

North Boarhunt, Bere Farm Lane PO17 6JL

The Stone Barn and Bere Meadows

Approx. 48.26 acres (19.53 ha) in All



A bespoke modern conversion of a Stone Barn to a 3 Bedroom House with impressive features and detail (1,903ft²). Occupancy Condition. Buildings (7,425ft²) comprising high quality Commercial Equestrian Yard with facilities. 15 Stables, Indoor School, Outdoor Arena 30m x 60m, Fenced Paddocks, Canter Strip, 45.09 acres Pasture Land, River Frontage.

Pasture suitable for Environmental Enhancement.

	Description	Acres	Price Guide
Lot 1	The Stone Barn dwelling, 15 Stables, Yards and Outbuildings	0.84	£950,000
Lot 2	Arena, Fenced Paddocks, Canter Strip, Shelters.	17.12	£600,000
Lot 3	Fenced Paddocks, Field Shelters.	7.44	£250,000
Lot 4	Pasture and River Wallington. River Frontage.	12.36	£400,000
Lot 5	Pasture and River Wallington. River Frontage.	8.17	£250,000
Whole	Including 2.33 acres Private Road	48.26	£2,450,000

Available as a Whole in up to 5 Lots.

VIEWING INSTRUCTIONS: Strictly by Prior Appointment with the Selling Agents. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: See **Location Plan 1** and **2**. The Property is well positioned in the heart of open countryside in the upper reaches of the River Wallington Valley. Within 2 miles from Wickham Village Square and 4 miles from Junction 10 of M27 Motorway at Fareham. Within 25 miles of The Solent and is outside but close to the South Downs National Park.

DIRECTIONS: From Wickham Village - head east and take the B2177 road beside Wickham Church signed Southwick and Boarhunt. After approx. 1¾ miles Bere Farm Lane is on the right hand side (the Selling Agent's Flag Board). Turn into Bere Farm Lane and continue on for approx. 2/3 mile (1km) and you will come to The Stone Barn and Bere Meadows.

SATELLITE NAVIGATION: Coming south from Junction 10 of the M27 motorway do not take 'Forest Lane' since it is not a through road. Proceed to Wickham on the A32 and then take the B2177 east as described above.

DESCRIPTION: The Stone Barn and Bere Meadows provide an opportunity to work rest and play and operate the existing equestrian business or expand and intensify it further. The land also provides opportunity for other uses such as tourism, recreation, conservation and Environmental Enhancement, subject to planning. The buildings could lend themselves to other uses, subject to planning where necessary.

THE STONE BARN: Positioned adjoining the Stables and Yards the converted barn provides accommodation with 3 bedrooms and extends to 1,903ft². See **Floor Plan** later in these details. There are numerous additional photographs on the Selling Agent's website of the internal and external parts of the house.

HOUSE OCCUPANCY CONDITION: Planning Consent dated 5th January 2007 states at condition 2 that the dwelling shall be occupied by persons solely or mainly employed, or last employed, in the locality in equestrian activities, agriculture or forestry, or a widow or widower of such a person. See more details via link in Planning History section on page 3.

THE PASTURE LAND: The Pasture Land extends in all to approx. 45.09 acres (18.25 Ha). Mostly level but some gently sloping. Lots 2 and 3 are fenced with post and rail and with piped water troughs and with Field Shelters. The land is well drained to allow grazing and turnout all year round. Historically Lots 4 and 5 cropped for hay and haylage.

BUILDINGS: A range of 3 buildings extending to 7,425 ft² In all comprising 15 stables as described below.

THE STABLES: Within a steel portal framed building (40ft x 90ft) the Vendors developed and achieved the Planning Consent for the existing range of 12 brick and block covered Stables internal dimensions mostly 12ft x 12ft 9in (with a Foaling Box 13ft 10in) built in 1998. Automatic drinkers. Rubber mats throughout all stables and passageways over concrete floor.

A further 3 Stables within the timber framed and clad Barn (20ft x 60ft) which also provides good further secure storage.

TACK ROOM AND STORAGE: Secure Tack Room within stable range. Additional 6m long Container.

KITCHENETTE AND TOILET FACILITIES: For Customers and Staff located at the southern end of the yard and away from The Stone Barn dwelling.

