



Vann Farm

SELBORNE | HAMPSHIRE | GU34 3SF

BCM

Wilson | Hill

4 Bedrooms (1 Ground Floor) | En Suite Shower Room | Family Bathroom | Entrance Hall | Sitting Room | Study | Kitchen/Breakfast Room | Utility Room | Cloakroom
Off Lane Parking | Former Period Cottage used as a Garage/Outbuilding | Garden & Grounds | Farm Buildings | Farmland 37.11 acres (15.02 hectares)
Within the South Downs National Park

Mileages: Petersfield 7 miles, Liss 3.6 miles, Alton 7.7 miles, Alresford 11.3 miles, Liphook 8.3 miles, Guildford 25 miles, Winchester 18.2 miles, London 56 miles, A3 3.6 miles

Main line station with train services to London Waterloo at Petersfield (65 minutes) and local station at Liss

Available as a Whole or in Four Lots



Lot 2



Lot 1

I Description

Having been in the same ownership for over 70 years, Vann Farm provides a rare opportunity to acquire a small farm with a dwelling, farm buildings, grass and woodland in one of the most beautiful, unspoilt and sought after corners of Hampshire. The property provides scope for a range of alternative uses subject to the necessary planning consents.

The property is available as a Whole or in four Lots and extends overall to about 37.11 acres (15.02 hectares).





Property

Lot 1 – Vann Farmhouse

The detached cedar clad farmhouse was built in the early 1960's in the grounds of an early 19th century stone cottage, which was inhabited until this point. The cottage has since been used as a garage and store but has the potential to be converted back to a dwelling, annexe or holiday accommodation (subject to planning).

The farmhouse has a large, bright and airy kitchen/breakfast living room with a good sized and practical utility room for country life. The well-proportioned south and west facing sitting room, with

French doors leading onto the terrace, provides a lovely light and comfortable space with a wood burner for the winter months. Leading off the hallway is a study or fifth bedroom. From the half-landing on the stairs there is a fourth bedroom. Upstairs are three further bedrooms, all with beautiful views, the master bedroom having a balcony and en suite shower room. There is also a family bathroom.

The property stands in mature gardens and grounds of around 0.67 acres (0.27 hectares) and offers scope for someone to enjoy as a home, to continue farming locally or for a secluded country house with further potential.



Lot 2 – Farm Buildings and Farmland 17.70 acres (7.16 hectares)

The farmyard consists of a range of agricultural buildings previously used for the housing of livestock and for general farming purposes. Two of the buildings have been used for commercial purposes in excess of ten years. Overall the farm buildings extend to approximately 875.37 sq m (9,422 sq ft).

Buildings Schedule

Description

1	Former Calf Shed	4a	Lean-to
2	Furniture Store	5	Cattle Barn
3	General Purpose Barn	6	The Old Mill
4	Carpentry Workshop	6a	Lean-to

The land is permanent pasture and is currently used for hay and grazing, with two large flat fields to the south of the buildings. The field to the north rises to a tree lined boundary offering a wonderfully private position in this beautiful part of the South Downs National Park.

