

PARK FARM

TWYFORD



Park Farm

TWYFORD, HAMPSHIRE SO21 1EX

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

GWB



At the western end of the South Downs close to the River Itchen, an attractive farm extending in all to 499.30 acres (202.06 Ha) in a single block comprising Approx. 370.29 acres (149.85 Ha) Grade 3 arable land and 114.58 acres (46.37 Ha) of mixed woodland. Small traditional range of buildings (3,535ft²). Certificate for an unrestricted dwelling (up to 1,463ft²). Family Shoot.

Available For Sale as a Whole or in 2 Lots

PRICE GUIDE £5,700,000

Lot 1	£5,200,000
Lot 2	In Excess £500,000

OFFERS INVITED

Sole Agent: Giles Wheeler-Bennett Ltd, West Court, Lower Basingwell Street, Bishop's Waltham SO32 1AJ.

Contact: Dominic Plumpton

Tel: 01489 896977 Mobile: 07780 000201

Email: dominic@gw-b.co.uk



INTRODUCTION:

Park Farm has been owned by the current Vendors since 1964 who have farmed the land with arable cropping complimented with conservation schemes and enjoyed the family Shoot laid out across the various blocks of woodland. The small range of buildings are not suitable or currently used for the arable enterprise.

A CLUED in 2024 for the existing Caravan presents an opportunity for a single storey dwelling (up to 1,463ft²) to be positioned without an occupancy restriction. See later for details.



VIEWING INSTRUCTIONS:

To be by appointment only through the Sole Agents:

DRONE VIDEO FOOTAGE:

Please see Selling Agent's website for video footage across the farm. [Click Here](#)



DIRECTIONS:

See Location Plans. Post code SO21 1EX.

Address: Park Farm, Woodland Drove, Main Road, Twyford, Winchester.

What3Words: <https://what3words.com/reveal.hosts.bowls>.

SITUATION:

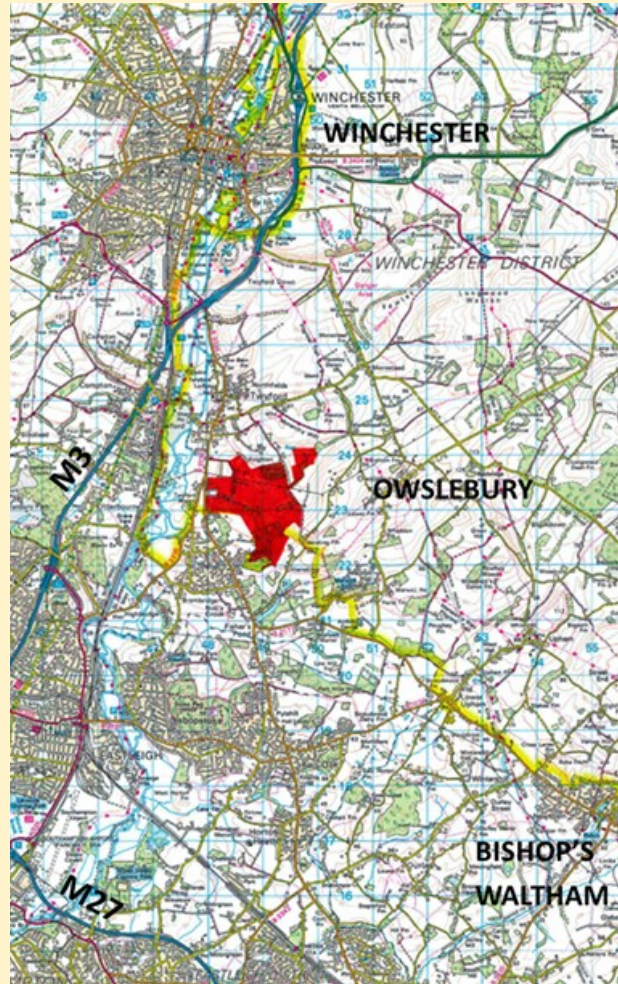
See Location Plans. Park Farm is situated close to and to the south east of the village of Twyford and extends southwards to the Parish of Colden Common and over to the hamlet of Hensting to the east, close to the village of Owslebury. The B3354 'Main Road' provides road frontage and the main access along the western edge of the farm and provides accessibility to Winchester and the M3 motorway to the north, and south towards Fair Oak, Bishop's Waltham. The B3335 leads to Eastleigh and the M27 motorway.