YARDS AND PARKING: Adjoining the Stables and Barn there is ample space for storage of materials, equipment and vehicles. These areas are well screened from the adjoining properties. There is additional parking on Bere Farm Lane (which is privately owned).

OUTDOOR ARENA: Dimensions 30m x 60m with sand and rubber surface. Post and rail perimeter fenced. Viewing seating. Mirrors. Floodlighting.

COVERED INDOOR SCHOOL: Within Steel Portal Building. School Dimensions 16.9m x 10.7m with sand and rubber surface and providing additional storage.

CANTER STRIP: Grass surface located around the perimeter of Lot 2 and Lot 3 with opportunity for cross country jumps for which positions have been previously agreed with the Local Authority (Lot 2).

THE LIVERY BUSINESS: Currently managed and operated by the Vendor, providing 'serviced' livery access across the range to customers. The Vendors being a BHS Coach and Training Instructor. Customers can take advantage of the various facilities for all riding disciplines and with secure storage for tack, feed and kitchenette and toilet facilities, parking all on site. See the following website which provides current prices and more details. Purchasers may well wish to provide additional services and expand the number of stables and facilities, subject to planning where needed. <https://www.beremeadows.co.uk/services>

RIVER WALLINGTON: The Property at the southern boundary of Lots 4 and 5, has frontage on the upper reaches of the River Wallington.

ENVIRONMENTAL ENHANCEMENT: The land has the potential for ecological and biodiversity improvements and creation of habitats that could be well suited for the emerging requirements of Biodiversity Net Gain (BNG), Nitrate Mitigation (The Solent) and other opportunities in the future.

MOBILE HOME: There is a mobile home (37ft long, no services connected) positioned on the land since 2018 at Lot 4 close to the pond and beside the River Wallington and has in recent years been used occasionally by the Vendors for family recreational use. Climbing frame and picnic BBQ area.

THE POND: There is a small pond extending to located within the north east corner of Lot 4 and close to the River Wallington.

PLANNING HISTORY: Ask Selling Agent for copies or further details.

Equestrian Development - Appeal Decision **T/APP/L1765/A/99/1022424/P2** dated 1999 which allowed the development to proceed and planning permission was granted to the Vendors for:

The change of use from redundant agricultural barns to livery yard and headland exercise routes in accordance with the terms of the application No: W10185/06 dated 23 November 1998 and the plans submitted therewith, as amended by the letter dated 21 January 1999, subject to the following conditions:

- a) *Notwithstanding the submitted application plans, permission for the use of the headland exercise routes does not extend to the use of those parts of the application site which fall outside the administrative area of Winchester city Council.*
- b) *The use hereby permitted shall be for the serviced livery of up to 12 horses only, and for no other form of livery or equestrian purpose, including a do-it-yourself livery or teaching centre.*
- h) *Horse jumps shall not be erected within the paddocks, grazing areas or headland rides other than in accordance with a scheme of management which shall be submitted to and approved in writing by the local planning authority.*

The Vendor subsequently achieved approval to all the necessary conditions including the position of the cross country jumps and additional 3 stables.

The Stone Barn - Dwelling

Application ref W10185/09 Case No. 05/01845/FUL was granted permission on 5th January 2007 to allow the conversion of The Stone Barn to a dwelling. The Vendors have carried out the conversion themselves and they have achieved a dwelling with superb design and layout to maximise and provide a range of useful accommodation and features blending in modern standard yet with traditional materials and crafts.

[05/01845/FUL](#) and [11/01727/FUL](#)

PUBLIC FOOTPATH: A Public Footpath passes over the entire length of Bere Farm Lane to reach and cross the River Wallington to the south. There is a spur that is fenced off and crosses the pasture Lot 2.

FUTURE DEVELOPMENT: The Vendor is mindful to retain a share of any future value achieved on Lots 4 or 5 in connection with Nitrate Mitigation Wetland Schemes. Please discuss this further with the Selling Agent.

SERVICES: Mains Water and Electricity. Electric Boiler and Underfloor Heating throughout all floors in the house. Private Drainage. Telephone.

COUNCIL TAX: Property Band = F for year 2022/2023 = £2,786.70.

