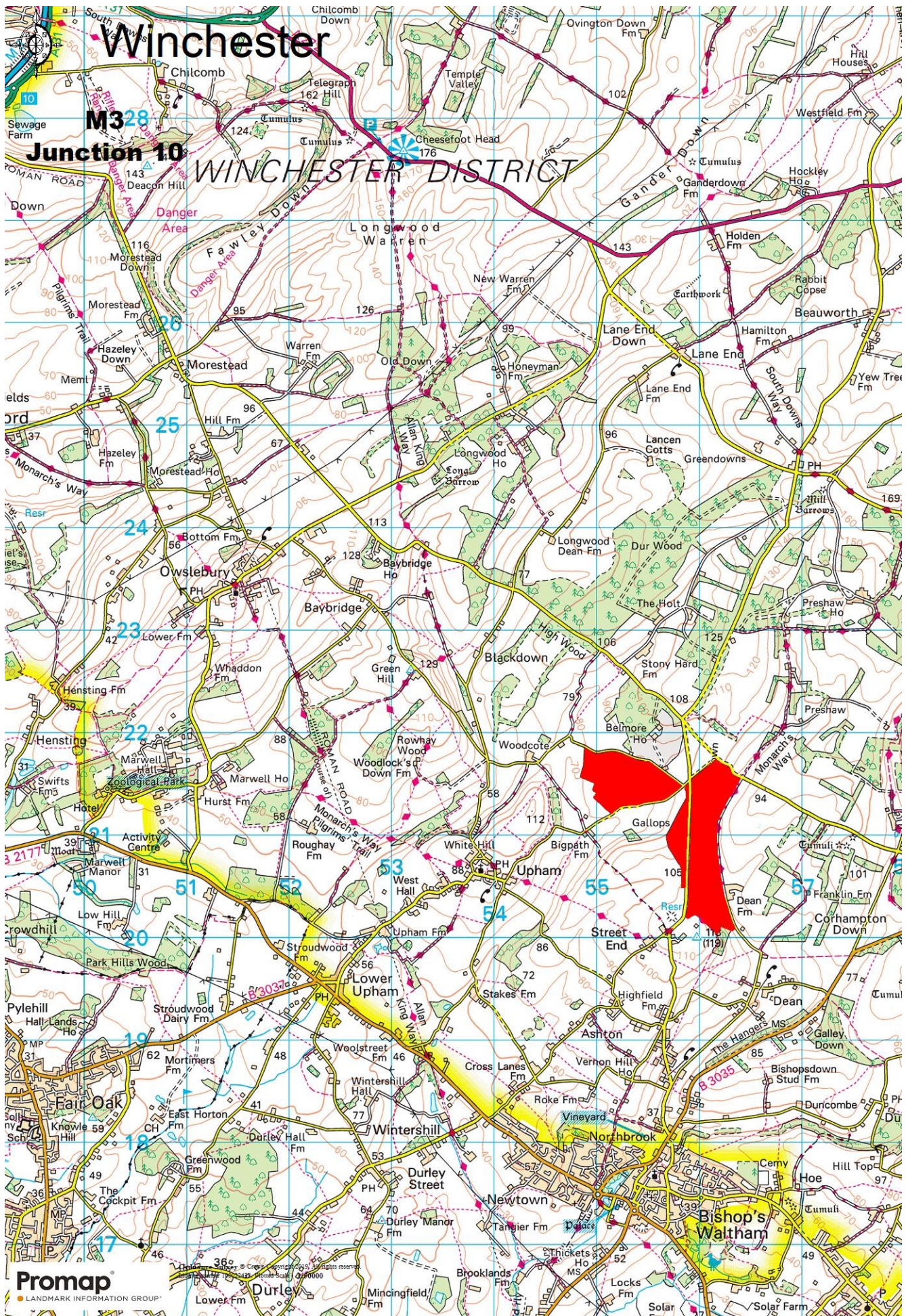
Outbuilding = 59.3 sq m / 638 sq ft

Total = 231 sq m / 2486 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID537458)

LOCATION PLAN 1



LOCATION PLAN 2



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

May 2019