LOTING:

Park Farm is being offered for sale either as a Whole or in 2 Lots. The Lotting is by no means fixed and interested parties are encouraged to suggest their interest in alternative areas.

LOCATION:

Winchester - 5 miles
Southampton - 10.1 miles
Salisbury - 29.6 miles
Bishop's Waltham - 6.5 miles
Owslebury - 4.5 miles



DESCRIPTION:

Park Farm extends in all to Approx. 499.30 acres (202.06 Ha) and comprises a small range of traditional buildings (3,353ft²) not suited to modern arable farming and historically have served the Shoot.

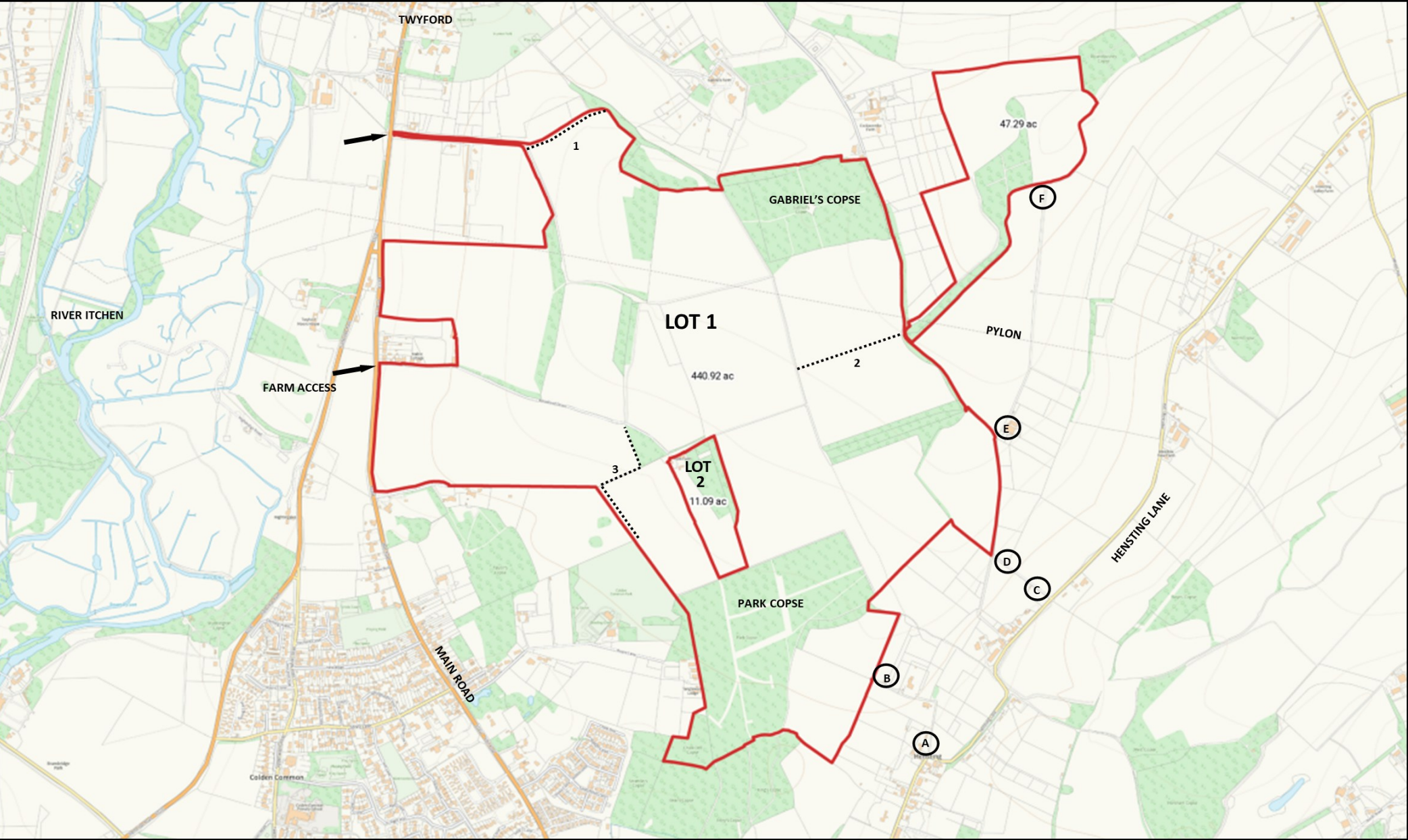
The agricultural land extends to approx. 370.29 acres (149.85 Ha) is of Grade 3 quality with soils primarily '*freely draining floodplain soils*' with some '*Lime-rich loamy and clayey soils with impeded drainage*' only at the western edge. Ask Selling Agent for details.

