

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

**HAMBLEDON, PO7 4RE**

## **Hill View Farm**

**APPROX. 23.44 ACRES IN ALL**



**An attractive 2 bedroom Farmhouse and 3 bedroom Bungalow with an extensive range of farm buildings (23,925ft<sup>2</sup>) including 6 stables and surrounded by approx. 20.53 acres of pasture land.**

**An opportunity for Agricultural, Equestrian or alternative uses, subject to planning where required, positioned in the countryside in the South Downs National Park and within easy reach of the Meon Valley.**

**PRICE GUIDE £1,750,000**

**OFFERS INVITED**

**VACANT**

**NO CHAIN**

**FREEHOLD FOR SALE**

**By instruction of the Executors of The Late Alec Horn**



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**VIEWING INSTRUCTIONS: Strictly by Prior Appointment Only.** Please contact this office to arrange a suitable date and time. It is essential to read the Sales Particulars in full and view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to arranging to view the Property.

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) and further details, photographs and drone video footage is available showing the whole Property.

**LOCATION:** See **Location Plan**. Hill View Farm is approximately 2.5 miles east off the A32 which offers easy access to Junction 10 of the M27 to the south and Alton to the north. It is approx. 1.5 miles from the rural village of Hambledon which has a primary school, a Public House and its own vineyard. The nearby villages of Wickham, Denmead and Horndean, as well as the town of Bishop's Waltham, offer a range of other shops and services.

**DESCRIPTION:** Occupying an open and elevated position in the countryside with southerly views. Hill View Farm has previously been used for a sheep enterprise for many years. The Property extends in all to approx. 23.44 acres (9.49 Ha) as shaded green on the **Site Plan** and comprises a 2 bedroom house, a 3 bedroom bungalow, a range of farm buildings (23,925ft<sup>2</sup>) and yards occupying approx. 1.99 acres, with approx. 20.53 acres of adjoining pasture land.

**THE FARMHOUSE:** Detached 2 bedroom period house of traditional brick and flint construction. The internal floor area extends to 198m<sup>2</sup> (2,131ft<sup>2</sup>) over two floors - see **Floor Plan**. Set within a garden of approx. 0.6 acres adjoining the farm buildings.

The house was renovated and extended in 1986. Detailed Plans and Schedule of Works and Building Regulations approval are available for inspection at the Property.

**THE BUNGALOW:** Positioned at the entrance to the Farm, a modern rendered 3 bedroom bungalow of concrete prefab construction under a concrete tiled roof with conservatory. Set in a enclosed rear garden of 0.16 acres. The internal floor area extends to 105.1m<sup>2</sup> (1,131ft<sup>2</sup>).

**FARM BUILDINGS:** An extensive range of buildings and yards extending to 1.99 acres in all as outlined bold on the **Buildings Plan**. See **Buildings Plan, Schedule** and **Photographs**.

**THE LAND:** The land extends in all to approx. 20.53 acres (8.31 ha) of permanent pasture suitable for grazing or mowing of which 9.75 acres (3.95 ha) is adjacent to the farm buildings (to the north and to the south). The remainder of the land, 10.78 acres (4.36 ha) is in a single block off the west side of Hoe Street opposite the dwellings. According to Natural England's Land Classification Data the land is of Grade 3 quality with freely draining slightly acid loamy soils. Height approx. 79m (259ft) above sea level. The land is generally level.

**PLANNING:** Records at Winchester City Council and South Downs National Park show only 2 applications relating to the Property for the Grant of Permission for 2 agricultural buildings back in 1988. The buildings have been used for agriculture for many years, but have the potential for alternative equestrian, recreational or other uses, subject to obtaining any necessary planning consent.

**LOCAL PLANNING AUTHORITY:** Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ. Tel: 01962 840222. [www.winchester.gov.uk/planning](http://www.winchester.gov.uk/planning).

**SOUTH DOWNS NATIONAL PARK:** South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. Email: [info@southdowns.gov.uk](mailto:info@southdowns.gov.uk)

**PUBLIC RIGHTS OF WAY:** A Public Footpath passes over the Property as identified on the **Site Plan**.

**ENVIRONMENTAL DESIGNATIONS:** The Property lies just inside the boundary of the South Downs National Park. We are not aware of other significant environmental designations.

