



# HALL FARM

Holt End Lane, Bentworth GU34 5LF





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Alton 5 miles | Basingstoke 10 miles  
Winchester 17 miles | Southampton Airport 27 miles  
(Distances are approximate)

An arable farm situated in the glorious Hampshire countryside, just outside the South Downs National Park. The farm extends to over 270 acres including Grade 3 arable land, a small area of pasture, ancient woodland and modern grain storage facilities, along with a small family shoot.

The land is available as a whole or in lots

Offers in excess of £3,500,000

## LAND

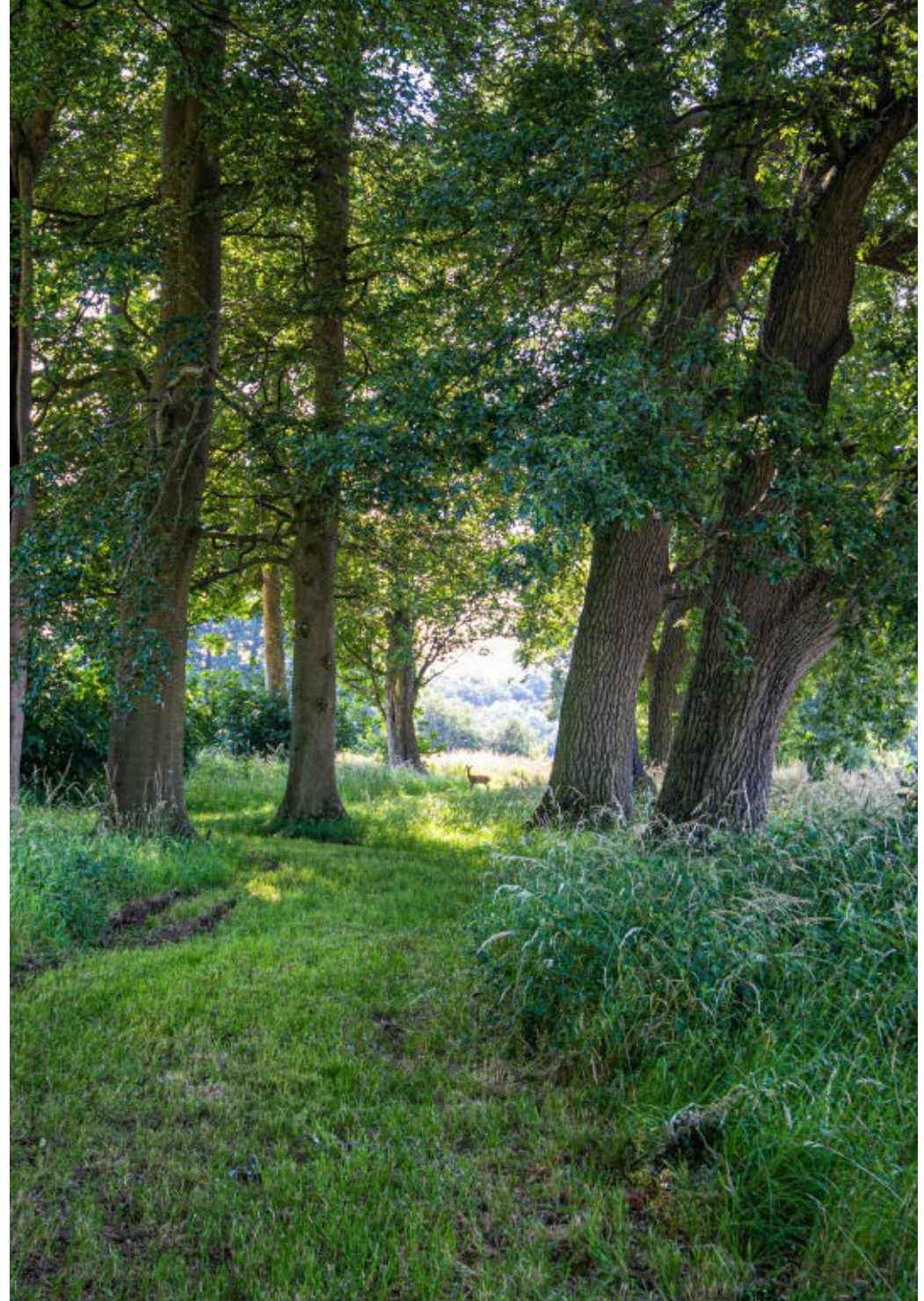
Arable | Permanent Pasture | Woodland

**In all about 274.62 acres (111.14 hectares)**

## BUILDINGS

Modern grain storage with 4 roller shutter doors | General purpose farm building

**In all about 12,000 ft<sup>2</sup> (1,120 m<sup>2</sup>)**



## DESCRIPTION

Hall Farm is an attractive and undulating arable farm lying on the edge of the South Downs National Park with the arable element extending to approximately 257.25 acres (104.11 hectares).

The farm includes modern grain buildings to accommodate approximately 600 tonnes. Hall Farm offers excellent shooting and a small local shoot has been in operation for many years providing a relatively small number of quality birds using the excellent topography and woodland layout.