The land is mostly level with some gently sloping areas and has been cropped with predominantly winter arable crops. See later for details.

The woodland extends to approx. 114.58 acres (46.37 Ha) and is of mature mixed broadleaved and coniferous species located in 2 main blocks along with smaller compartments and belts across the farm. See later for details.

Lot 2 - An Estate Worker/Gamekeeper currently lives within a Caravan at the range of buildings which has the benefit of a CLUED and so provides an opportunity for a replacement dwelling (up to 1,463ft²) to be constructed. See later for details.

SITE PLAN 2



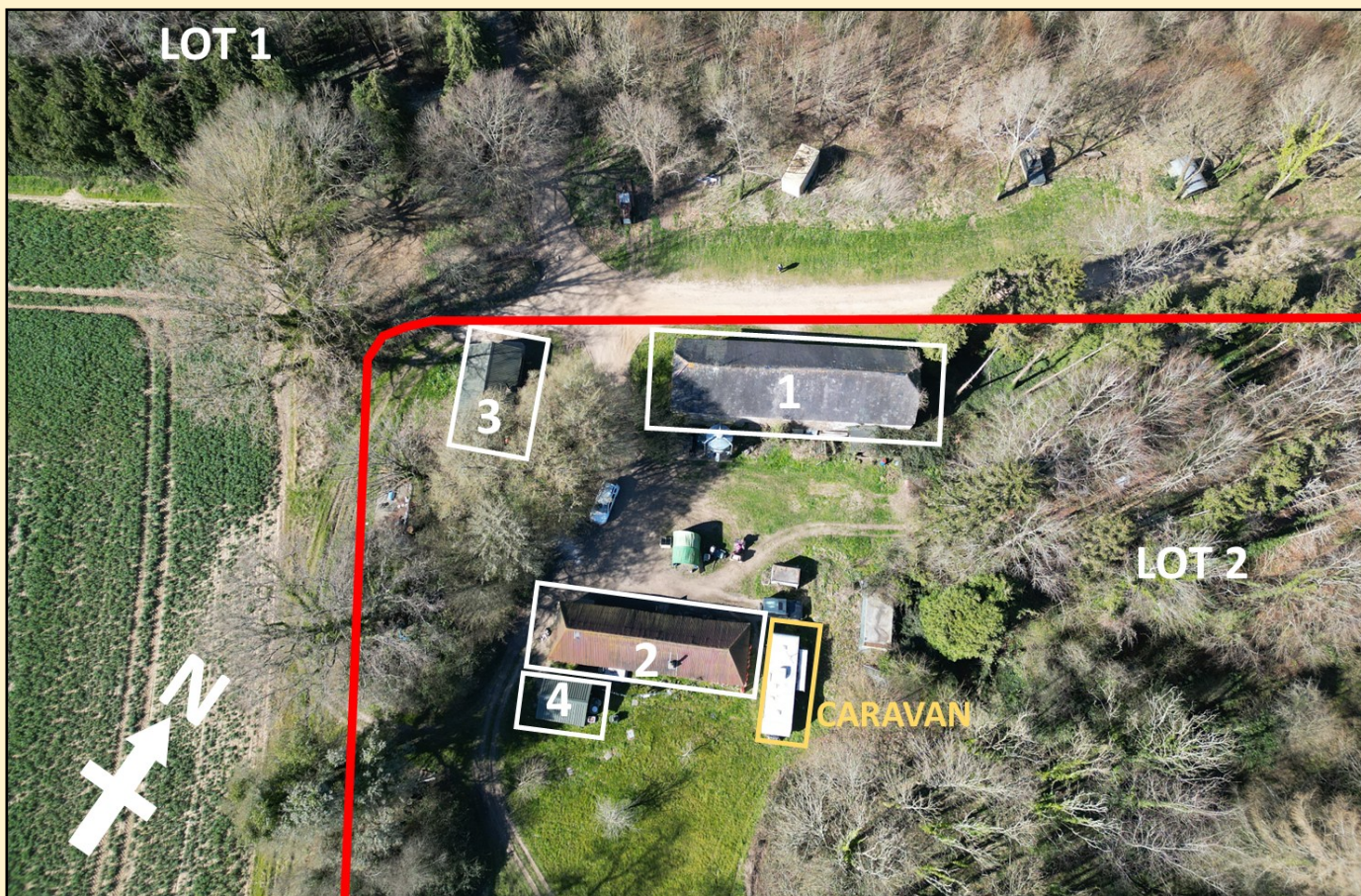
LOT 2:

An area extending to the total of 11.09 acres (4.49 Ha) as outlined red on the Site Plan 1 and 2 comprising the range of traditional buildings, a block of mixed mature woodland and an area of pasture land. Includes 8 Tonne raised feed hopper.

