



West Hoe Barn and Cottage  
Development Opportunity



# West Hoe Barn and Cottage

Bishop's Waltham, Hampshire, SO32 1DT

Winchester 11 miles, M3 (junction 10) 10 miles, Southampton 13 miles, Portsmouth 15 miles.

A unique opportunity to acquire a Grade II listed barn and cottage with planning permission to create two residential units on the edge of Bishop's Waltham and the South Downs National Park, with stunning views over open countryside. Available as a whole or in two lots.



## Amenities

### Schools

- Winchester College and Pilgrims (boys) • St Swithuns (girls) • Peter Symonds sixth form • Twyford • Princes Mead • Perins Secondary • Bedales and Dunhurst • Churches • Alton College

### Arts

- Opera at The Grange (summer) • Winchester, Basingstoke and Chichester Theatres

### Golf

- Royal Winchester • Hayling Island • Alresford • Hockley • Corhampton • Cowdray Park • Goodwood

### Racing

- Goodwood • Ascot • Sandown • Newbury • Salisbury • Wincanton

### Hunting

Located within the Hursley Hambledon Hunt and within 2 miles of the Hampshire Hunt border

### Sailing

The Solent and harbours of Chichester, Poole, Hamble and Lymington are all within 1 hour

### Shooting

The surrounding countryside forms the basis of some excellent high partridge and pheasant shooting

### Fishing

Some of the finest fly fishing on the chalkstreams of the Test, Itchen and Meon and sea fishing along the south coast

### Polo

- Cowdray and Smith Lawn

### Point to Point

- Tweseldown • Hackwood • Larkhill • Barbury Castle



## Description

**Lot 1: West Hoe Barn** is a Grade II listed brick and flint barn under a clay tile roof with consent for conversion to a single dwelling and believed to date from between 1841 and 1868. It offers the opportunity to create extensive and open plan accommodation using modern building methods whilst keeping a period feel to the property. In addition, there is an ancillary building with consent for a home office / garage. The barn was re-roofed in 2009. There is a large garden area to the front, including parking, as well as land to the rear.

The proposed accommodation comprises of entrance hall, cloakroom, kitchen, dining area, living room, study area, master bedroom suite, two further bedroom suites, bedroom four, bathroom, three gallery areas and attic rooms. The approximate Gross Internal Area of the consented scheme extends to about 262 sq m (2,824 sq ft).

**Lot 2: West Hoe Cottage** has consent to extend and incorporate the adjacent cart shed creating a large modern open living space. The gardens are partly walled offering privacy and seclusion and the property benefits from parking to the front.

The cottage accommodation comprises of entrance hall, kitchen / breakfast room, open plan living, dining and study, two double bedrooms, two bathrooms. The approximate Gross Internal Area of the consented scheme extends to about 118 sq m (1,272 sq ft).

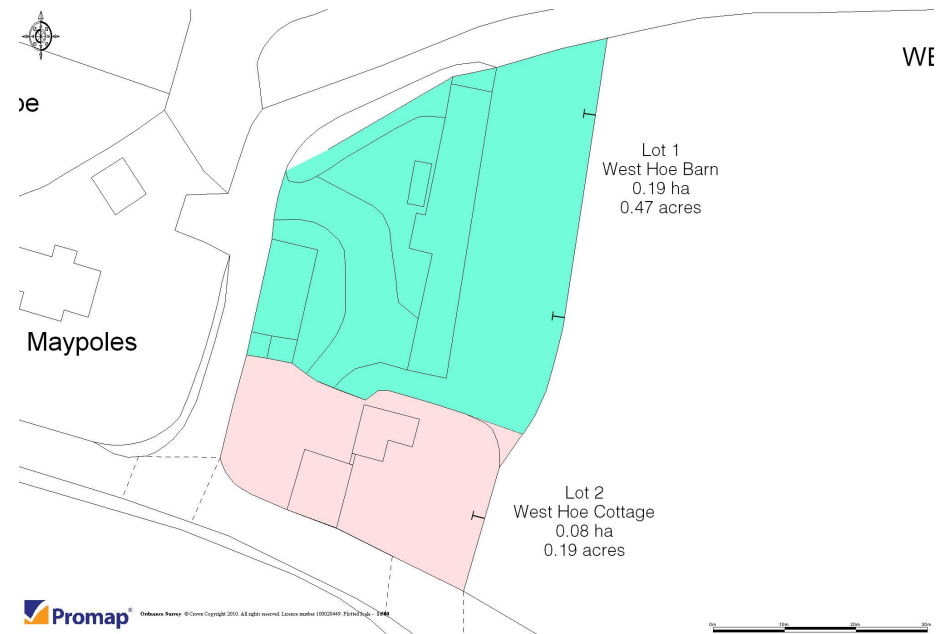
## Important Notice

BCM, their clients and any joint agent give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Sale Plan



## General Remarks and Stipulations

### Planning

Planning and Listed Building Consent were granted on 11 November 2008.  
(08/00925/FUL and (08/00926/LIS).