BUSINESS RATES: None currently payable due to Small Business Rate Relief. <https://www.tax.service.gov.uk/business-rates-find/valuations/18485318000>. Current Rateable Value £8,800.

LOCAL AUTHORITIES: The boundary between 2 authorities crosses the Property. Lots 1 and 2 to the north are within Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <https://www.winchester.gov.uk/>.

For Further Information Contact:

Dominic Plumpton

Tel: 01489 896977 Mob: 07780 000201

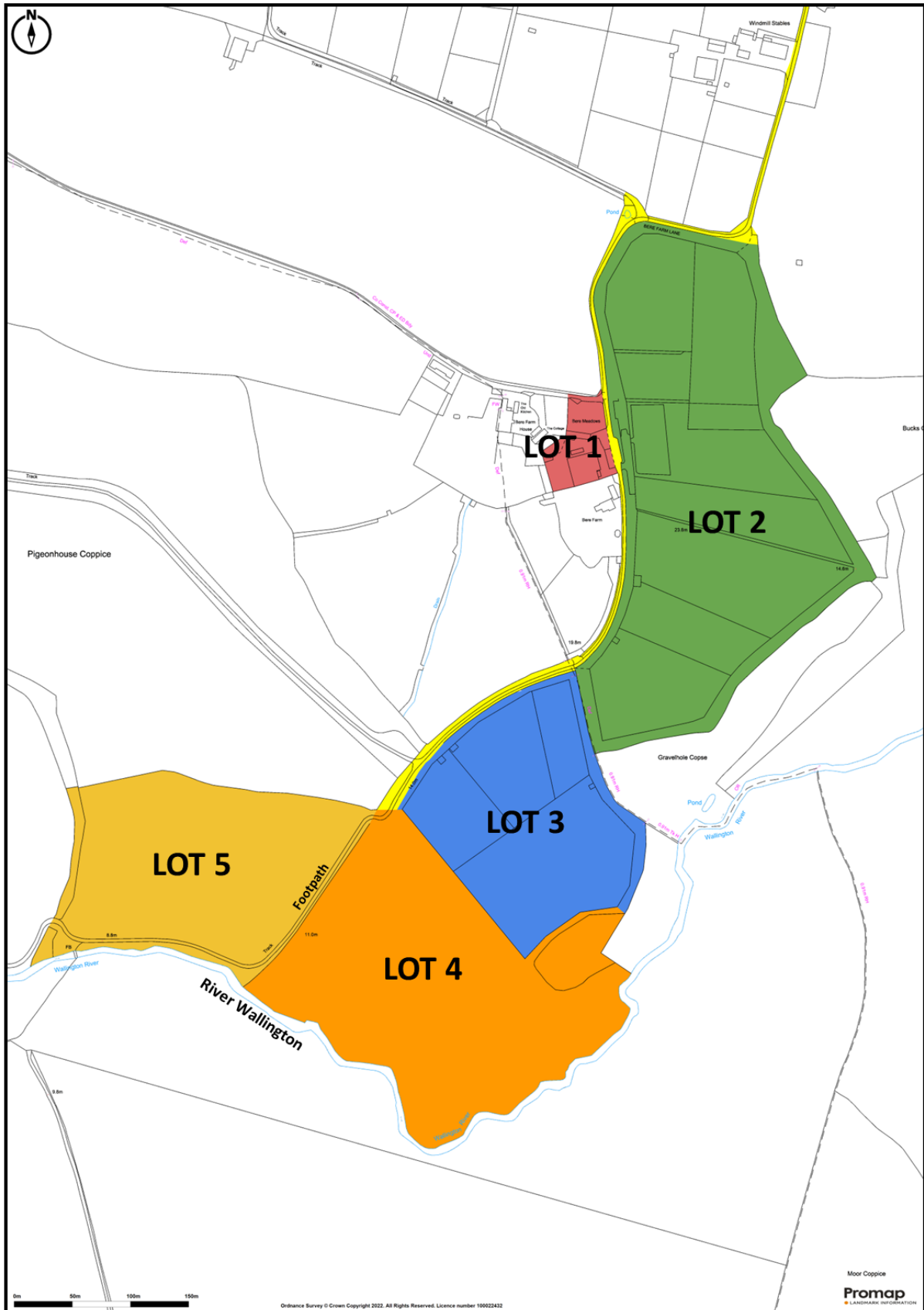
Email: dominic@gileswheeler-bennett.co.uk

OFFER INSTRUCTIONS:

Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.