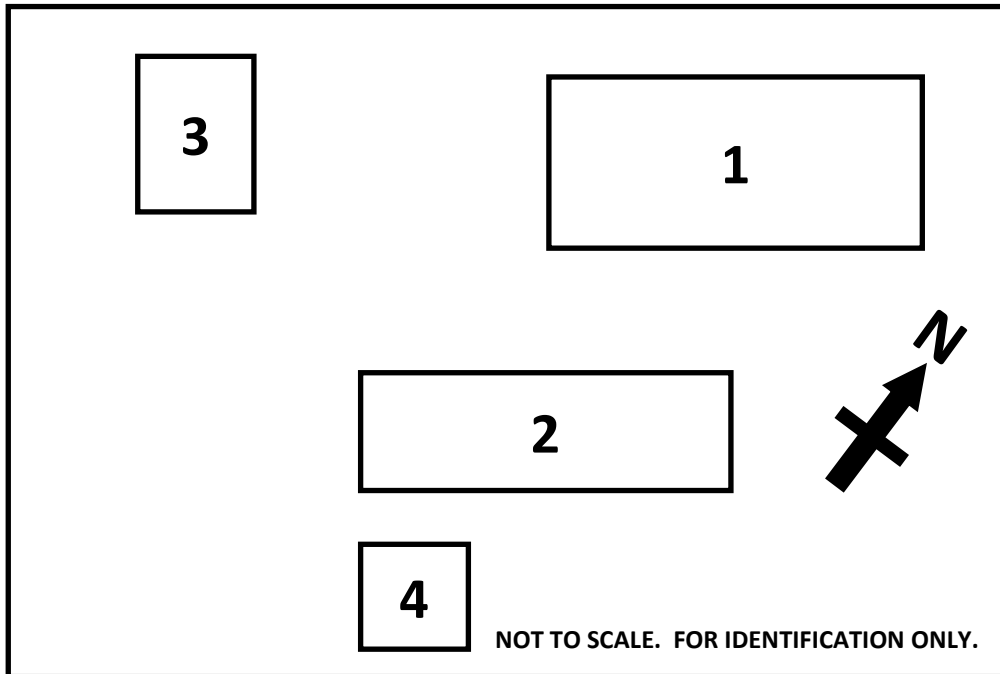
See later detail for the CLUED certificate which provides an opportunity for a replacement single storey dwelling (up to 1,463ft²).

Services - Mains water connected. No mains electricity. Generator currently used.

If Lot 2 is sold away separately then it will benefit from a Right of Way along the main access track and have rights for future services.



RANGE OF TRADITIONAL BUILDINGS - WITHIN LOT 2



Building	External Dimensions	Construction and Description
1	7.30m x 23.00m (23ft 11in x 75ft 5in)	Main Barn - Timber framed and clad. Slate roof.
2	4.80m x 17.50m (15ft 9in x 57ft 5in)	Keepers Hut - Timber framed and clad with tin roof.
3	5.50m x 8.80m (18ft 0in x 28ft 10in)	Shoot Hut - Timber framed and clad. Plastic coated steel roof.
4	2.95m x 3.80m (9ft 8in x 12ft 5in)	Office - Timber framed and clad. Plastic coated steel roof. Toilet to Septic Tank.

See Aerial Photographs of buildings on previous page



Building 1



Building 2



Building 3



Building 4

The range of 4 buildings in all extend to a total of 3,353ft² (311.5m²) and are currently used for the Shoot enterprise.

LOT 2



Building 1



Southern end of Lot 2 looking north



The range of buildings



Building 2

CERTIFICATE OF LAWFUL USE AND DEVELOPMENT:

The Vendor has achieved a Certificate of Lawful Use or Development (CLUED) dated 1st February 2024 for *'The Stationing of a caravan for full time occupation...and the use of adjacent land as associated residential curtilage'*.