The farm buildings offer development opportunity to a variety of uses (subject to the necessary consents) and the wider land lends itself for a number of other uses such as natural capital and biodiversity offsetting.

Hall Farm enjoys a delightful position, quietly tucked away in the tranquil countryside whilst benefitting from excellent road connections both to nearby market towns and further on to London and the South Coast, offering a fantastic lifestyle opportunity.

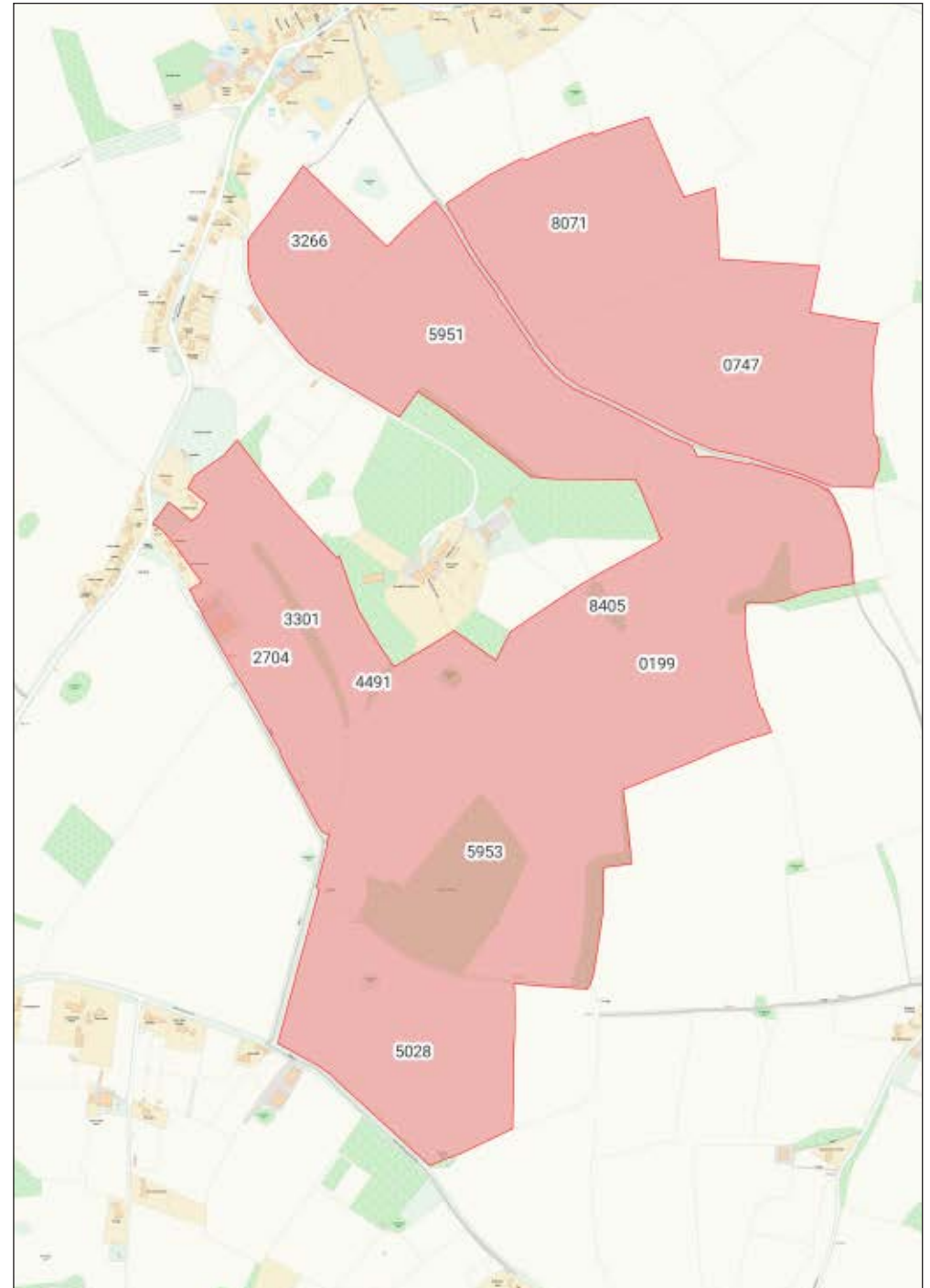
## SITUATION

Hall Farm is situated within the picturesque parish of Bentworth with stunning views extending over the surrounding rolling hills and farmland. The village benefits from a highly regarded primary school along with a popular 17th century public house, The Sun Inn. Just over 8 miles to the south lies the pretty market town of Alresford.

Alresford offers wider facilities including pubs, restaurants and shops. The transport connections are excellent with the A31 providing good regional transport links to Farnham and the city of Winchester. The A303 and M3 are located to the north of Hall Farm and provide direct access into London or down to the West Country.

Hall Farm sits just north of the South Downs National Park, in a fantastic location for exploring the miles of footpaths and bridleways close by.

Hampshire has plenty of top performing, sought after private and state schools including Bedales, The Alton School, Winchester College and St Swithuns.