SITE PLAN



Subject to Survey

THE STONE BARN—FLOOR PLAN

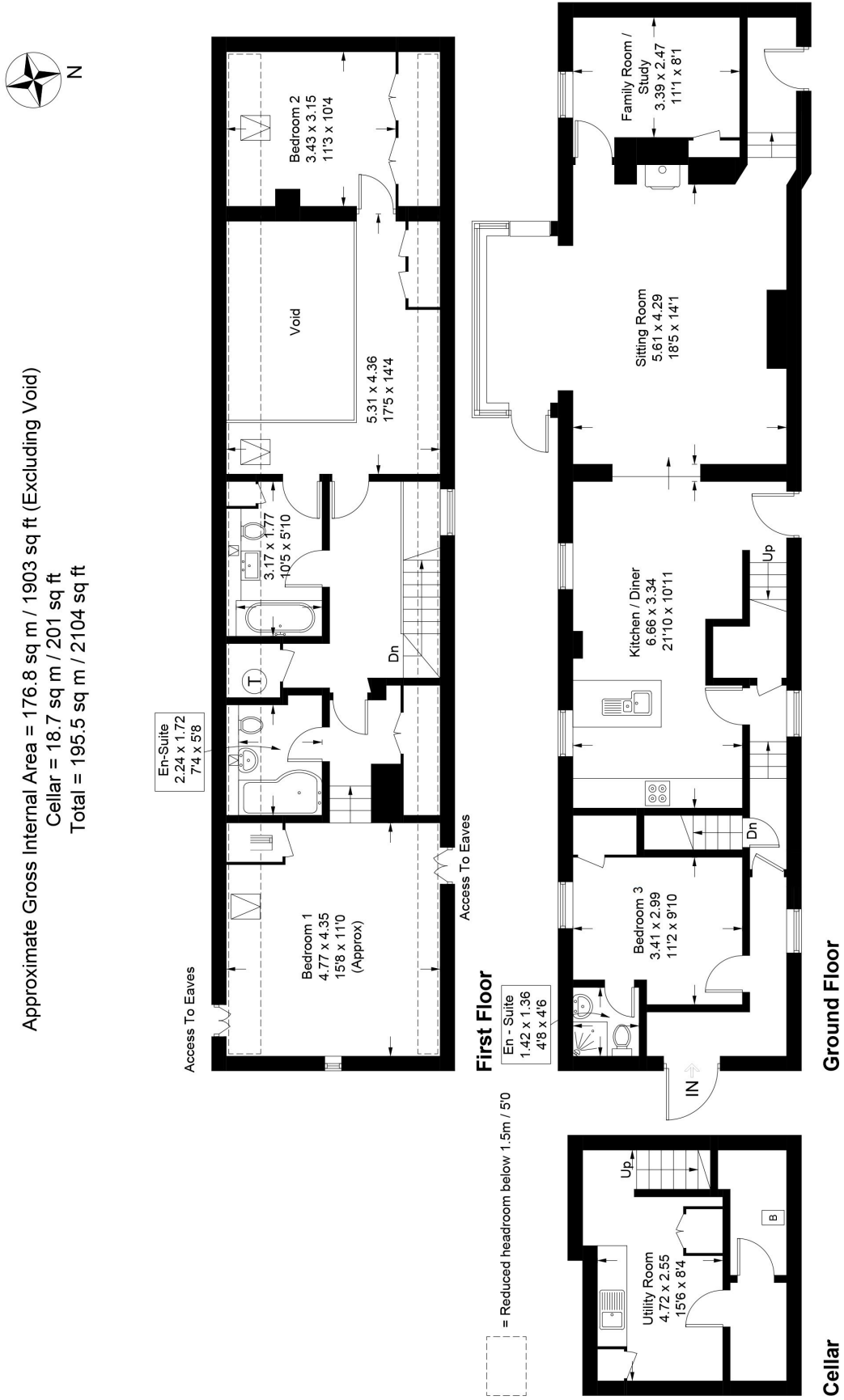
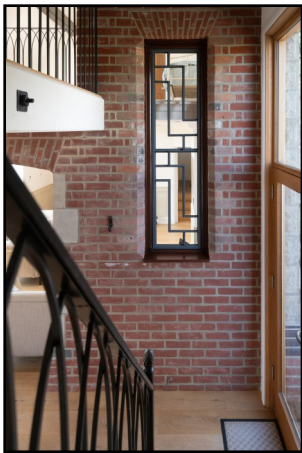