This was to regularise the historical use of the caravan currently on site which has been used by the Gamekeeper/Estate Worker for over 15 years and continues to be in residence and employment at the farm. The Vendor understands that this Certificate allows the positioning of a replacement structure for a dwelling within the curtilage of the buildings (to the south of the buildings) the extent of which can be identified on site.

The Certificate therefore allows a replacement to be either a caravan, touring caravan, single or twin unit 'mobile home' or some form of timber chalet'. The finished product very much appearing to be a permanent dwelling.

Ask Selling Agent for more details and examples of manufactures and suppliers of structures that are compliant to the relevant legislation. An example - <https://www.ecofriendlycabins.com/planning-legal/>



An example of a potential replacement dwelling structure.

THIS DOES NOT FORM PART OF THE PROPERTY.



THE CARAVAN ACT:

Definition of Caravan - A replacement dwelling can be of a size up to 136m² (up to 1,463ft²) within the limits of the following dimensions:

Length - up to	20m (approx. 65ft)
Width - up to	6.80m (approx. 22ft)
Height - up to	Lowest internal height of ceiling 3.05m (approx. 10ft)

Additional requirements: It must arrive on site in no more than 2 parts. In accordance with the 'Caravan Sites and Control of Development Act 1960'.

For documents relating to the CLUED please see Selling Agent's website or via the following link - [Click Here](#)

NB - The existing Caravan does not form part of the Property for sale.



ARABLE ENTERPRISE:

For Harvest 2025 the cropped area across the farm to be harvested extends to approx. 363.46 acres (147.09 Ha).

The arable land has been farmed with the use of a local contractor for many years and over the last 4 seasons for the rotation has included the following crops:

Winter Wheat, Winter Barley, Winter Oilseed Rape, Winter Oats, Linseed.

SOILS:

According to the Geological Survey Plan the majority of the soil across the farm is described as '*Freely draining flood plain soils*'. Inside the western boundary against the road frontage the soil across approx. 45 acres of the agricultural land is described as '*Lime-rich loamy and clayey soils with impeded drainage*'. See Soil Map extracts on Selling Agent's website.

HARVEST 2026

The Vendors will harvest the existing crops on the farm, but is mindful not to proceed to establish any winter crops themselves for Harvest 2026.



COUNTRYSIDE STEWARDSHIP AGREEMENT - MID TIER:

The current Agreement commenced in July 2021 and is due to expire 31st December 2026 and covers land elsewhere owned by the Vendors. The Site Plan 1 identifies the various arable options across the farm, including areas of Overwintered Stubbles and 2 year Legume Fallow. Further details available from Selling Agent's website.

Prior to the existing Agreement the Vendor was previously in a Countryside Stewardship Higher Tier Scheme and an ELS/HLS Scheme dating back to 2009.

SUSTAINABLE FARMING INCENTIVE (SFI):

The Vendor had prepared and was about to submit an application at the time that DEFRA announced that it was no longer accepting new applications. Therefore there is no current SFI scheme on the farm.





THE WOODLAND:

The Woodland extends in all to approx. 114.58 acres (46.37 Ha) and comprises a mix of mainly mature broadleaved species along with pockets of coniferous species across the compartments.

There is a Management Plan approved in 2020 for a 10 year period to include Felling Licence permissions for thinning operations across the various compartments. Some compartments are ready for thinning with good yield potential. Further details of the Management Plan are available from Selling Agent.

There are no Tree Preservation Orders (TPOs) that affect the Property.

Park Copse, Gabriel's Copse and Cockscombe Wood are designated as Ancient Woodland.



THE SHOOT:

The Vendors have enjoyed running a family Shoot on Park Farm since 1964 across the various woodland blocks and belts, complimented by cover crops. There are 9 drives and 5 release pens. There have been typically 6 shoot days a season with a total average bag reduced in recent years down to approx. 450 birds per season (mainly pheasant and some partridge). Ask Selling Agent for details.

2025/2026 Season - The Vendors will continue with the Shoot this coming season through to 1st February 2026.

The Vendor's Gamekeeper will continue to occupy the Caravan, buildings and yard (Lot 2) through to 31st July 2026 in order to clear and vacate.

Subject to the Purchaser's own requirements or intentions at Park Farm, the Vendors would be interested to consider carrying on operating the Shoot enterprise in future years, beyond 2025/2026 season.