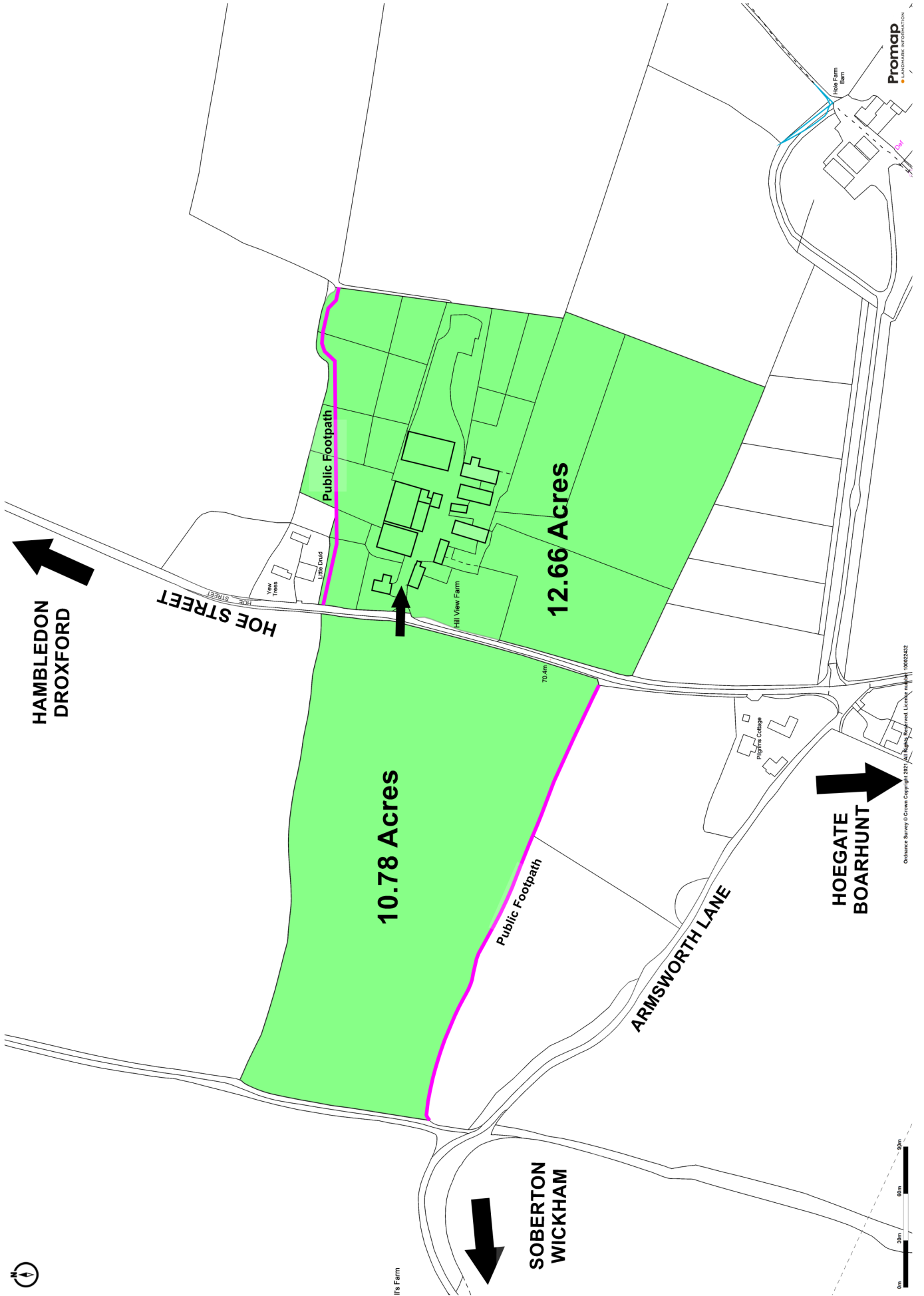
**SERVICES:** Mains electricity, water and telephone are connected separate. Drainage is provided via a septic tank to both the Bungalow and Farmhouse.

