



**RESIDENTIAL DEVELOPMENT SITE, PARK FARM BARN,
OVER WALLOP, ANDOVER, HAMPSHIRE, SO20 8DU**



RESIDENTIAL DEVELOPMENT SITE

Park Farm Barn , Over Wallop, Andover,
Hampshire, SO20 8DU

A rare opportunity to purchase an individual plot or the whole site for two detached 4 bedroom dwellings with garaging in a rural location but with excellent communication links.

Andover 7 miles | Grateley Station 3 miles
Salisbury 13 miles | A303 6 miles

Planning consent for 2 detached dwellings (184.8 sq m / 1,988 sq ft each) with garaging.

For sale as a whole or as two individual Plots by private treaty.

In all about 0.68 acres (0.27 hectares)

Location

The site is located to the north of the picturesque and sought after Test Valley villages of Over and Nether Wallop. Despite being in a beautiful rural setting with views across open countryside, the site is extremely well located in terms of the road and rail network. The A303 is within 6 miles providing easy access to the West Country or to the A34 and M3 motorway. Mainline trains to Waterloo are available from Grateley (3 miles) and Andover (7 miles).

Directions

From the A303 take the A343 south towards Salisbury. After passing the Museum of Army Flying take the next right hand turn into (unmarked) Craydown Lane. Take the first right into Park Drove and continue for approximately ½ mile, passing two bungalows and two houses on the right hand side, continue on passing farm buildings on the left and as the road begins to rise the site will be found on the right hand side.