THE GINGERBREAD HOUSE

There is a small timber framed building with brick chimney affectionately known as the 'The Gingerbread House' located in Cockscomb Copse to the east of the farm, which is not occupied, but historically been used from time to time for a family picnic hut and as the home of a clay pigeon club that was based there. See below image.



GENERAL REMARKS:

TENURE AND POSSESSION:

Freehold with vacant possession at completion. The Property is sold freehold with vacant possession granted in September 2025. Early entry may be available by negotiation. The Vendors may require Holdover in order to allow the harvesting of crops in the ground.

SPORTING RIGHTS:

These are currently in hand. The Vendors will continue to operate and enjoy the Shoot, privately, during the 2025/2026 season through to 1st February 2026. This will require the existing Gamekeeper to remain occupying the Caravan and small range of buildings (Lot 2) through to 31st July 2026 to allow all equipment to then be removed.

Note - The current Gamekeeper of 40 years at Park Farm would be interested to remain in residence as an Estate Worker or Gamekeeping capacity, if required by a Purchaser.

The farm has both roe deer and muntjac. There are several seats across the farm. Annual cull approx. 12.

EASEMENTS AND WAYLEAVES:

A Southern Water pipeline is laid through the land close to the western boundary. There is an overhead Electricity Pylon that crosses the northern section of the farm.

The property is being sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for pylons, stays, cables, drains and water and other pipes whether referred to in these particulars or not.

DEVELOPMENT OVERAGE:

The Vendors reserve the right to retain a share of any future revenue created by any renewable energy development in connection with the Electricity Pylon line that crosses the farm.



RAINFALL DATA:

The Vendors record the daily rainfall on the farm and have provided monthly records to the Environment Agency since 2016. Ask the Selling Agent for more details.

ACCESS:

In addition to the main entrance off Main Road, the farm benefits from 2 x vehicular rights of way off Hensting Lane to the south, along routes as identified between positions A and B, and also between C, D, E and F on the Site Plan 1 and 2.

RIGHTS OF WAY:

Various Public Footpaths cross the Property as identified purple on the Definite Map extract. Selling Agent's website..

The Vendors have implemented 3 sections of Permissive Footpaths as identified and labelled 1, 2 and 3 on Site Plans 1 and 2 which are located to allow walkers to connect with the existing rights of way which are not otherwise connected, and thus minimise the chances of walkers and their dogs taking short cuts across fields or through the woodland.

DESIGNATIONS:

The majority of the farm is situated within South Downs National Park. Park Copse and Gabriel's Wood are designated as a SINC (Site of Interest for Nature Conservation). The farm is within a Nitrate Vulnerable Zone (NVZ).

Park Copse, Gabriel's Copse and Cockscombe Copse are designated as Ancient Woodland.

HEIGHT ABOVE SEA LEVEL:

See Location Plan 1. The north eastern tip of the farm comprises 'Cockscombe Hill' which is at approx. 110m above sea level. From there the land slopes gently down in a south westerly direction to be approx. 40m above sea level at the western road frontage boundary.

SERVICES:

Mains water (20mm metered) connected to the farm buildings. No mains electricity connected. Generator used at Lot 2. Septic Tank (Lot 2).



OUTGOINGS:

Council Tax for the existing Caravan - Property Band = A . 2025/2026 - £1,545.14.

ENERGY PERFORMANCE CERTIFICATE (EPC):

None currently available.

FIXTURES AND FITTINGS:

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. They could however be made available by separate negotiation.



BASIC PAYMENT SCHEME:

The land is registered on the Rural Land Register with the entitlements and claimed under the Basic Payment Scheme. Any future Payment will be retained by the Vendor.

SHOOTING, TIMBER AND MINERALS RIGHTS:

The shooting, timber and mineral rights are in hand and as far as they are owned are included in the freehold sale. See Sporting Rights.

PLANS, AREAS AND SCHEDULES:

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the Purchaser will be deemed to satisfy themselves as to the description of the Property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

TOWN & COUNTRY PLANNING:

There is no Planning History other than the detail provided earlier in relation to the CLUED for the Caravan. The Property lies within the Planning Authority of South Downs National Park (see details below).

