Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

West Hoe Farm and Burwells Orchard
West Hoe Lane, Bishops Waltham SO32 1DT
Approx. 58.50 acres (23.63 Ha) in all





An attractive small arable and pasture farm positioned close to the edge of Bishops Waltham and within the South Downs National Park. With a 4 Bedroom house (3,098ft^2) including integral Annex. Detached Garage with Office (443ft^2) (potential Holiday Let subject to existing application). 2 Steel portal framed agricultural buildings (total 6,072ft^2). Up to Approx. 42.34 acres arable land. Approx. 16.89 acres pasture land. Pockets of Woodland (Approx. 4.11 acres).

Lot	Description	Price Guide
1	House known as 'Burwells Orchard' with garage/office. Approx. 1.03 acres	£1,250,000
2	Approx. 6.59 acres of pasture land. (Not available alone).	£215,000
3	Approx. 5.03 acres of pasture land. (Not available alone).	£165,000
4	Total Approx. 24.51 acres comprising Buildings (1.80 acres) and Yard and Arable land (21.43 acres). Woodland (1.18 acres)	£685,000
5	Total Approx. 21.34 acres. Comprising Arable (12.98 acres) and Pasture (6.17 acres). Woodland (2.19 acres).	£350,000
Whole	**58.50 acres**	**£2,665,000**

OFFERS INVITED

FREEHOLD FOR SALE – VACANT NO CHAIN – BY PRIVATE TREATY

GWB

West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ
T: 01489 896977 F: 01489 896985
E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: LOTS 1, 4 AND 5 STRICTLY BY PRIOR APPOINTMENT WITH SELLING AGENT. NO VIEWING OF LOTS 2 OR 3 SEPARATELY – THESE ARE NOT AVAILABLE FOR SALE ON THEIR OWN. Please contact this office for a viewing appointment. It is essential to view the drone video footage available at the website Click Here prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website Click Here for further details, photographs, drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. The Property is positioned close to the eastern outskirts of the market town of Bishops Waltham, and close to the Village of Swanmore and the hamlet of Dundridge.

DIRECTIONS: Please see **Location Plans 1** and **2** and use postcode or What3Words – https://what3words.com/sizes.ripen.starting

From Bishops Waltham: Head east from Bishops Waltham along Hoe Road towards Swanmore. From the roundabout at the northern end of Cricklemede in Bishops Waltham continue along Hoe Road towards Swanmore for approx. $^1/_3$ mile and then turn left into West Hoe Lane immediately in front of a building and wall on left hand side of road. Continue for approx. 180 yards and then turn left (at Point A on the **Site Plan)** onto the gravel lane as shown dashed on the **Site Plan,** and the entrance to the house (**Lot 1**) is on the right after approx. 180 yards.

DESCRIPTION: West Hoe Farm and its house 'Burwells Orchard' extends in all to approx. 58.50 acres (23.67 Ha) as shown coloured on the **Site Plan.** The agricultural land has been within the Vendors' family for over 120 years.

The house occupies a quiet and attractive position beside its pasture land and beside a quiet track, with southerly views from its slightly elevated position.

The house has a detached Garage and space used as an Office at both ground floor and first floor level (see **Floor Plan**). The Vendor has a Planning Application awaiting a decision for this space to be used as short term holiday accommodation (see **Planning** section below).

The range of modern steel framed buildings is well positioned away from the house and beside the arable land.

THE HOUSE: Known as Burwells Orchard and built in approx. 1950 provides up to 3,098ft^2 (287m^2) of accommodation with 3 bedrooms on the First Floor with En Suite facilities as shown on the **Floor Plan**, which includes an area currently used as a **1 bedroomed Annex (approx. 311ft^2)** by the Vendors as shaded yellow on the **Floor Plan.**

THE OFFICE AND GARAGE: A timber clad detached building adjoining the parking area a short distance from the house. Currently used as an open car-port storage space adjoining a purpose built office on the ground floor (197ft^2) with toilet and kitchenette facilities, and with stairs leading to further accommodation (240ft^2) at first floor level.

THE BUILDINGS: A useful pair of buildings providing modern storage and use. Located in **Lot 4**.

