



RIVERSIDE FARM

West Wellow, Romsey, Hampshire, SO51 6DW





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

RIVERSIDE FARM

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Located on the banks of the river Blackwater, this multifaceted farm offers over 33,000 sq.ft of diverse assets including a three bedroom house with two bedroom annexe, a range of flexible agricultural buildings which could offer further planning potential (STPP).

A three bed bungalow with adjoining two bed annexe which totals 2,011 sq.ft (186.82 sq.m)

Excess of 33,337 sq.ft of buildings with agricultural use

Set in approximately 3.39 acres (1.37 ha)

Guide Price £2,700,000

Romsey 5 miles | Salisbury 13.7 miles | Winchester 21.5 miles | London Waterloo from Salisbury 90 minutes

London Waterloo from Winchester 60 minutes

(Mileages and times are approximate)



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INTRODUCTION

Riverside Farm is a former working dairy on the outskirts of the village of West Wellow, situated on the edge of the New Forest National Park. The property comprises of a three-bedroom bungalow and a two-bedroom annexe which are subject to an agricultural tie. There are four buildings on the site which are used for agricultural purposes. Building 1 is currently being used as a fresh food packaging facility and Building 4A is let as an office with a separate WC. The other buildings are currently let as either workshop or storage spaces.

LOCATION

Riverside Farm is located half a mile north of the village of West Wellow, which benefits from a primary school, church and village hall. The town of Romsey, with a more comprehensive range of amenities, lies five miles to the east.

Riverside Farm is located down Tutts Lane in West Wellow, just 5 miles from the A36. This then leads to the wider motorway network via the M27.

RESIDENTIAL BUILDINGS

Riverside Farm House

Kitchen | Dining Room | Utility Room | Sitting Room | Bathroom | Three Bedrooms

The accommodation is set over one storey and has been well maintained as a family home. The property benefits from a sizeable southwest facing garden which is laid mainly to lawn with a well stocked vegetable patch. The property is subject to an agricultural tie.

In all about 1,405 sq.ft (130.53 sq.m)

Annexe

Kitchen | Living Room | Bathroom | Two Bedrooms

The annexe offers a kitchen, sitting room, two bedrooms, bathroom and private south facing garden. The annexe adjoins the main house and has the potential to be combined back into the main house if required. This property is also covered by the agricultural tie.

In all about 606 sq.ft (56.29 sq.m)



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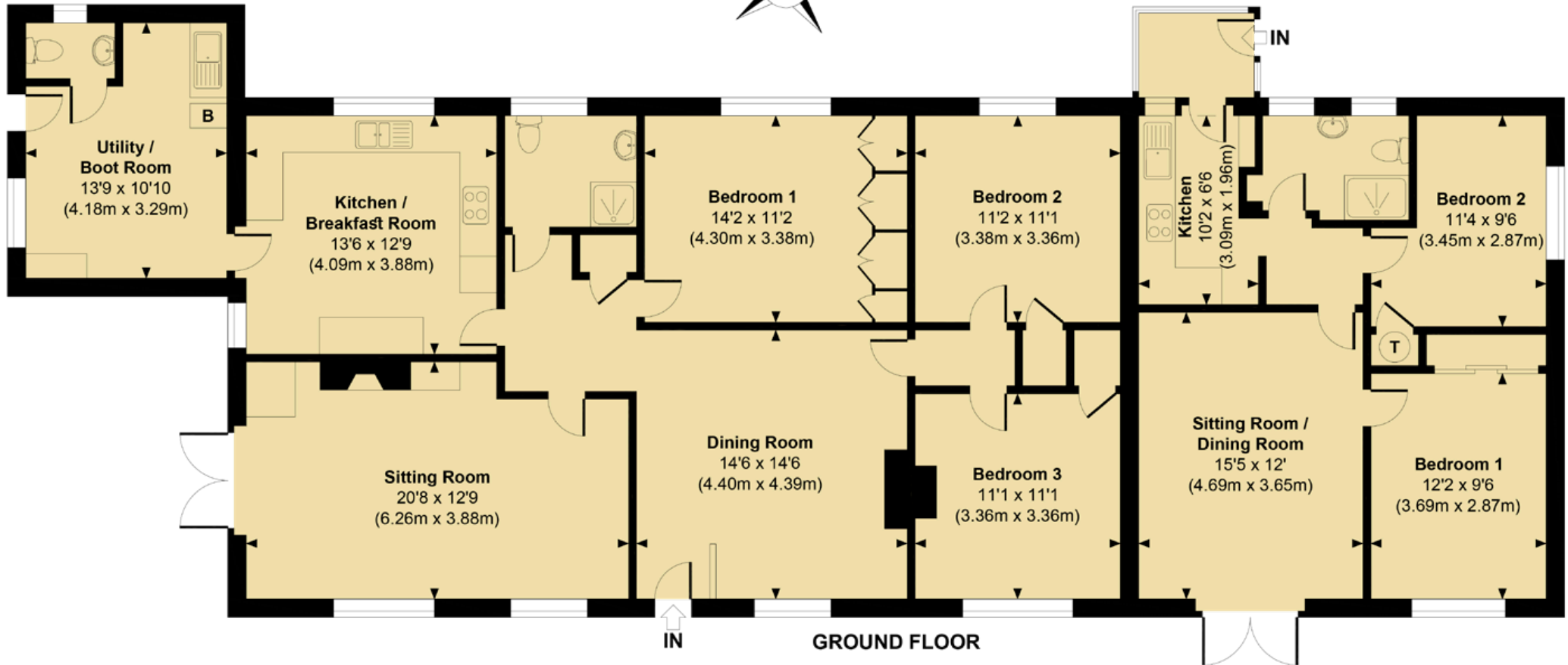
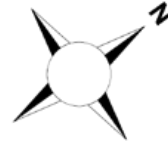
Main House & Annexe, Riverside Farm

