



# Chapel Farm

Oakhanger Road, Oakhanger, Bordon, Hampshire, GU35 9JB

Batcheller  
Monkhouse

Our Corner of England

# CHAPEL FARM

A grass farm situated in beautiful Hampshire countryside with extensive farm buildings, small lake and a disused brickworks site. In all approximately 169.4 acres (68.55 ha).

**FOR SALE AS A WHOLE OR IN 2 LOTS.**

## LOT 1:

- Permanent Pasture Fields
- Attractive Lake
- Good Access
- Comprehensive Range of Livestock and Traditional Farm Buildings
- Totalling Approximately 3,586sq.m

- Yard Areas
- Potential for Other Uses (STPP)
- Approximately 152.1 Acres (61.55 ha)
- **Guide Price: £1,750,000 - £1,850,000**

## LOT 2:

- Disused Brickwork Site
- Dilapidated Brickwork Building Complex of Approximately 5,400sq.m.
- Ancillary Brick Buildings Including Office
- Adjacent Landfill Site
- Potential for Alternative Uses (STPP)
- Road Frontage
- Approximately 17.3 Acres (7.00 ha)
- **Guide Price: £850,000**



## DESCRIPTION

Chapel Farm is situated in attractive Hampshire countryside. It is now used for livestock purposes with a comprehensive range of farm buildings, pasture land, a small lake and streams. At the southern end of the farm lies a disused brickworks site with its own access.

The farm is a rare capital investment opportunity with development or change of use possibilities within the two ranges of buildings (subject to planning consent). It is offered for sale as a whole or in the following 2 lots:

**LOT 1:** An extensive range of livestock buildings and some more traditional buildings in need of repair. They are accessed via the main entrance to the farm and are served with adjoining yard areas and roadways. They extend in all to approximately 3,586 sq.m. (38,589 sq.ft.) (approximate external measurements) and briefly comprise the following:

BUILDING	SQ. M.
Timber field shelter/storage barn	36.2
Brick stable building with loft above	93.3
Steel framed storage barn	270.2
14 bay forage/storage barn, steel framed	1,164
Livestock/storage barn, brick and concrete	276
9 bay livestock barn of mixed construction	525
10 bay cattle barn as above	523.2
Silage clamp -infilled slurry lagoons	-
Storage/cattle shed	184
Timber framed traditional barn	173.6
Brick hovel	162.5
Further hovel	178.7
<b>TOTAL:</b>	<b>3586.7 sq.m.</b>

An attractive block of land which is reasonably level and has fine views over adjoining countryside. It is divided into a number of pasture fields. The Oakhanger stream runs through the land and there is an attractive small lake in the heart of the farm.



There is access both from Roman Road and Honey Lane and there are good hard roadways running through the land. The land extends to a total of 152.1 acres (61.55 ha).

## LOT 2 SELBORNE BRICKWORKS, HONEY LANE, SELBORNE, GU34 3BS:

This lies to the south of the farm and has two existing entrances. It is a disused brickworks site which was long established but ceased production over 10 years ago. The buildings are generally dilapidated and include the main industrial brickworks unit which covers approximately 5,400 sq.m. with ancillary brick buildings including a brick office. The brickworks site itself extends to approximately 4.2 acres (1.7 ha) and it is offered with the adjoining landfill ground. Lot 2 in all extends to approximately 17.3 acres (7.00 ha).

### LOCATION

The farm lies in beautiful Hampshire countryside close to the hamlet of Oakhanger with a church, public house, cafe and shop. The village of Selborne lies about 3 miles away and is renowned for being the home of the 18th century naturalist Gilbert White. Alton is about 6 miles to the north west with shopping and other amenities and a mainline train service. Travel communications by road are excellent with access to the main A3 trunk road from Portsmouth to Guildford and London about 3.5 miles away.



The farm lies on the edge of the South Downs National Park with most of lot 1 lying inside, and lot 2 outside.

### ADDITIONAL INFORMATION

**Local Authorities:** East Hampshire District Council, Penns Place, Petersfield, GU31 4EX. Telephone 01730 266551. Website: [www.easthants.gov.uk](http://www.easthants.gov.uk)

Southdowns National Park, North Street, Midhurst, West Sussex, GU29 9DH. Telephone: 01730 814810 Website: [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

**Services:** (Not checked or tested): Mains metered electricity connected to lot 1. Otherwise services are disconnected.

#### Basic Payment Scheme:

The farm is registered under the Basic Payment Scheme and entitlements (excluding the 2021 payments) will be available by separate negotiation.

**Environmental Note:** It is noted that due to the previous brickworks use and the fact that there has been landfill within certain areas of the farm, it is possible that land contamination exists. We have not carried out an Environmental Audit and it will be the responsibility of purchasers to undertake their own independent investigations.

**Rights and Easements:** The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. There are three public footpaths through the farm.