Northern Building: 45ft x 60ft (13.7m x 18.3m) 4 Bays. 2 integral stables.
Southern Building: 45ft x 75ft (13.7m x 22.9m) 5 Bays with additional chemical/workshop store. Part concrete floor.
Diesel Tank: 2,500 Litre Bunded.

The Property is available for sale either as a whole or in up to 5 Lots as identified on the **Site Plan** and set out in the table below:

LOTS 2 AND 3 ARE NOT FOR SALE ALONE AND SO CAN ONLY BE PURCHASED IN COMBINATION WITH EITHER LOT 1 OR LOT 4.

Lot 1	House known as 'Burwells Orchard' with garage/office. Approx. 1.03 acres
Lot 2	Approx. 6.59 acres of pasture land. (Not available alone).
Lot 3	Approx. 5.03 acres of pasture land. (Not available alone).
Lot 4	Buildings and Arable land – approx. 24.51 acres
Lot 5	Total Approx. 21.34 acres. Comprising Arable (12.98 acres) and Pasture (6.17 acres). Woodland (2.04 acres).

THE ARABLE LAND: Approx. 34.41 acres (13.93 Ha) of land is currently cropped across **Lots 4** and **5** with some grass margins or corners.

The block of reasonably level arable land is classified as Grade 3 on the Land Classification and the Geological Survey Plan identifies the soils to be freely draining lime-rich loamy soils. The land lies approximately 75m above sea level.

There is currently a crop is Winter Barley growing on the land for Harvest 2027. The Cropping rotation in recent years:

Harvest 2026 – Winter Wheat Harvest 2025 – Oil Seed Rape

THE PASTURE LAND: Lots 2 and 3 are pasture land historically used for grazing of horses but cattle and sheep have grazed in the past. Water troughs serve this land and the boundaries are currently Stockproof. There is an area of pasture land (approx. 6.17 acres) at the northern end of **Lot 5**.

BYWAY: The Byway along and through the eastern edge of the farm, between positions C, D and E on the **Site Plan** provides access to both **Lot 5** and to Dundridge to the north with quiet lanes and bridleways for equestrian hacking.

LAND REGISTRY: West Hoe Farm comprises the entirety of 3 Titles HP580747, HP592362 and HP565406 along with approx. 6.65 acres of pasture land (predominantly **Lot 2**) which is currently unregistered. See Selling Agent's website for both Land Registry Title Plans and Registers.

PLANNING HISTORY: See below the applications affecting the Property. The links go direct to the relevant planning portal with full details available:

Application in Progress and not yet decided – Submitted 15th July 2024 SDNP/24/02914/FUL change of use of farm office and garage loft space to holiday accommodation. Install ground mounted solar (PV) array in garden. Re-model north and east facing porches
April 2006 - 06/00610/FUL Two-storey rear extension; demolition of garage and replace with double detached garage with office attached
March 1979 - 79/00250/OLD Erection of extension to provide granny flat
March 1977 - 77/00217/OLD Erection of extension to lounge

PUBLIC RIGHTS OF WAY: There is a Public Footpath across the track and the arable land in **Lot 4** as identified to the north of position B on the **Site Plan.**

SERVICES: Mains Water and Electricity. Ground Source Heat Pump. Partial Under Floor Heating. . Private Drainage (Septic Tank). Buildings - (3 Phase is not connected but available from nearby 11kv Transformer)

DESIGNATIONS: No environmental designations affect the Property.

WAYLEAVES: An overhead 11kv electricity line on wooden poles crosses the Property.

COUNCIL TAX: Annex – Band A. Charges for 2026/2027 £1,644.47
House – Band E. Charges for 2026/2027 £3,014.87

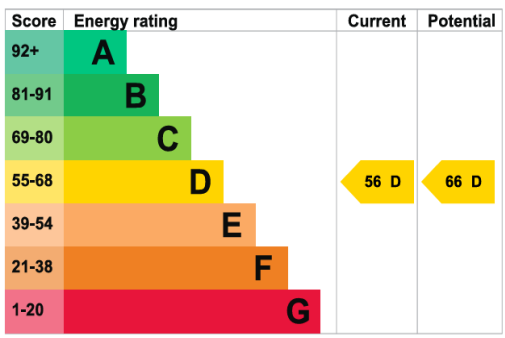
BUSINESS RATES: None currently demanded.