**COUNCIL TAX:** Farmhouse: Band E. Payable 2021/22: £2,246.63  
Bungalow: Band D. Payable 2021/22: £1,838.16

**For Further Information Contact:**  
Dominic Plumpton  
Tel: 01489 896977 Mob: 07780 000201



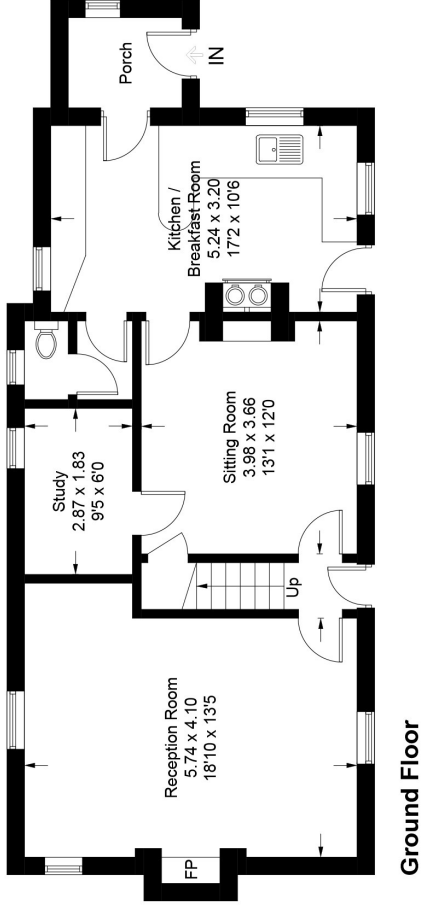
# SITE PLAN



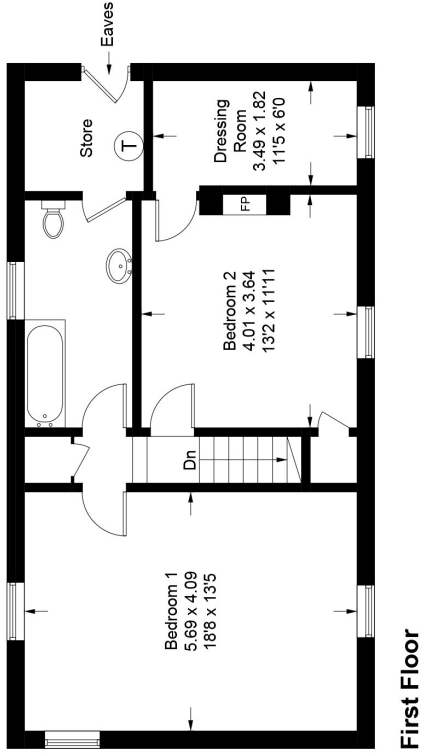
# FARMHOUSE FLOORPLAN

Hill View Farm, Hambledon, PO7 4RE

Approximate Gross Internal Area = 138.1 sq m / 1486 sq ft



Ground Floor



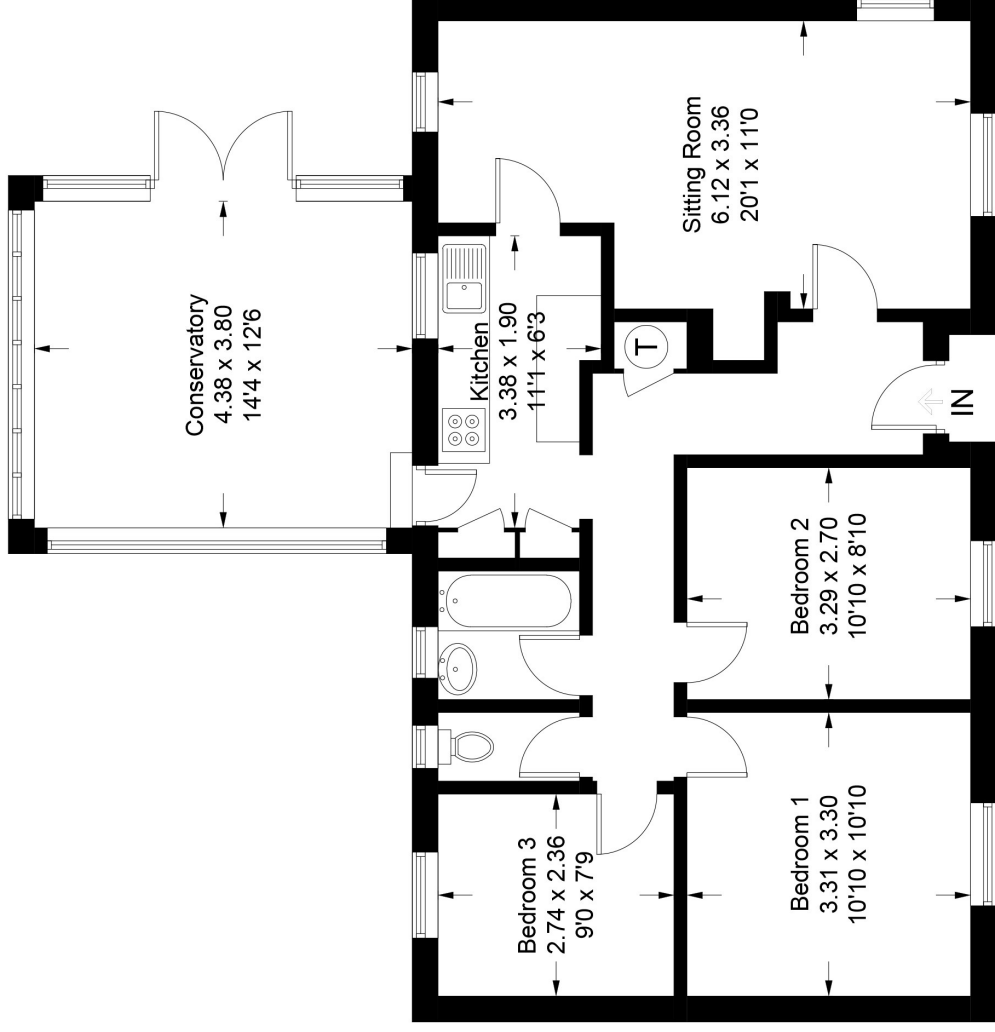
First Floor

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. (ID766227)

# BUNGALOW FLOORPLAN

## The Bungalow, Hill View Farm, Hambledon, PO7 4RE

Approximate Gross Internal Area = 87.6 sq m / 943 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. (ID766226)

# SCHEDULE OF BUILDINGS

Plan Ref.	Approximate Dimensions	Description
1	15.2m x 22.9m <b>50ft x 75ft</b> (348.4m <sup>2</sup> /3750ft <sup>2</sup> )	Two adjacent 5 bay 'HILL' steel portal frame general purpose building, cladding of corrugated fibre cement/asbestos sheets with roof lights, concrete floor, electricity and lights connected.
2	18.3m x 25.9m <b>60ft x 85ft</b> (473.8m <sup>2</sup> /5,100ft <sup>2</sup> )	A mono pitch pole barn under box profile, roof and sides clad with corrugated sheet metal to the northern elevation. Chalk floor.