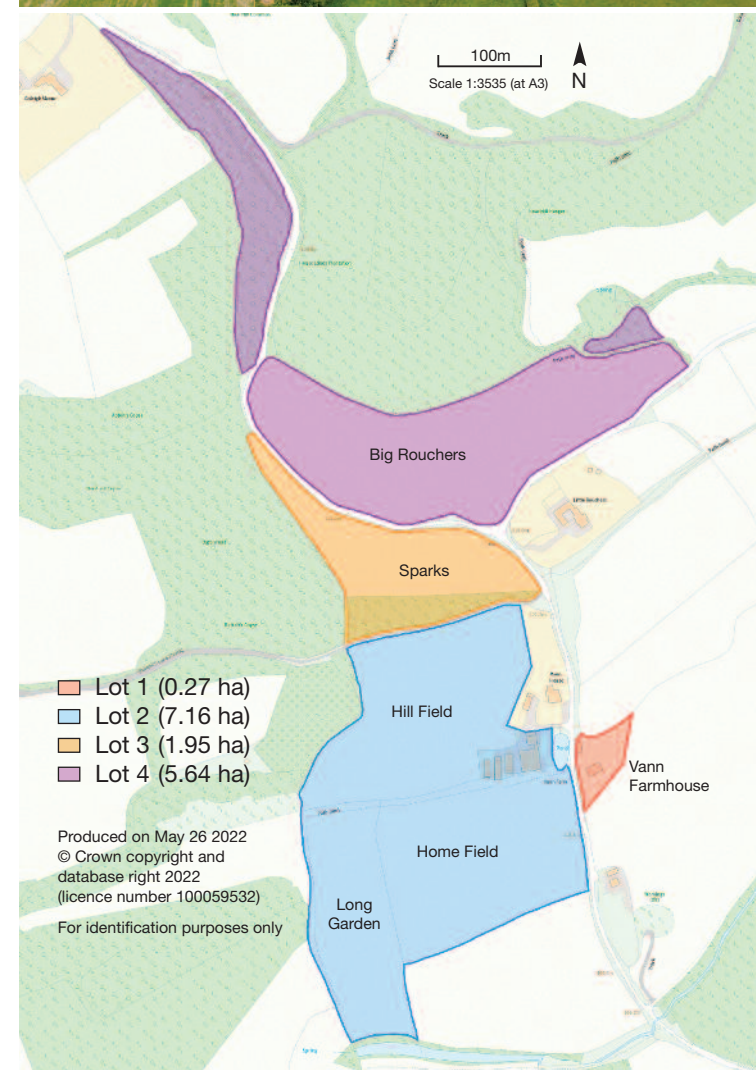
Together, the buildings and land are perfect for a variety of uses including agricultural enterprises and, subject to planning permission, other uses such as equestrian enterprises, tourism and commercial.

Lot 3 – Pasture and Woodland extending to 4.82 acres (1.95 hectares)

A block of land on the western side of the lane comprising 3.66 acres (1.48 hectares) of permanent pasture and 1.16 acres (0.47 hectares) of woodland. The field is gently undulating with an area of woodland to the south of the field and a tree lined boundary continuing around the perimeter.

Lot 4 – Pasture and Woodland extending to 13.93 acres (5.64 hectares)

This parcel offers a large, predominantly level area of pasture suitable for grazing or cutting of approximately 10.23 acres (4.14 hectares). It also encompasses two areas of beautiful unspoilt woodland, which is characteristic of the local area extending to 3.71 acres (1.50 hectares).





Location

Although the postal address is Selborne, Vann Farm is closer to the village of Hawkley and is positioned down a lovely winding single track country lane. Both villages form part of an ancient landscape, virtually unaltered over the years and which are now in the heart of the South Downs National Park. The wooded hillsides are known as the 'Hangers' and consist largely of beech woodland with some yew, ash and wild cherry on chalk which provide a habitat for many rare species. Crisscrossed by numerous footpaths and bridleways, this area provides wonderful walking, horse riding and cycling opportunities.

The larger village of Selborne is home to Gilbert White's House and Garden, The Oates Collection, the Selborne Arms pub, village church and primary school.

Although smaller, Hawkley has the well regarded Hawkley Inn, church, village hall (with Montessori school), cricket ground with play area and tennis court.

Petersfield with its comprehensive range of facilities including Waitrose, leisure centre, lido and mainline station is an easy drive. There is a more local station at Liss and the town of Alton is also within easy reach. The A3, with trunk road connections, is a 10 minute drive away meaning the larger centres of Guildford, Portsmouth (with ferry services) and Winchester, via A31/A272, are within reasonable driving distance, as are the creeks and inlets of the South Coast. There are many well-regarded state and private schools in the region including Bohunt, The Petersfield School, Churcher's College, Ditcham Park and Bedales.