Illustration for identification purposes only, measurements are approximate,
not to scale. (ID853440)









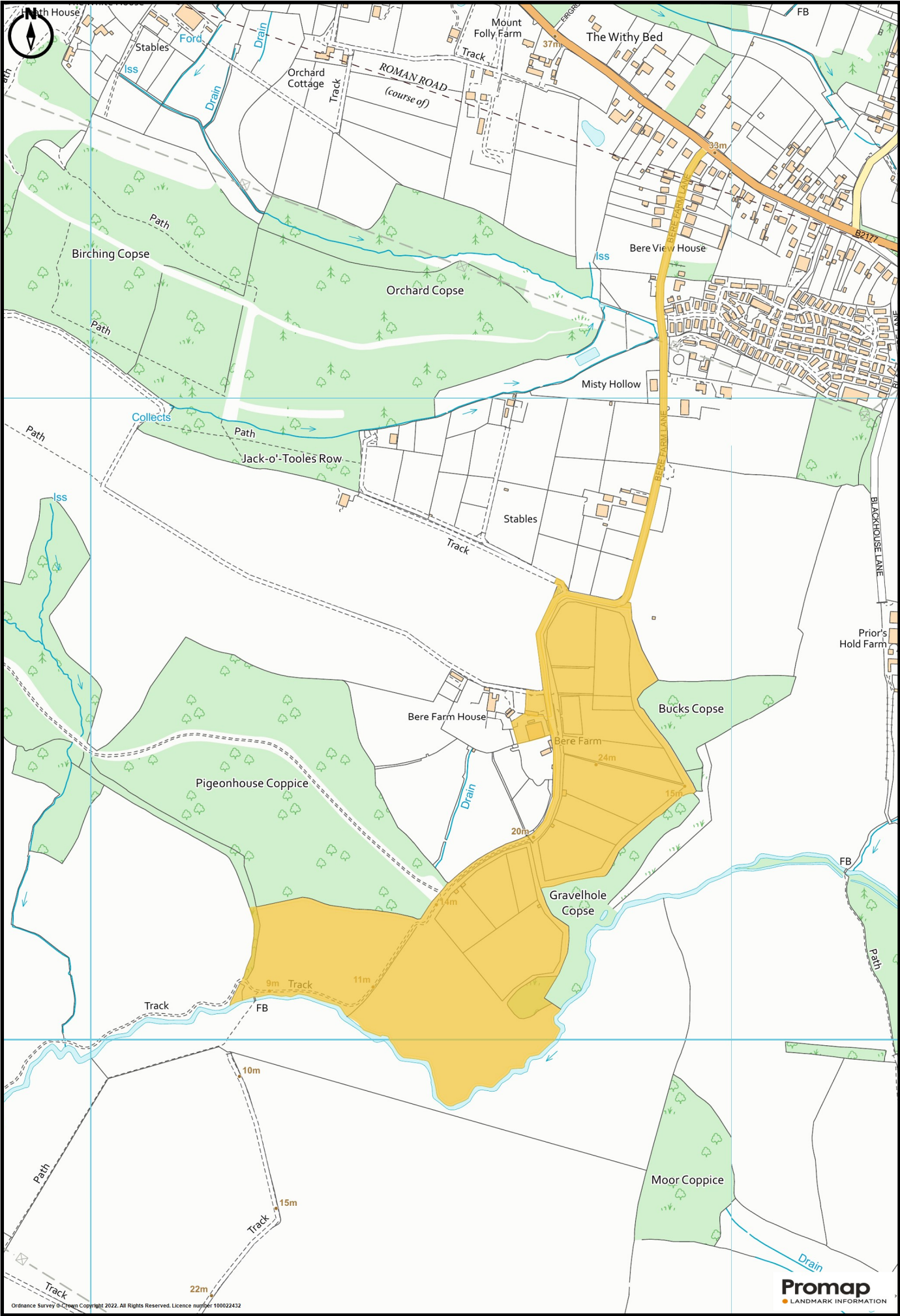




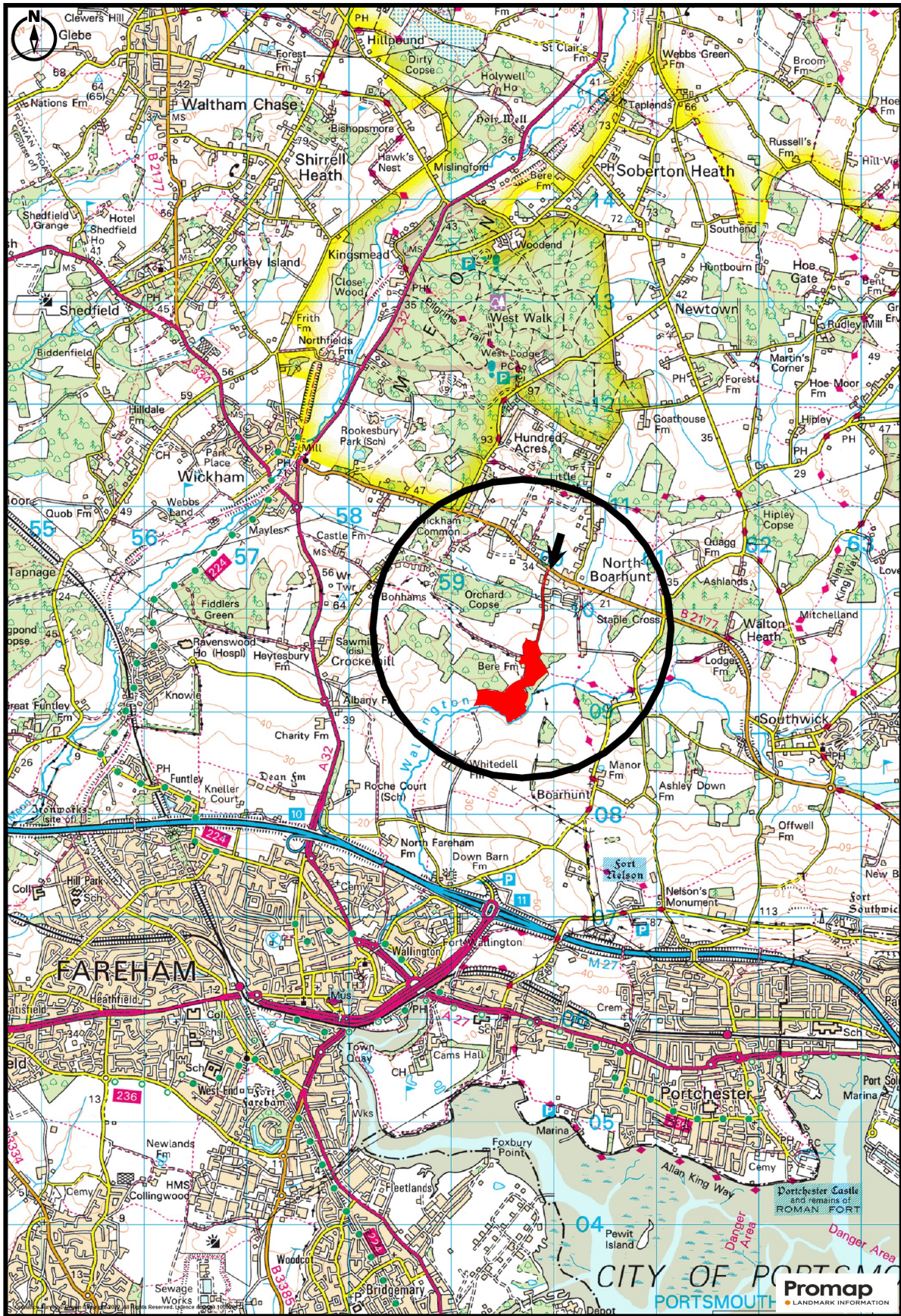




LOCATION PLAN 1



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.
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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 2022