3	18.3m x 7.6m <b>60ft x 25ft</b> (139.4m <sup>2</sup> /1,500ft <sup>2</sup> ).	A 4 bay steel framed Dutch barn under a corrugated iron roof.
4		Range of 6 timber stables with corrugated sheet metal roof.
5	30.5m x 18.3m <b>100ft x 60ft</b> (557.4m <sup>2</sup> /6,000ft <sup>2</sup> ).	A 5 bay steel portal frame, general purpose building. Corrugated iron clad walls and roof. Electricity connected. Chalk floor.
6	15.2m x 5.5m <b>50ft x 18ft</b> (83.6m <sup>2</sup> /900ft <sup>2</sup> )	Part brick and part block construction under a sheet metal box profile roof.
7	24.4m x 6.1m <b>80ft x 20ft</b> (148.6m <sup>2</sup> /1,600ft <sup>2</sup> ).	4 bay mono pitched traditional livestock building under a box profile sheet roof. Concrete livestock handling yard.
8	9.1m x 22.9m <b>30ft x 75ft</b> (209m <sup>2</sup> /2,250ft <sup>2</sup> )	5 bay steel portal frame building with timber cladding above block walls.
9	3.1m x 10.7m <b>10ft x 35ft</b> (32.5m <sup>2</sup> /350ft <sup>2</sup> ).	A Nissen hut of steel frame and clad in corrugated iron sheets.
10	21.3m x 9.1m <b>70ft x 30ft</b> (195.1m <sup>2</sup> /2,100ft <sup>2</sup> ).	5 bay homemade timber frame general purpose building under a corrugated iron sheets.
11	22.9m x 9.1m <b>75ft x 30ft</b> (209m <sup>2</sup> /2,250ft <sup>2</sup> ).	5 bay homemade timber frame general purpose building under corrugated iron sheets.
12		Aluminium framed Polytunnel (previously used for lambing)