PLANNING AUTHORITY:

South Downs National Park (SDNP), South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810
www.southdowns.gov.uk

LOCAL AUTHORITY:

Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk

METHOD OF SALE:

The farm is offered on a Private Treaty basis, either as a whole or in 2 Lots as described within this brochure. For all enquiries including viewing arrangements, which must be by prior appointment only, please contact Dominic Plumpton, a Director of Giles Wheeler-Bennett Ltd, who's contact details are telephone: 07780 000201 or email: dominic@gw-b.co.uk

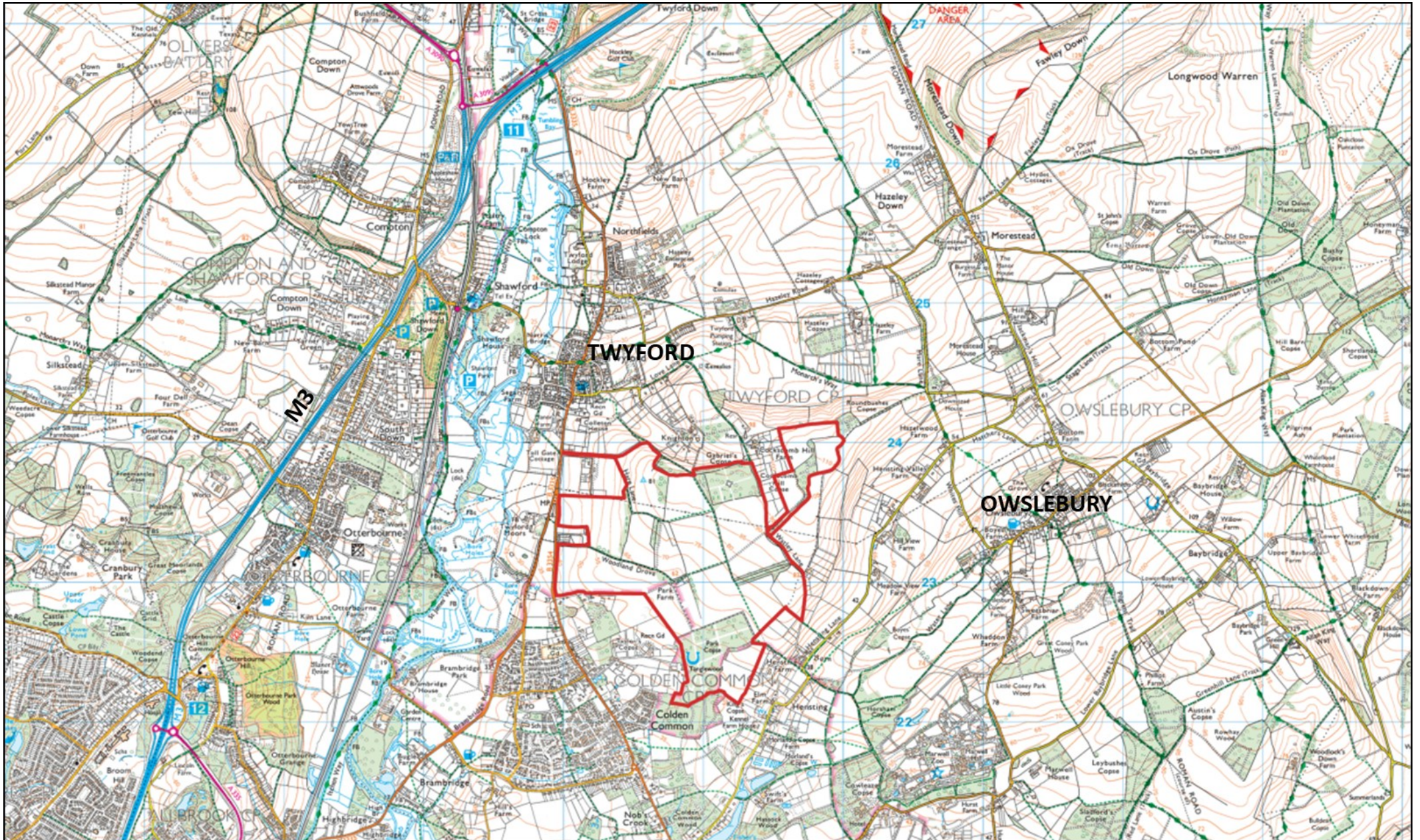
VAT:

Any Guide Price quoted or discussed are exclusive of VAT in the event that the sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the Purchaser.

OFFER INSTRUCTIONS:

Please see the Additional Document on Selling Agent's website for instructions as to how to make an offer by Private Treaty.