Approximate Gross Internal Area

Main House = 1405 Sq Ft / 130.53 Sq M

Annexe = 606 Sq Ft / 56.29 Sq M

Total = 2011 Sq Ft / 186.82 Sq M





BUILDINGS 1 & 2

Description

Building 1 - Steel portal frame barn with hard standing | Insulated storage for food processing | Office | Loading Bay | Power floated concrete floor | 9656 sq.ft (897 sq.m)

Building 2 - Steel portal frame barn with hardstanding | Lighting | Storage use | 8045 sq.ft (747 sq.m)

Riverside Farm offers a great opportunity with Building One bordering the River Blackwater and currently being used for the packaging and distribution of soft fruits. The building includes office space, hygiene area, extensive floor area and a loading bay on-site. Building Two is currently used for storage and offers further opportunities for improvement or a change of use (STPP).

In all about 17,710 sq.ft (1,6545 sq.m)



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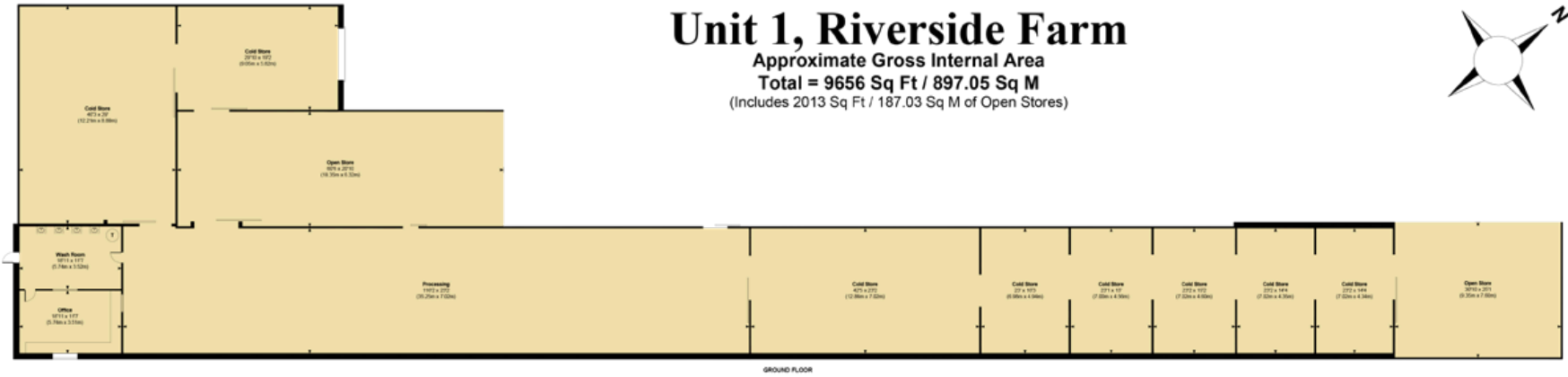
ARCHITECTURE & DESIGN