# BUILDINGS PLAN



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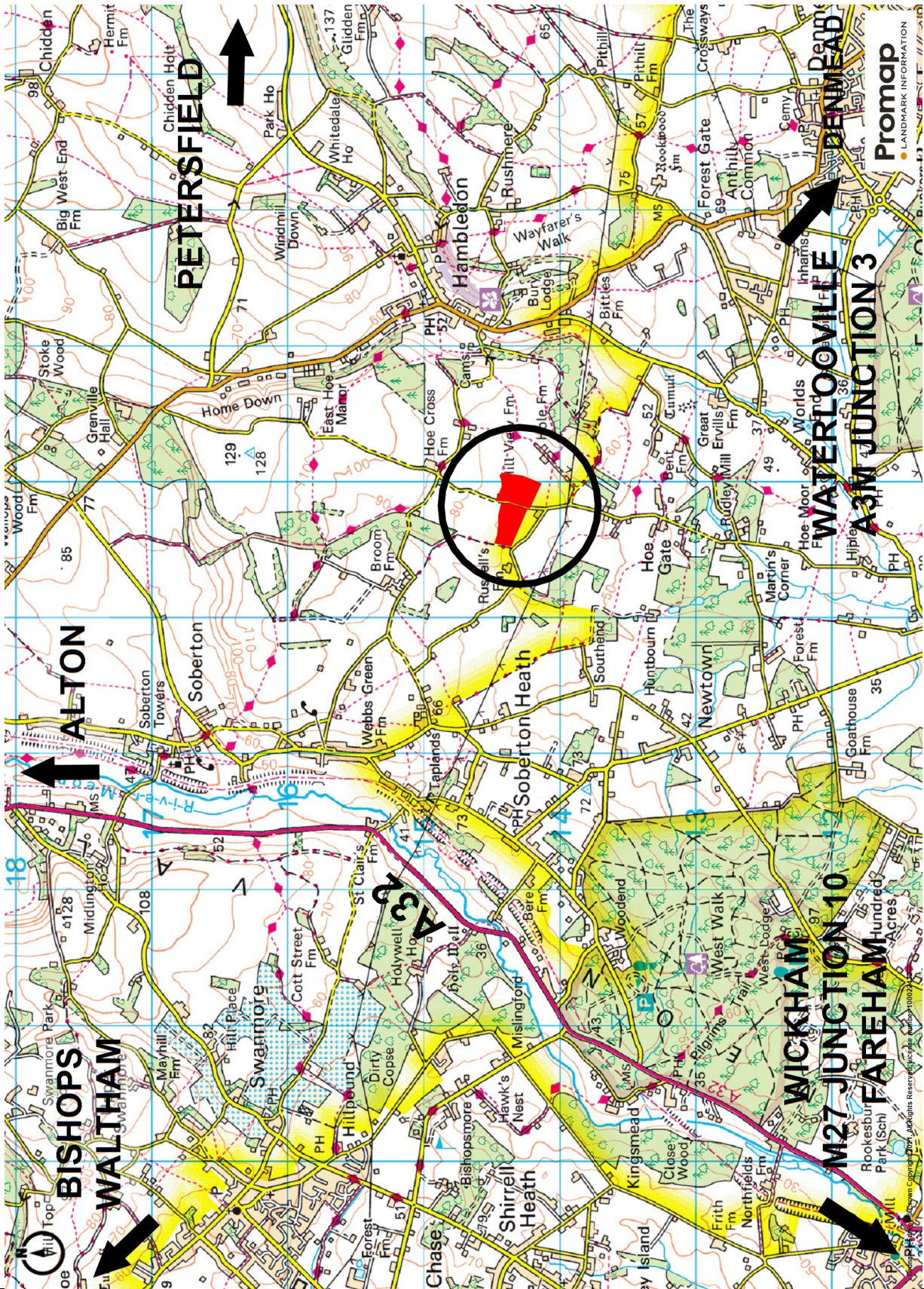
## FARMHOUSE EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E		
21-38	F	26   F	
1-20	G		

## BUNGALOW EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		22   F
1-20	G	9   G	

# LOCATION PLAN



**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.