LOCATION PLAN 1

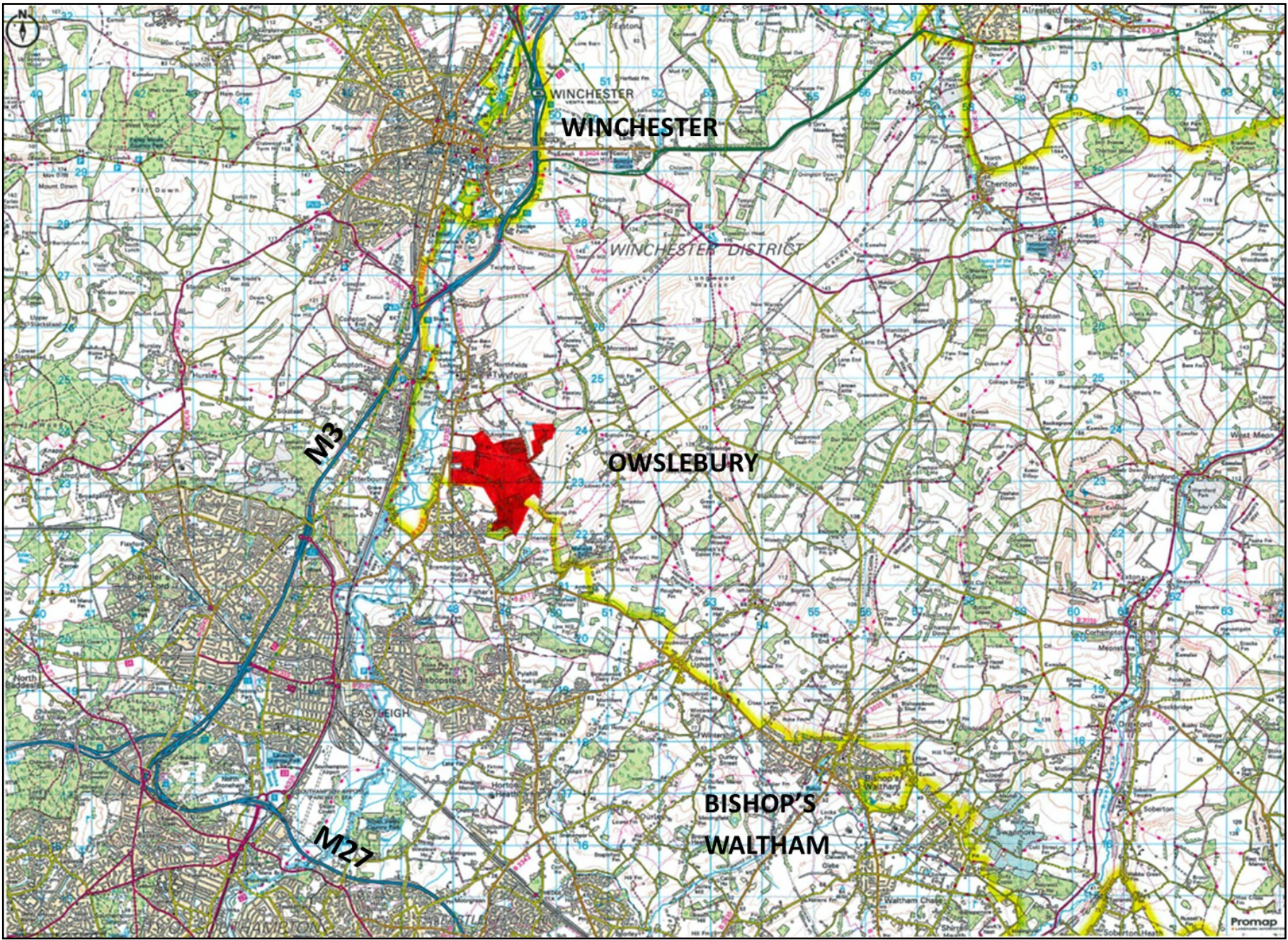


IMPORTANT NOTICE

1. All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. A working farm is a potentially hazardous environment and for prospective purchasers own personal safety please be vigilant when viewing the farm, particularly around the farmyard and in fields containing stock. GWB for themselves and for the Vendors of the property whose agents they are give notice that:-

- The photographs used in this brochure were taken during the Spring 2025.
- These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers should seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition, necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

No person in the employment of GWB has any authority to make or give any representation or warranty whatsoever in relation to the property or the particulars.



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