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

PLANNING AUTHORITY: South Downs National Park Authority (SDNP), South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. www.southdowns.gov.uk

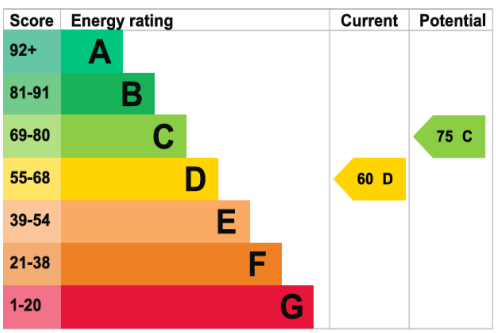


BURWELLS ORCHARD





ANNEX



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

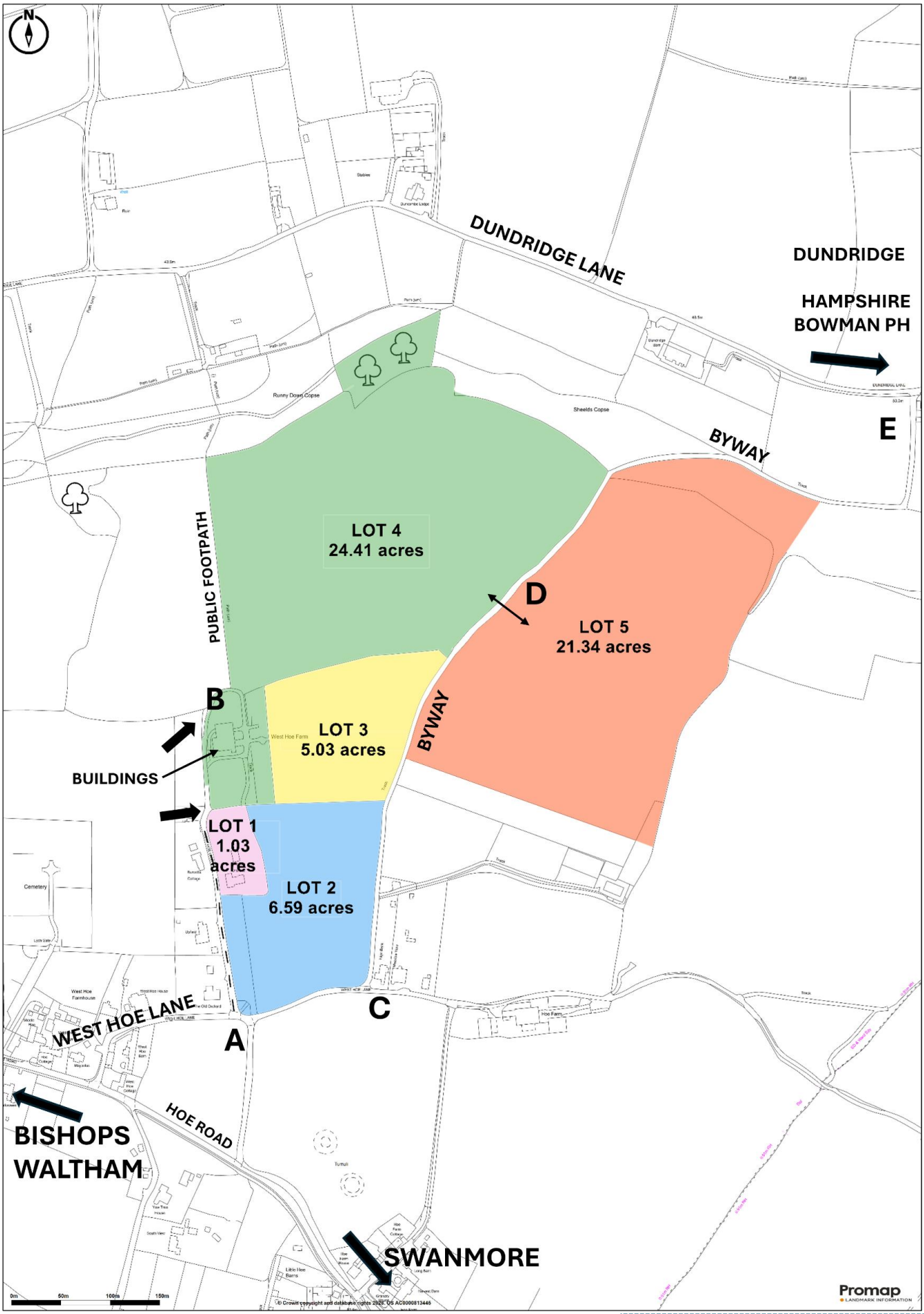
For Further Information Contact:
Dominic Plumpton
Tel: 01489 896977 **Mob:** 07780 000201
Email: Dominic@gw-b.co.uk