## SCHEDULE OF LAND

Location	Name	Description	Total Field Size	
			Hectares	Acres
SU6639 5028	Harker Hill	Arable	11.77	29.08
SU6639 2704	Clarkes	Arable	10.74	26.54
SU6639 3266	Home	Arable	4.47	11.05
SU6639 5951	Roundwood	Arable	12.83	31.70
SU6639 8071	Longland	Arable	11.24	27.77
SU6738 0199	Valley	Arable	37.70	93.16
SU6739 0747	Pepper Hill	Arable	15.36	37.95
SU6639 1213	Pennys	Pasture and arable	0.78	1.93
SU6638 5953	Collier's Wood	Woodland	4.89	12.09
SU6639 8405	Beech Copse	Woodland	0.25	0.63
SU6639 3301	Ram Paddock	Woodland	0.53	1.30
SU6638 4491	Top of Clarkes	Woodland	0.09	0.22
	Yard	Yard and buildings	0.49	1.21
<b>TOTAL</b>			<b>111.14</b>	<b>274.62</b>





## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty, as a whole or in lots.

### Data Room

There is a data room available which provides all sales information and details. Details for access to the data room are available from BCM.

### Public Rights of Way

There are public rights of way crossing the land. Extracts of the definitive map are available in the data room.

The property is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

### Reserved Rights

- 1.The sellers reserve solely for themselves the right of way referred to in Clause 13B of Transfer dated 29 July 2005 made between the Sellers and Charles Peter Peal and Antonia Peal. The benefit of this right will therefore not pass to the Buyer. Please refer to the Data Room for details.
- 2.The Sellers will reserve a right of way over Tinkers Lane to retained land south of Pepper Hill.
- 3.A general reservation of rights in respect of existing services over the land for the benefit of the retained land.

### Services

Mains water is available. Electricity to the farm buildings is served by a generator.

### Tenure and Possession

The property is sold freehold with vacant possession. The Vendor wishes for the existing farming arrangement to continue until Harvest 2022.

### Designations

Collier's Wood is classified as Ancient Woodland. All the land is

designated within a Nitrate Vulnerable Zone.

### Planning and Overage

An overage provision will be reserved by the Vendors should the Purchaser gain planning permission on the farm building for a use other than agriculture. The provision will last for 15 years and will require the payment to the Vendors of 50% of the uplift in value following grant of a planning consent for a use other than agriculture or equestrian.

### Local Authority

East Hampshire District Council  
www.easthants.gov.uk  
Tel: 01730 266551.

Hampshire County Council

www.hants.gov.uk  
Tel: 0300 555 1375

### Sporting, Mineral and Timber Rights

The sporting, mineral and timber rights are in hand and are included in the sale of the freehold insofar as they are owned.

### Basic Payment Scheme

The farmland is registered on the Rural Land Registry and the Basic Payment Scheme has been claimed. Details of this are provided in the data room. The entitlements may be available by separate negotiation.

### Environmental Schemes

Part of the land is entered into a Mid Tier Countryside Stewardship agreement which runs until 2025 and which the purchaser will be required to take on. Further details of this agreement are provided in the data room.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. Further plans are available in the data room. They have been checked and computed by the selling agent and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### VAT

Any guide prices quoted or discussed are exclusive of VAT.

### Health & Safety

When viewing the land, please take considerable care and attention.

### Seller's Solicitors

Mark Charter  
Thrings LLP, Stuart Court, Salisbury Road, Romsey SO51 6DJ  
Tel: 02380 930314  
E: mcharter@thrings.com

### Directions (Post Code GU34 5LF)

From London head south west along the M3, exiting at Junction 6 on to the A339 heading south. Follow for 1.3 miles and turn left onto Well Lane and continue onto Station Road. Follow for 0.3 miles until you reach the roundabout and take the first exit onto Holt End Lane. After 0.7 miles, there will be a left turning onto a no through road, after a hundred metres or so, you will see the yard and grain stores on your left.

From the south – head north east on the A31 in the direction of Chawton and Alton. Turn left onto the A339 towards Basingstoke and follow the directions as above.



///innocence.stutter.stables

### Viewings

By appointment with the selling agent only.

### Vendor's Agent

Andrew Bays	Lily Walker
t: 01962 763 911	t: 01962 765 077
e: abays@bcm.co.uk	e: lwalker@bcm.co.uk

BCM LLP

The Old Dairy, Sutton Scotney, Winchester SO21 3NZ

NB: These particulars are as at September 2021.  
Photographs taken July 2021.

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.



### **WINCHESTER**

BCM, The Old Dairy, Winchester Hill,  
Sutton Scotney, Winchester, Hampshire SO21 3NZ  
**T** 01962 763 900 **E** [info@bcm.co.uk](mailto:info@bcm.co.uk)

### **ISLE OF WIGHT**

BCM, Red Barn, Cheeks Farm,  
Merstone Lane, Merstone, Isle of Wight PO30 3DE  
**T** 01983 828 805 **E** [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

### **OXFORD**

BCM, Ouseley Barn Farm, Ipsden,  
Wallingford, Oxfordshire OX10 6AR  
**T** 01865 817 105 **E** [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)



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