LAND FOR SALE
FREEHOLD INVESTMENT

Larkwhistle Farm Oil Well,
Crawley Down, Winchester, Hampshire SO21 2RJ

Commercial investment | Central Hampshire | Established covenant
FOR SALE BY PRIVATE TREATY
Offers invited
Freehold commercial investment for sale
On-shore oil well extraction site

LOCATION
Located in central Hampshire on the A272 to the north of the City of Winchester. Larkwhistle Farm Oil Well is situated just over a mile north of the Three Maids Hill junction of the A34.

DESCRIPTION
The entirety of the site is let to I-Gas Energy plc a leading onshore oil and gas exploration and production business having purchased Star Energy Oil UK Limited.

The property is registered under Land Registry title number HP736108. Approximately half the property has been developed by the Tenant for oil extraction infrastructure. Overall the property extends to approximately 3.014 hectares (7.45 acres).

We understand from the Department of Energy and Climate Change and the Oil & Gas Authority that the Stockbridge oilfield continues to be commercially productive with Larkwhistle Farm being the main well.

Larkwhistle oil well is part of the Stockbridge oilfield, middle Jurassic, and is the largest oilfield of the Western Weald Basin.

Please note that interested parties should make their own enquiries as to the longevity of the oil reserves.

TENURE
Freehold subject to the tenancy described below.

TENANCY
The property is let under a lease for a term of fifteen years, which commenced on 3 January 2010. The lease provides for annual rent reviews in line with the Retail Price Index and five yearly rent reviews to the open market. The current rent passing is £82,204 per annum.

A copy of the lease will be provided to interested parties.

PLANNING
Planning consent from Hampshire County Council (reference 16/02508/HCM WR080) extending the ability to extract oil until 31 December 2036 was granted on 19 December 2016.

VIEWINGS
Viewings strictly by appointment with BCM.

CONTACT
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MINERAL PLANNING AUTHORITY
Hampshire County Council.
t 0300 555 1389 w www.hants.gov.uk

DIRECTIONS
From the Three Maids Hill roundabout take the A272 signposted to Salisbury and Stockbridge. The entrance to Larkwhistle Farm Oil Well will be found on your right hand side after approximately one mile.

POSTCODE
SO21 3DA

IMPORTANT NOTICE
BCM and their clients give notice that:
1. They have no authority to make or give any representation 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 representations 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 has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared February 2017.