SW Plot 1



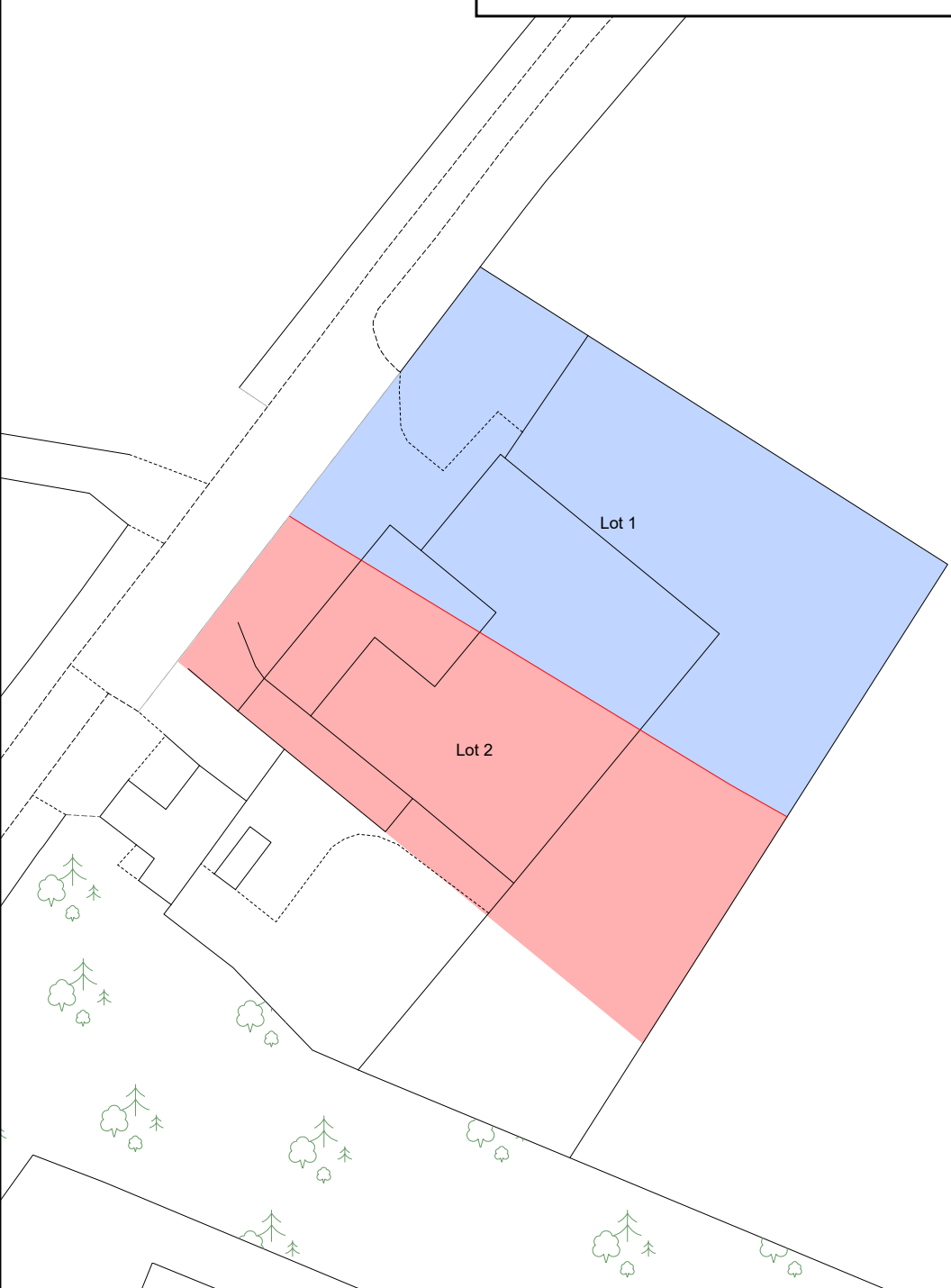
SW Plot 2

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
For Identification purposes only

Drawing No. W16952-01 Date 06.05.22



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What3Words

Park Farm Barn is at what3words
///bachelor.scarf.awestruck

Planning

The site currently comprises an agricultural grain store. Planning permission was granted on the 15th July 2021 for the “Demolition of agricultural building and erection of 2 dwellings and detached garages.” (20/00696/FULLN).

The approved dwellings will provide for two four bedroom dwellings as shown on the indicative floor plans within this brochure. Plot 1 has been granted consent with a traditional clay tile roof, reclaimed facing brick plinth under rendered walls. Plot 2 has been granted consent with a natural Spanish slate roof over Hoskins old farmhouse brickwork.

The Planning Permission was granted subject to 15 conditions. Conditions numbered 3, and 4 have been discharged or partially discharged by the Vendor.

The approved drawings are available online on Test Valley Borough Council planning portal (Ref.20/00696/FULLN).

Services

Mains water and mains electricity are connected to the site.

Environmental

The Vendor commissioned a Phase 2 Geo-Environmental Study which was undertaken by E3S Consulting Ltd. The report is available from the Agents.

Community Infrastructure Levy

We understand that there will be no charge to CIL.

Method of Sale

The property is offered for sale by private treaty as a whole or in two individual plots as follows :-

Plot 1 Extending to approximately 0.39 acres (0.156 ha)

Plot 2 Extending to approximately 0.29 acres (0.118 ha)

Overage

The site will be sold subject to an Overage providing that in the event planning permission is granted for a development with an increased square footage then a further payment, on a square footage basis, will be payable to the vendor.

Section 106

The site is sold subject to a section 106 Agreement dated 7th July 2021. The Agreement places obligations on the future management of an area of off-site Mitigation Land. The sale of the site will include undertakings from the Vendors that these future obligations in respect of the Mitigation Land will be met.

Tenure and Possession

Freehold with vacant possession upon completion.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection and also to adhere strictly to the

government guidelines in relation to preventing the spread of Coronavirus. The site has been a working farm and therefore we ask you be particularly vigilant and to make an appointment with the Agents.

Viewings

Please contact Kevin Prince or Liane Marchant to arrange your inspection.

Local Authority

Test Valley Borough Council

The planning permission is available on the planning portal of the website reference 20/00696/FULLN.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

Plans

Plans included within these particulars are based upon architect's drawings or on Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

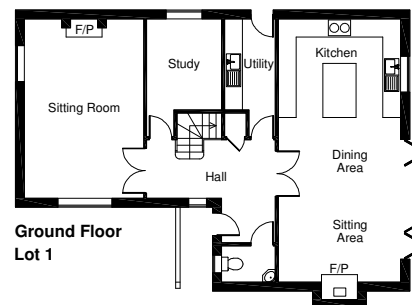
Acknowledgement

We are grateful to Nigel Lilley Architect for allowing the reproduction of their drawings within these particulars.