Unit 1, Riverside Farm

Approximate Gross Internal Area

Total = 9656 Sq Ft / 897.05 Sq M

(Includes 2013 Sq Ft / 187.03 Sq M of Open Stores)

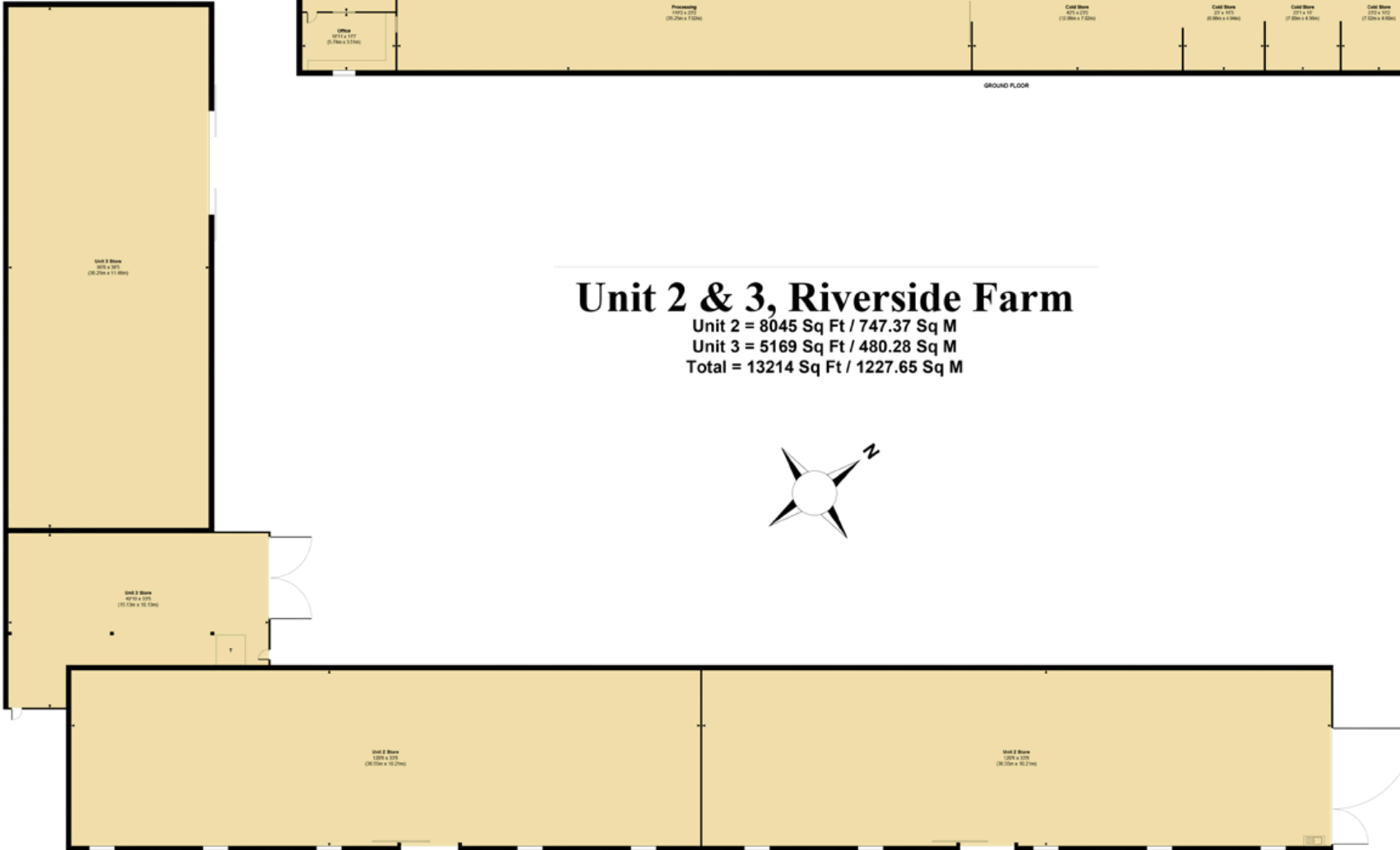


Unit 2 & 3, Riverside Farm

Unit 2 = 8045 Sq Ft / 747.37 Sq M

Unit 3 = 5169 Sq Ft / 480.28 Sq M

Total = 13214 Sq Ft / 1227.65 Sq M





BUILDINGS 3 & 4

Description

Building 3 - Steel portal frame barn with hardstanding Lighting | Storage use | 5169 sq.ft (480 sq.m)

Building 4 - Steel portal frame barn with hardstanding Lighting | Storage use | 8040 sq.ft (747 sq.m)