GWB

Regulated by RICS®

The Property Ombudsman

SITE PLAN



SUBJECT TO SURVEY



































































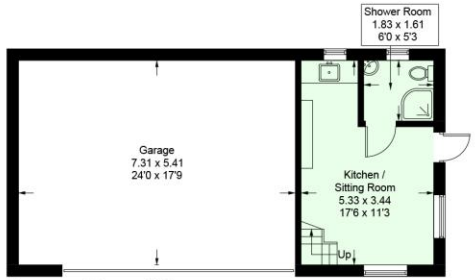




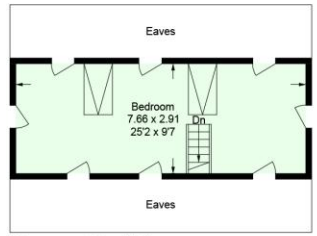
Approximate Gross Internal Area
House = 258.9 sq m / 2787 sq ft
Annex = 28.9 sq m / 311 sq ft
Office / Holiday Let = 41.2 sq m / 443 sq ft
Garage = 39.4 sq m / 424 sq ft
Total = 368.4 sq m / 3965 sq ft
(Excluding Void)

N

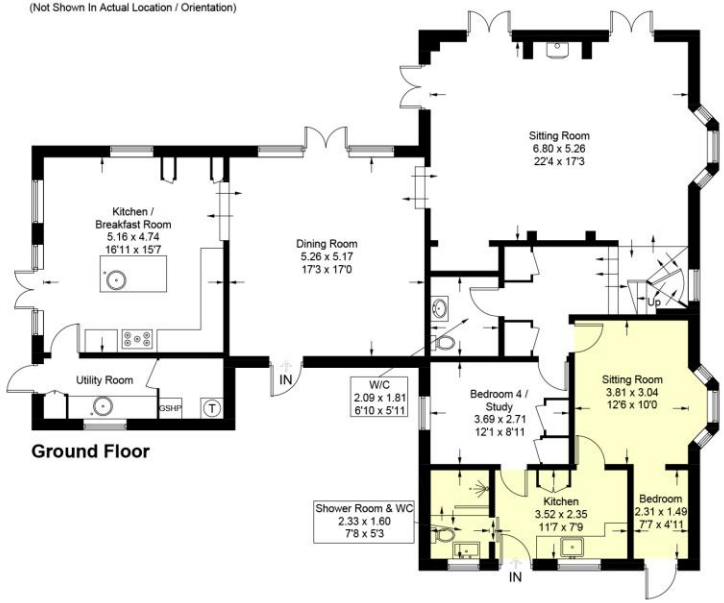
FLOOR PLAN



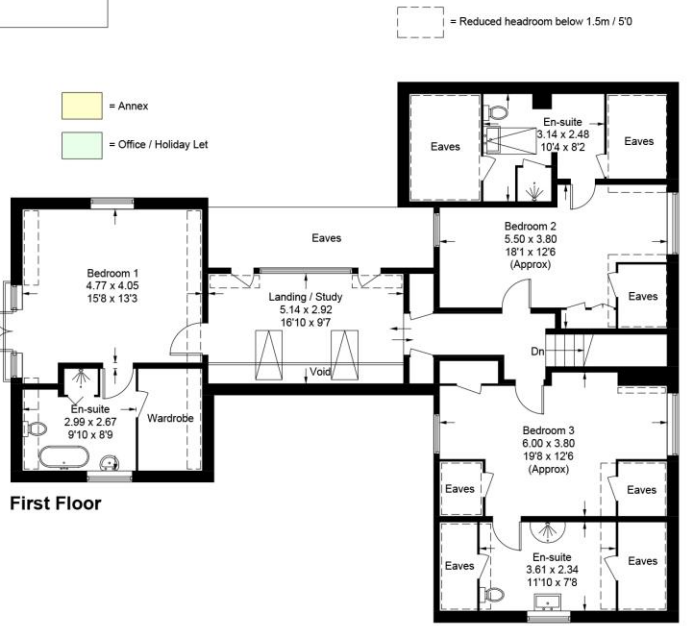
Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