Lot 2 – Farm Buildings

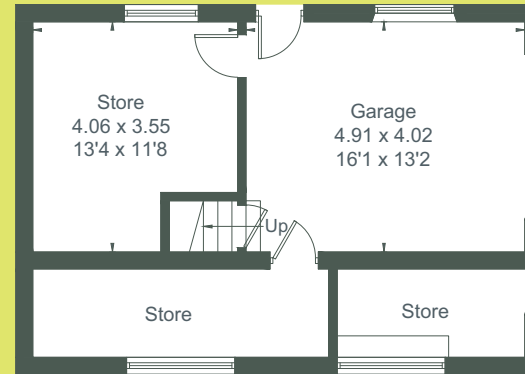


Lot 3 & 4

Approximate Area = 207.4 sq m / 2232 sq ft
 Outbuilding = 59.4 sq m / 639 sq ft
 Total = 266.8 sq m / 2871 sq ft (Excluding Void / Garage / Store)
 Including Limited Use Area (21.7 sq m / 233 sq ft)

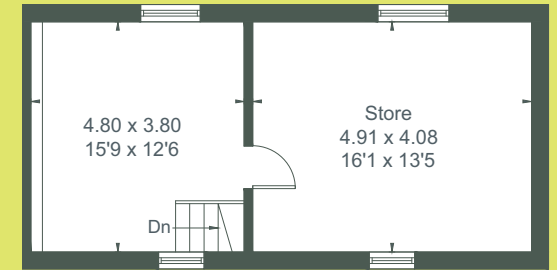


 = Reduced head height below 1.5m

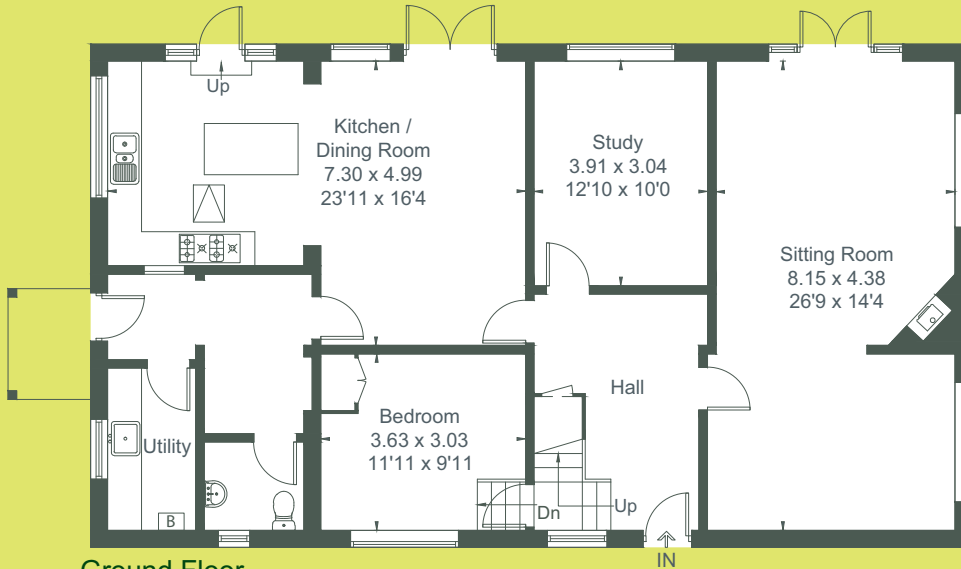


(Not Shown In Actual Location / Orientation)