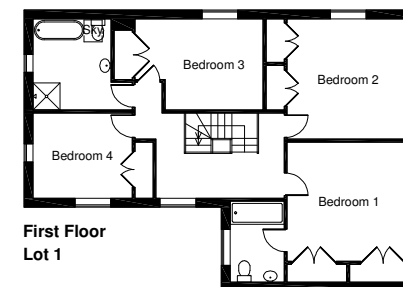
For Further Information

Please contact Kevin Prince or Liane Marchant on 01235 862 888 or alternatively email kevin.prince@adkin.co.uk

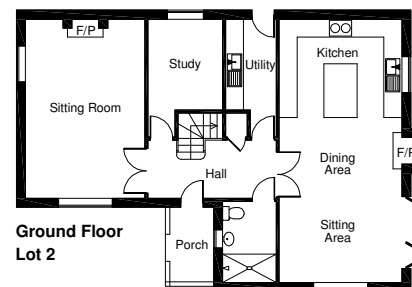
Park Farm Barn



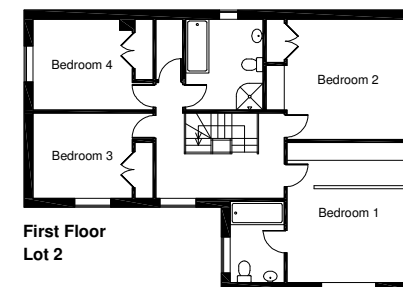
Ground Floor
Lot 1



First Floor
Lot 1



Ground Floor
Lot 2

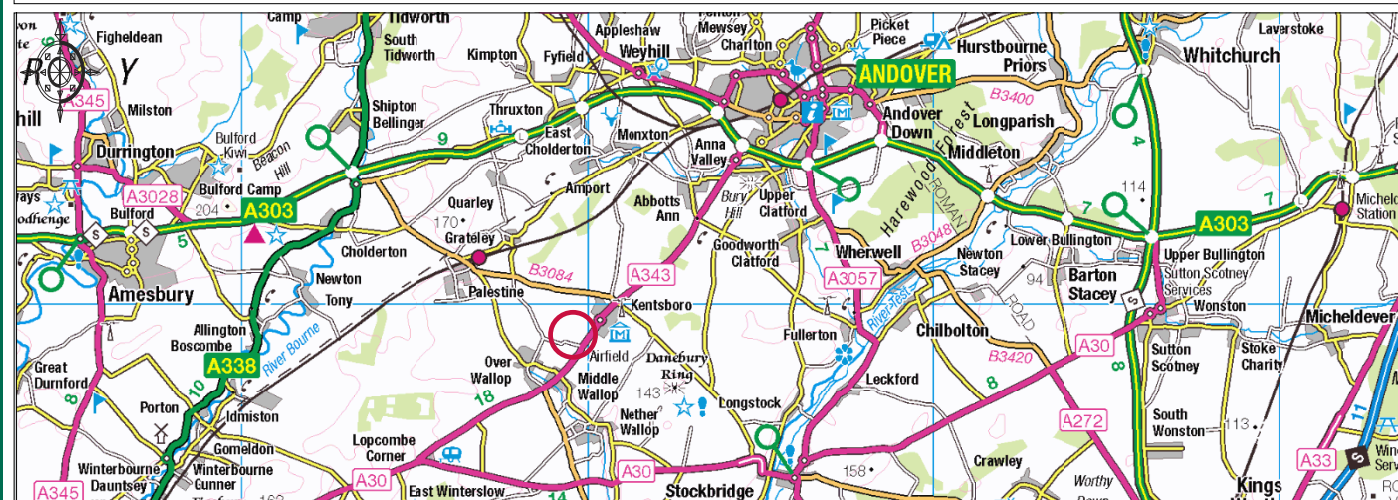


First Floor
Lot 2

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The position & size of doors, windows, appliances and other features are approximate only.

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