

DEVELOPMENT OPPORTUNITY STPP



THE OLD ESTATE OFFICE

Houghton, Stockbridge SO20 6LT

EVANS & PARTRIDGE



DEVELOPMENT OPPORTUNITY STPP

Houghton, Hampshire SO20 6LT

Stockbridge 2.5 miles | Winchester 11.3 miles | Southampton 12 miles

(distances are approximate)

TRADITIONAL BUILDINGS WITH DEVELOPMENT POTENTIAL STPP

Guide Price £575,000

A rare opportunity to acquire a range of former farm buildings extending to 291.09m² (3,133ft²), located in the heart of the village of Houghton, a short distance from Stockbridge

SUMMARY

The Old Estate Office at Houghton offers a superb opportunity to acquire a range of traditional barns and a converted building in the village of Houghton, which runs alongside the chalk stream River Test. The buildings have historically been used for agricultural and employment purposes however would be suitable for various alternative uses, subject to planning consent.

Overall, the property extends to approximately 0.18 hectares (0.45 acres).

SITUATION

The Old Estate Office is situated centrally within the village of Houghton, less than 3 miles from the beautiful market town of Stockbridge. The buildings are located on the main street and enjoy wide views over open farmland to the west. Just over 11 miles to the east of the Property is the cathedral city of Winchester and Southampton is approximately 12 miles south.

The Property benefits from local amenities in Stockbridge, such as public houses, church, a wide range of shops, restaurants and other facilities.

The transport links are excellent with the A34 and A303 close by as well as direct rail access into central London from Winchester Station in just over an hour.

THE OLD ESTATE OFFICE

The property comprises a traditional former farm building converted to an estate office, of timber frame construction with a brick base wall, timber clad walls under a slate tile roof. The Estate Office extends to 107.01m² (1,152ft²) and has a main office with three further office rooms, three WCs, a kitchenette and store. Accessed externally is a garage providing an additional 29.20m² (314ft²).

Overall the building extends to approximately 136.21 m² (1,466ft²). There is an ancillary agricultural building which extends to approximately 72.46m² (780ft²) and a grade II listed barn which extends to approximately 82.42 m² (887 ft²).

The property offers an exciting development opportunity, in a glorious countryside location, subject to planning consent.

PLANNING

The Vendor has received pre-application advice from Test Valley Borough Council, who have responded positively towards a conversion to residential use, subject to planning.

Further details as to the pre-application advice and drawings are available upon request.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Services

The property has mains water, electricity, oil central heating and private drainage.

Tenure

Freehold with vacant possession.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the selling agents 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.

Wayleaves & Easements

The property is sold subject to and with 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, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to or not.

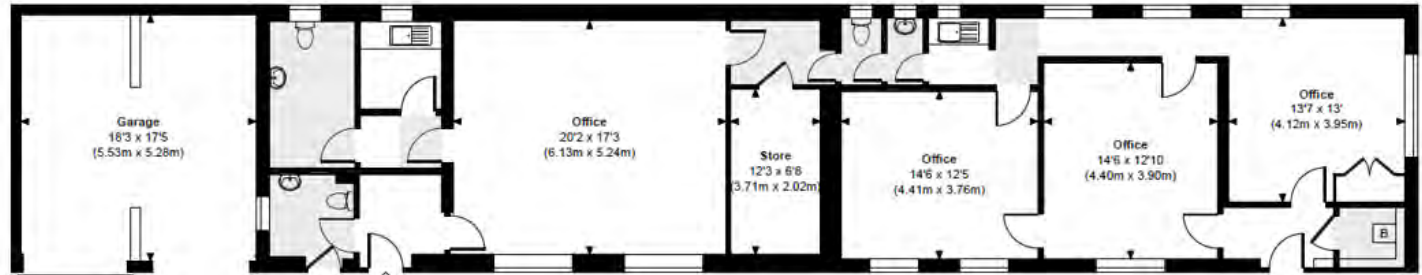
Directions

From Stockbridge Hight Street, proceed west on the A30 heading for Salisbury. After passing over the River Test, take the first turning on the left onto the Houghton Road, signposted to Houghton.

Follow this lane into the village and proceed past The Boot public house on your left. Stay on this road through the village and just before Horsebridge Road you will see a sign for the Old Estate Office on your right-hand side.

Please note there are road works closing the Houghton Road from Stockbridge for 20 weeks commencing mid January 2024.

Postcode—SO20 6LT

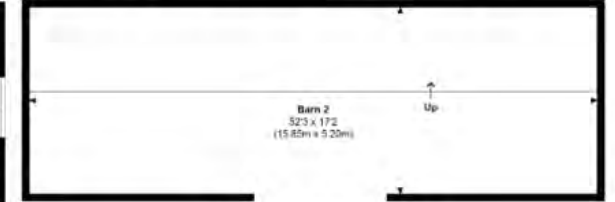


Estate Office
Approximate Net Internal Area
Offices = 1152 Sq Ft / 107.01 Sq M
Garage = 314 Sq Ft / 29.20 Sq M
Total = 1466 Sq Ft / 136.21 Sq M

EPC: Rating of 'G'



Approximate Gross Internal Area
Total = 780 Sq Ft / 72.46 Sq M



Approximate Gross Internal Area
Total = 887 Sq Ft / 82.42 Sq M

Viewings

Viewings strictly by appointment with Selling Agents.

JOINT SELLING AGENTS

Lily Walker & Louisa Watson Smith, BCM LLP

The Old Dairy
Sutton Scotney
Winchester SO21 3NZ
t 01962 763 905
e sales@bcm.co.uk

Jamie Armstrong, Evans & Partridge

Agriculture House
High Street
Stockbridge SO20 6HF
t 01264 810 702
e property@evansandpartridge.co.uk

 [what3words](https://www.what3words.com) [///awestruck.progress.icicles](https://awestruck.progress.icicles.com)

Local Authority

Test Valley Borough Council

www.testvalley.gov.uk Tel: 01264 368000

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:

- 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 facts
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- 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.
- 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 regard to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM tested them

Particulars prepared March 2024 and photographs taken March 2024.



WINCHESTER

T 01962 763 900
E info@bcm.co.uk

ISLE OF WIGHT

T 01983 828 805
E iow@bcm.co.uk

OXFORD

T 01865 817 105
E oxford@bcm.co.uk

PETERSFIELD

T 01 730 262 600
E info@wilsonhill.co.uk



rural property specialists