### Information File

An Information File is available for viewing at the agent's office.

### Access

Should West Hoe Cottage be sold separately a right of access across Lot 1 will be reserved.

### Services

There is mains water and electricity to the property.

### Local Authorities

Hampshire County Council, The Castle, Winchester, SO23 8UJ Tel 01962 841841

Winchester City Council, City Offices, Colebrook St, Winchester, SO23 9LJ

Tel 01962 840222

### Directions

From Bishop's Waltham head east on Hoe Road, going straight over the roundabout. Continue along Hoe Road until you reach the open countryside. Take the next turn on the left which is called West Hoe lane. The property is immediately on the right.

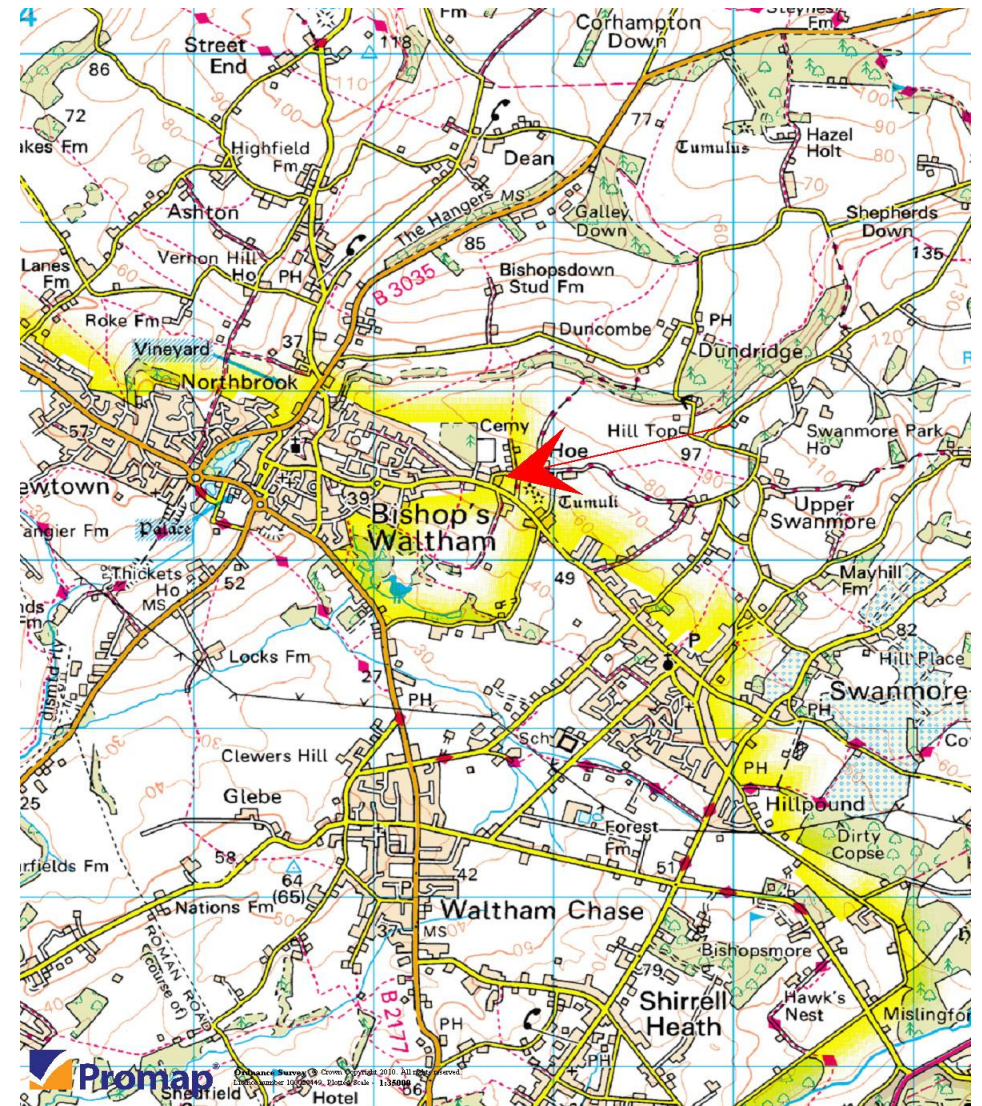
### Viewings

All viewing should be by appointment only with BCM: 01962 763900

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The particulars and photographs were taken in August 2010. Front cover shows artist's impression by Linda Appleby, September 2010.



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