Garage - First Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. (ID1291396)

SUBJECT TO SURVEY











































ANNEX





OFFICE/HOLIDAY LET

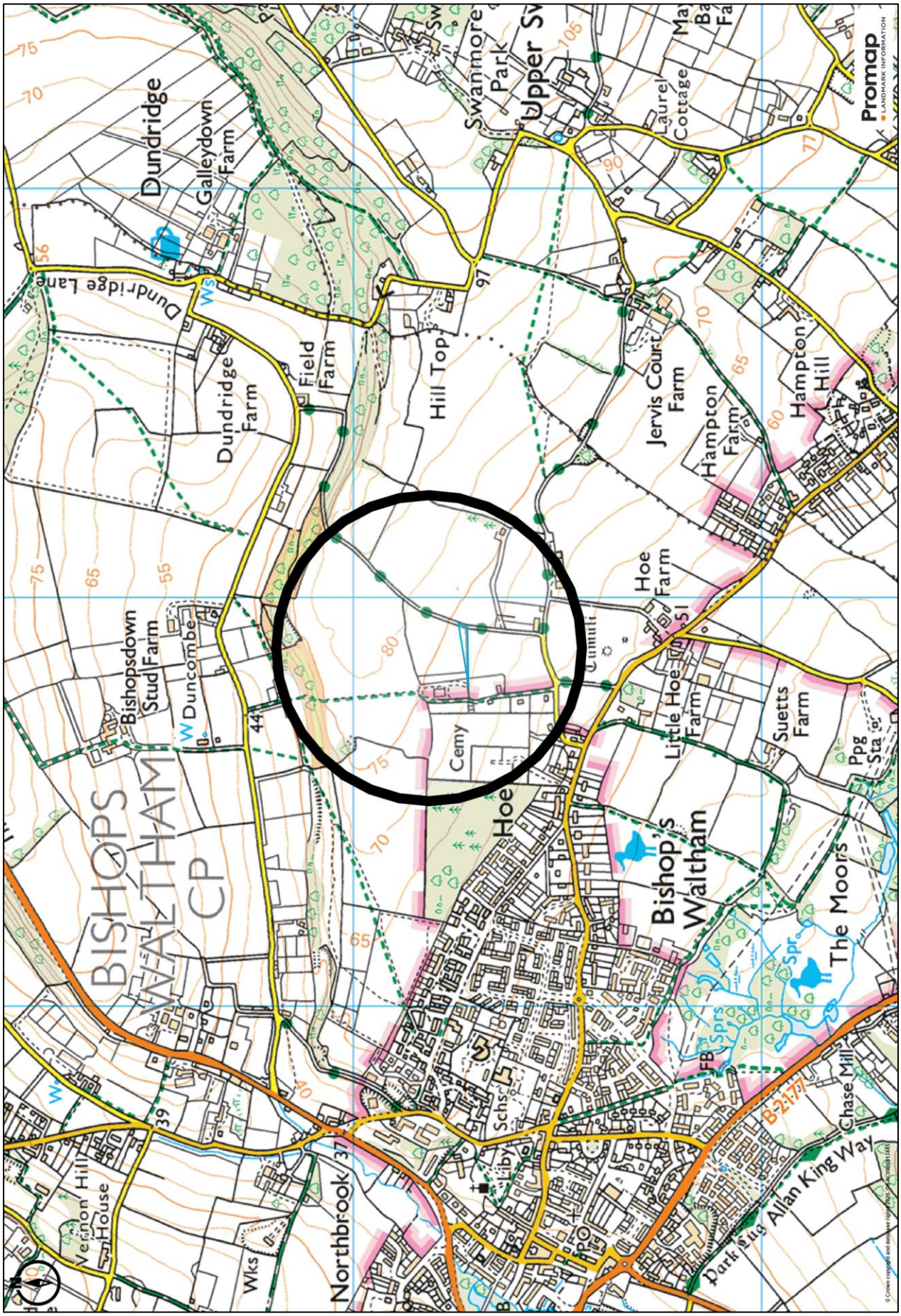








LOCATION PLAN 2



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.