Building 4A - Steel portal frame barn with hardstanding Office | WC | 198 sq.ft (18 sq.m)

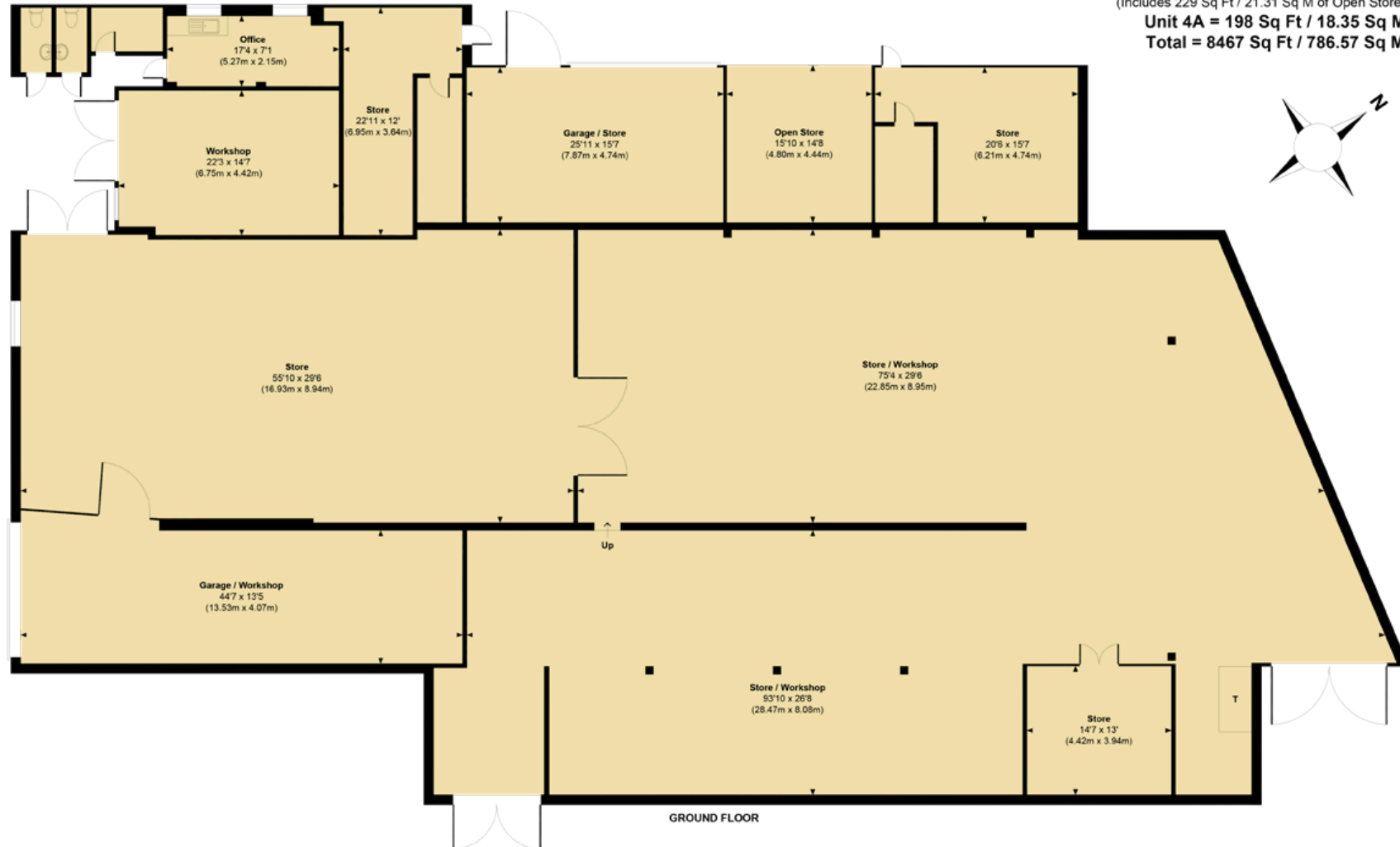
Riverside Farm was traditionally used for agricultural purposes but now there is the opportunity for it to be used for storage and workshop space. Unit 4A is currently being used as an office space making it an ideal location for a growing business needing both storage, office and workshop space. All the buildings have electricity and the possibility of water connections.

