



LAND AT ROMSEY ROAD

Stockbridge, Hampshire, SO20 6DF



LAND

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Stockbridge, Hampshire, SO20 6DF

A rare opportunity to acquire a parcel of arable land with far reaching views in close proximity to the picturesque market town of Stockbridge, Hampshire, extending to approximately 20.17 hectares (49.85 acres). The land offers a diverse range of opportunities including environmental schemes and growing cereals or viticulture, subject to planning permission.

The land is available to purchase as a whole or in two separate lots:

Lot 1 - 7.56 hectares (18.69 acres) - Guide price - £225,000

Lot 2 - 12.61 hectares (31.16 acres) - Guide price - £375,000

Guide price for the whole: £600,000

Stockbridge 1.4 miles | Romsey 9 miles | Winchester 10 miles

London Waterloo from Winchester 1 hour | London Paddington from Winchester 1 hr15
Mileage and times are approximate



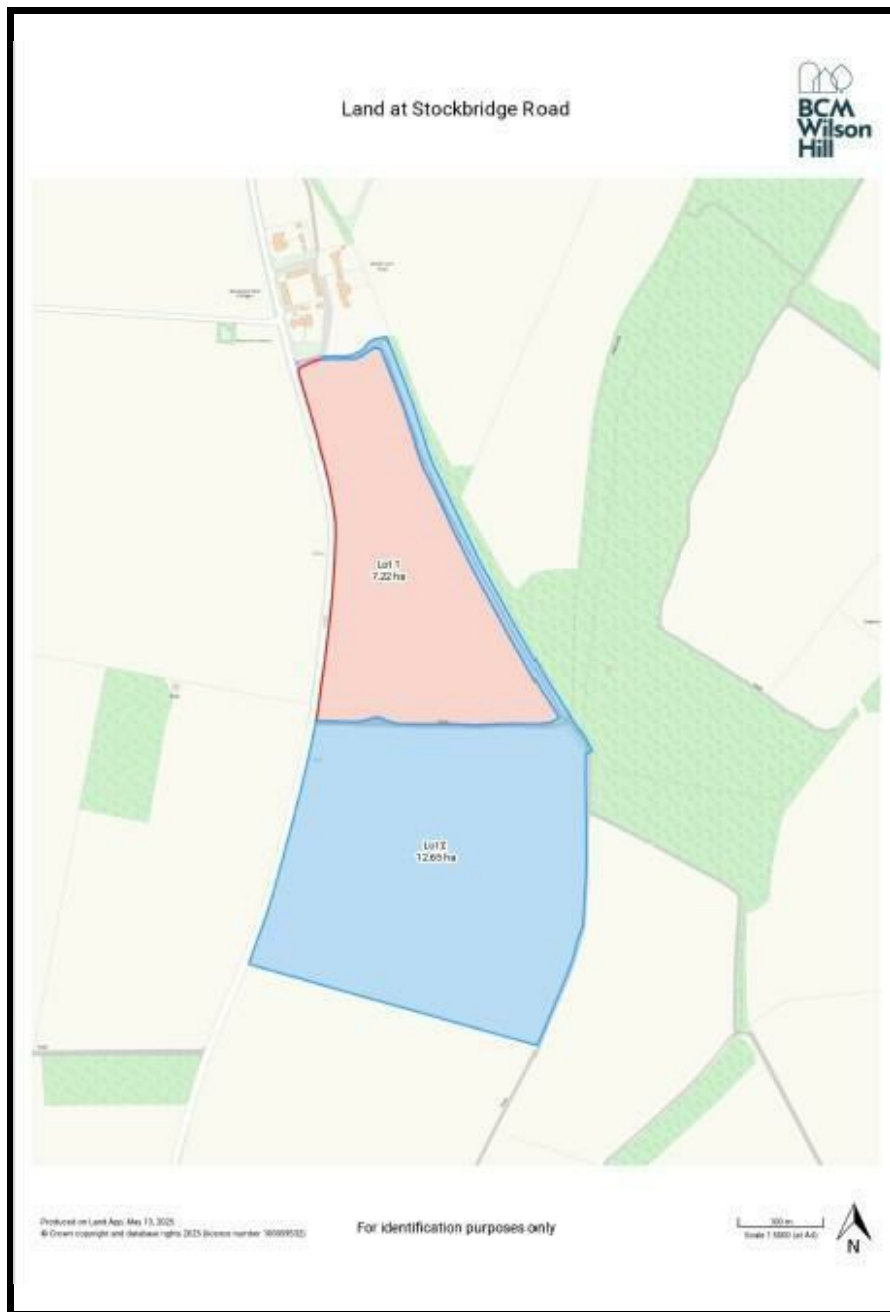
SITUATION

The Land at Romsey Road is situated in close proximity to the picturesque market town of Stockbridge, located just one mile to the north. Romsey lies approximately 9 miles to the south and Winchester 10 miles to the east.

Winchester provides railway access to London Waterloo in approximately 1 hour. Southampton airport provides international and domestic flights and is located approximately 25 miles to the south of the property.

DESCRIPTION

The Land at Stockbridge offers a highly attractive block of land with far reaching views towards the market town of Romsey. Comprised solely of Grade 3 land with partially shallow lime-rich soils over chalk and partially freely draining loamy soils and bound by mature hedgerows. The land was previously cropped on a traditional arable rotation, however it may be suited to a number of alternative uses including environmental schemes or BNG. Lot 2 lies adjacent to a parcel of land used for viticulture and may also offer a fantastic opportunity for this use, subject to planning permission.



- LOT 1 Comprising 18.69 acres of productive arable land, as shown outlined red on the enclosed plan.
- LOT 2 Extending to over 30 acres of productive arable land, as shown outlined blue on the enclosed plan.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

A public footpath crosses the north east corner of Lot 2 and borders the eastern boundary. Extracts of the definitive map are available from BCM Wilson Hill.

The land 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 Condition of Sale or not.