**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure and Possession:** It is understood that the farm is freehold and vacant possession will be available on completion. The ownership falls within a number of registered titles. Lot 1 - title numbers HP527310 (part), HP584748, HP364084, SH7542, SH11262 and SH8305. Lot 2 - HP527310 (part).

**DIRECTIONS:** Leave the A3 at the junction between Liss and Liphook, taking the A325 towards Bordon. Take the second exit at the next roundabout, continuing on the A325 for a further half a mile and take the left turn into Blackmoor Road. Proceed for 0.7 of a mile and turn right at a T junction and then immediately left. Proceed for three quarters of a mile and turn right into Latchford Lane which becomes Roman Road. After just under a mile before a stream, the entrance to the farm will be reached on the left hand side.

RP/19/04/2020



**THE WHOLE GUIDE PRICE:**  
**£2,600,000- £2,700,000**

### Viewings

Strictly by appointment with the sole agents. Please contact our Pulborough Office: T 01798 872081 E [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.

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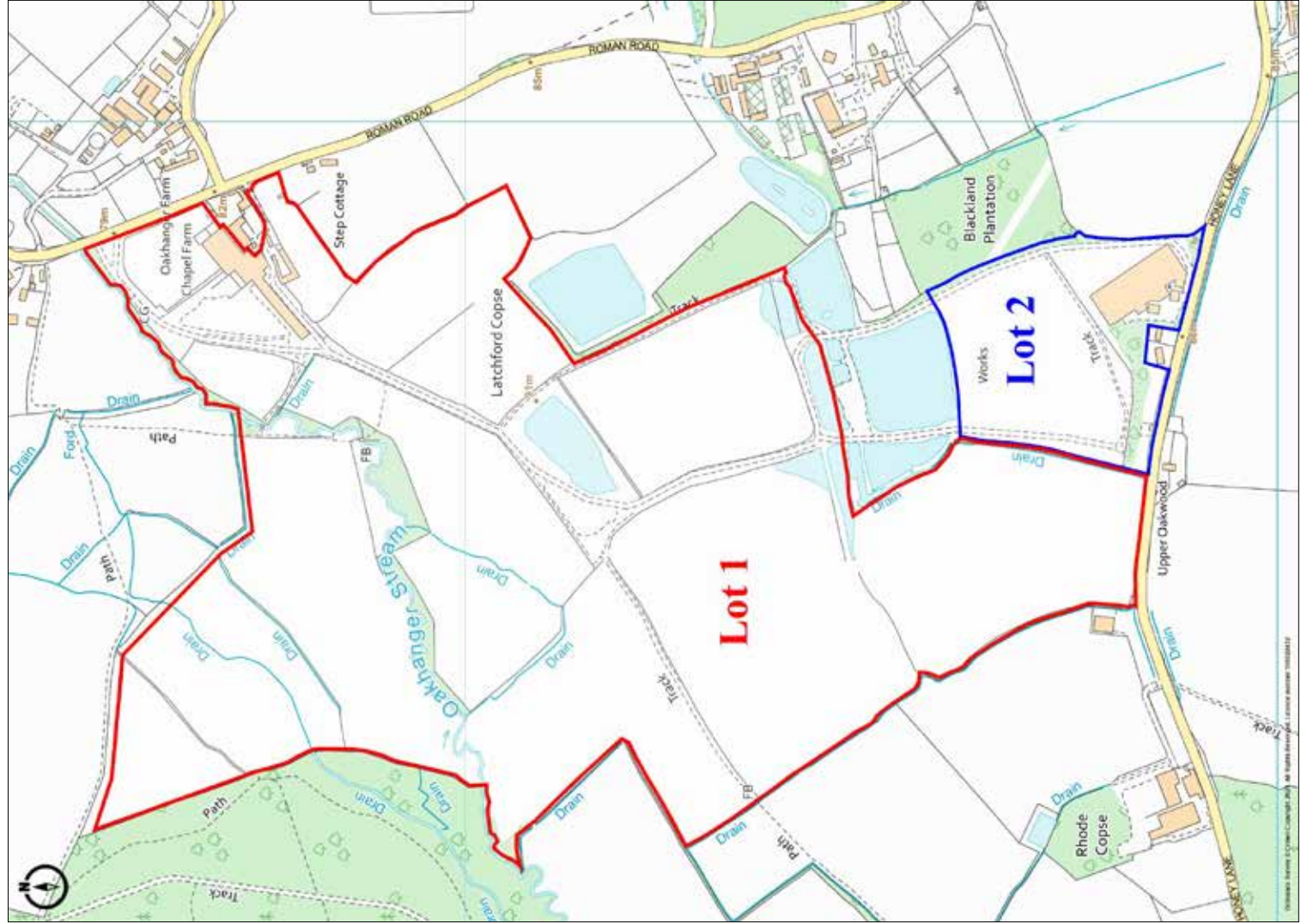


**NOTE:**

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

Chapel Farm, Oakhanger, Hampshire



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Licence number: 100022432  
Plotted Scale - 1:7500. Paper Size - A4