In all about 13,407 sq.ft (1,245 sq.m)

Unit 4 & 4a, Riverside Farm

Unit 4 = 8040 Sq Ft / 746.91 Sq M
(Includes 229 Sq Ft / 21.31 Sq M of Open Store)

Unit 4A = 198 Sq Ft / 18.35 Sq M
Total = 8467 Sq Ft / 786.57 Sq M



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property.

EPCs

Riverside Farm: E

Annexe: D

Building 1: B

Building 4A: E

Council Tax

Riverside Farm House: Band D

Annexe: Band A

Services

Mains water and electricity are available to both residential properties. The farmhouse benefits from oil fired central heating and the annex from night storage heating.

Broadband availability

The property benefits from superfast broadband according to Ofcom.

Mobile Phone Coverage

According to signal checker, 4G is available at the property.

Tenure

Freehold with vacant possession subject to the agreements listed below:

The annexe will have vacant possession subject to the current periodic Assured Shorthold Tenancy.

Building 1 and part of building 2 are subject to an existing lease under the Landlord and Tenant Act 1954 which expires on the 25th March 2031.

Building 3 & 4 will have vacant possession subject to the various current licenses to occupy.

Local Authority

Hampshire County Council
T: 0300 555 1375

Test Valley Borough Council
T: 01264 368000

Restrictions

Riverside Farm lies within a National Character Area.

Postcode

SO51 6DW

Directions

Riverside Farm can be found on the left-hand side of the road, half a mile up Tutts Lane, when you are travelling north from the village of West Wellow.

Parking

The property offers ample parking on site for all residential and commercial requirements.

Local Planning

We have inspected the Test Valley Local Planning Authority website and there is only one planning permission application referred to for Riverside Farm. This related to the erection of a hay barn in 1993 and full details are available.

Fixture and Fittings

All fitted items in Building 1 will be included within the sale. These include insulation, loading ramp and office area. The refrigeration units and hygiene area will be removed by the tenant if they are required to vacate the property and are not included in the sale of the property.



<https://w3w.co/star.twilight.majoring>

Viewings

Strictly by appointment with BCM Wilson Hill and must be accompanied due to the commercial nature of this site.

Selling Agent

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NB: These particulars are as at January 2025

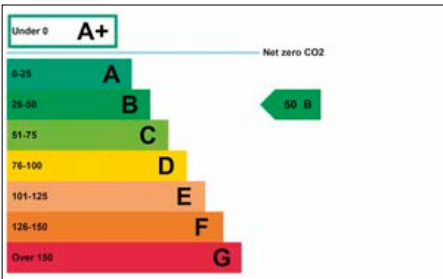
Riverside Farm



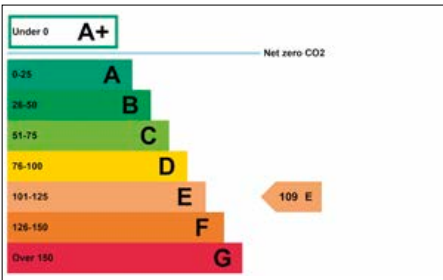
Annexe



Unit 1 Riverside Farm



Unit 4a Riverside Farm





IMPORTANT NOTICE

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