Access

Lot 1 benefits from direct vehicular access via a right of way at all times and for all purposes over the private road, Marsh Court View.

Lot 2 is accessed via a right of way at all times and for all purposes over the private road, Marsh Court View with a right of way across Lot 1 hatched purple on the plan and a 12 metre track following the eastern boundary. The purchaser of Lot 2 would be responsible for implementing a boundary fence for this track.

Viewings

By appointment with BCM Wilson Hill

Lily Walker, BCM Wilson Hill

t: 01962 763 900

e: lwalker@bcmwilsonhill.co.uk

NB: These particulars are as at 4th June 2025

Planning

There are no outstanding planning applications directly attached to the property.

Services

There are no services connected to the Property but may be available nearby, subject to the purchaser's investigations.

Tenure and possession

The land is farmed under a contracting arrangement with a neighbouring farmer. Early entry may be available by negotiation. Depending upon the date of completion the Vendors may require Holdover in order to allow the harvesting of crops in the ground,

Local Authority

The Land at Stockbridge Road falls within the administrative area of Test Valley Borough Council.

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.

VAT

Any guide prices quoted or discussed are exclusive of VAT.

Environmental Schemes

The land is not currently entered into any environmental land management schemes.

Designations

The land is designated with the Nitrate Vulnerable Zone (NVZ).

The soil classification is Grade 3 ('good to moderate').

Areas and Schedules

These are based on 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.

EPC

Not applicable.

Directions

From Stockbridge, follow the Stockbridge Road, A3057 south towards King's Somborne. The land will be on your left hand side after approximately 1.2 miles.

Health and Safety

When viewing the land please take considerable care and attention.

What3Words

///crossword.schooling.cuter

Mobile Phone Coverage

Limited mobile phone coverage available (Ofcom).

IMPORTANT NOTICE

BCM Wilson Hill 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 Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
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- v) 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 Wilson Hill tested them.

Winchester

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