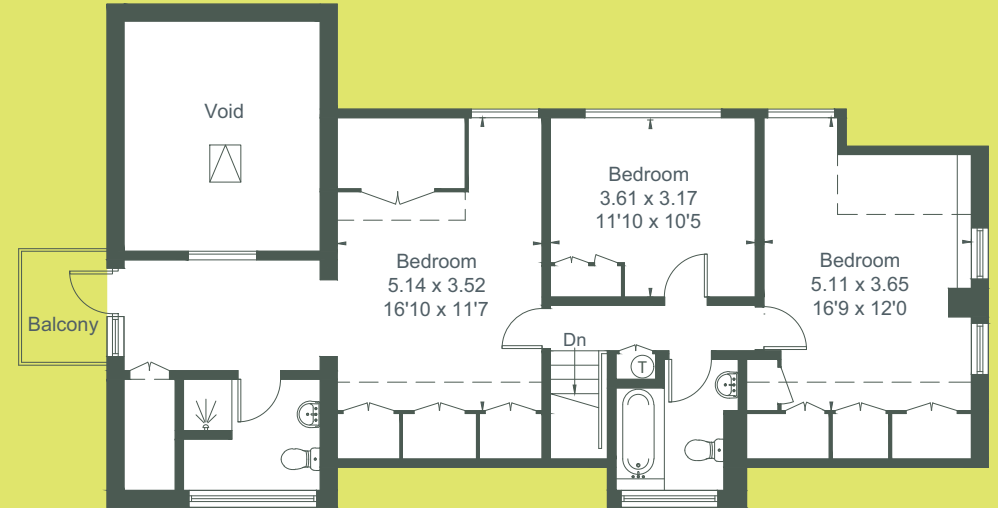
The Cottage - Ground Floor



The Cottage - First Floor



Ground Floor



First Floor

I Directions to GU34 3SF

From Petersfield follow the A3 north and just beyond Liss at the Ham Barn roundabout take the third exit signed to Liss B3006 (coming from London this is the first exit). Proceed into Liss and then turn right just after The Spread Eagle public house onto Hawkley Road. Follow this road for 1.5 miles and at the top of the hill continue until you reach Lower Green. Continue through the green and the lane passes downhill. Keep going until you see a pond on your left and Vann Farm (Lot 1) is opposite on your right. The entrance to the farmyard (Lot 2) is on your left beyond the pond and shared with Vann House. Please, if going to the farmyard, pass up beyond the buildings and park at the back left side (not right). The entrance to Lots 3 and 4 can be found a little way up the lane.



Lot 1: ///limelight.conspire.builds

Lot 2: ///nicer.equipment.shift

Lot 3: ///both.heartless.surely

Lot 4: ///forgives.farm.deadline

Wilson Hill & BCM LLP have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Particulars prepared & photographs taken May 2022

Strictly by appointment with BCM & Wilson Hill only

I General remarks and stipulations

Services: Mains Water, Electricity.

Council Tax: Band F. **EPC:** F33.

Access: The property benefits from direct access onto Noar Hill Common Road.

Boundaries: There are no known fencing liabilities.

Basic Payment Scheme: The BPS entitlements are excluded from the sale but are available by separate negotiation. The Vendor will retain the 2022 payment.

Designations: The property is in the South Downs National Park. A small part of the woodland in Lot 4 is designated as a Site of Special Scientific Interest (SSSI) of the Wealden Edge Hangers.

Sporting: The sporting rights are included within the sale.

Wayleaves, Easements & Rights of Way: The Property is sold with the benefit of and subject to all Rights of Way and other easements and rights of a similar nature which exist, whether mentioned in these particulars or not. There is a public footpath that crosses Lot 2, a Byway Open to All Traffic (BOAT) which is closed at present, runs between Lots 2 and 3 and there is a bridleway running between two parts of Lot 4.

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 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.

Planning and Overage: An overage provision will be reserved by the Vendors should the Purchaser gain planning permission on the farm buildings for a residential use.

Tenure and Possession: Vacant possession will be given of the whole upon completion of the sale.

Local Authorities: East Hampshire District Council (easthants.gov.uk) 01730 266551

South Downs National Park (southdowns.gov.uk) 01730 814810

Agents Notes: Health & Safety – The garage, outbuilding and former cottage are dilapidated and some of the farm buildings may be potentially hazardous. Therefore, buyers are requested to be as vigilant as possible and all viewings are carried out at the sole risk of the viewer and neither the Vendor nor the selling agents take responsibility.

IMPORTANT NOTICE

BCM LLP and 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 of representations of facts
- 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.
- 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 regard to parts of the property which have not been photographed.
- 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 or Wilson Hill tested them.

