



HAYDOWN BARN

Farley Street, Nether Wallop, Stockbridge, Hampshire, SO20 8EQ

Carter Jonas

HAYDOWN BARN, FARLEY STREET, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EQ

- **Traditional Grade II listed C18th agricultural barn**
- **Planning permission granted for conversion to residential dwelling**
- **Proposed 4 bedroom 4 bathroom house with vaulted open plan sitting room / dining room**
- **Front and rear garden**
- **Car port and driveway**
- **Adjoining paddock available by separate negotiation**

PLANNING

- The barn has prior approval for the conversion of an agricultural building to a dwelling house (Application Reference Numbers: 22/03347/FULLN and 22/03348/LBWN).
- The exterior works shall be completed by September 2025.
- Any sale will be subject to discussions with the vendors regarding the splitting of the services with the neighbouring farmhouse, the location and installation of the foul drainage system and the creation of a new driveway in place of the existing shared access.

UNIQUE OPPORTUNITY TO CONVERT A TRADITIONAL HAMPSHIRE BARN IN A SOUGHT-AFTER VILLAGE LOCATION



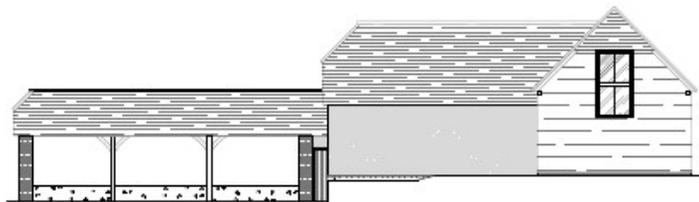


PROPOSED ELEVATIONS

Legend/Notes
 1. THIS DRAWING IS THE COPYRIGHT OF PETER TESCAR ARCHITECTURAL DESIGN AND MUST NOT BE USED, COPIED OR REPRODUCED WITHOUT PERMISSION.
 2. UNACCESSIBLE AREAS FOR THE MEASURE & SURVEY HAVE BEEN ASSUMED.



1 NNW Elevation
Scale: 1:100



2 NNE Elevation
Scale: 1:100



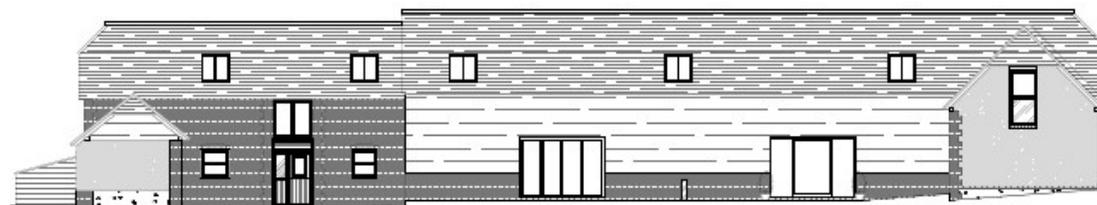
3 NNE Garden Elevation
Scale: 1:100



4 SSW Elevation
Scale: 1:100



5 SSW Garden Elevation
Scale: 1:100



6 SSE Elevation
Scale: 1:100



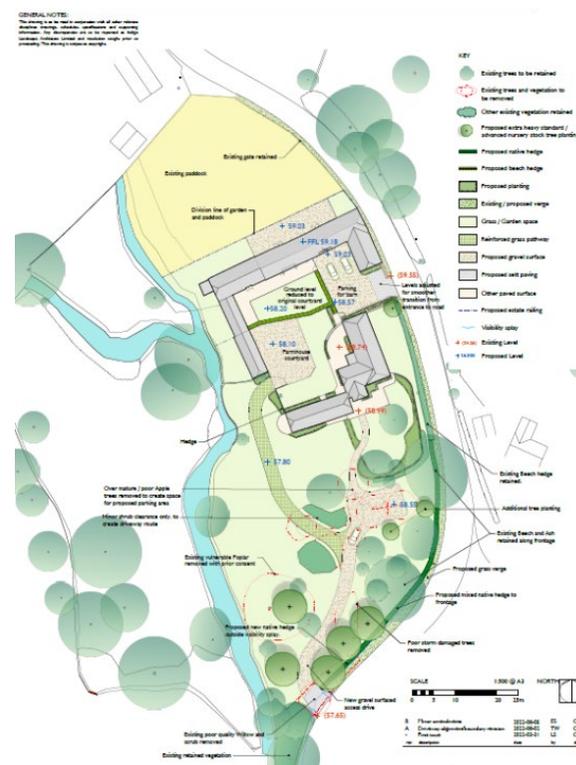
Date:	Issue:
Revision:	
Project:	
Haydown Farm Farley Street Nether Wallup SO26 8EQ	
Client:	
Contact/Phone:	
Date:	
August 2022	
Title:	
Proposed Elevations	
Scale:	
1:100@ SOA1	
Drawing No.:	
PTAD/22082206B	
 Peter Tescar Architectural Design 01284 358544 peter@peter-tescar.co.uk www.peter-tescar.co.uk	

DESCRIPTION

This presents a rare and exciting opportunity to acquire an agricultural barn with an internal footprint in excess of 3,500 square feet with full planning consent to convert to a residential dwelling. The current layout comprises a double height area of the main barn, with many original beams and barn doors to front and rear. There are additional single-story cart sheds and stabling adjoining the barn which will also form part of the conversion. Period features include cob walls and historic beams and weatherboarding. The property currently sits alongside the main farmhouse, and part of the consent will involve the splitting of the site and the creation of a private driveway in place of the current shared access. There will be a private garden area surrounding the new dwelling, with the neighbouring paddock being available by separate negotiation.

LOCATION

Haydown Barn occupies a delightful semi-rural position in this highly desirable Test Valley village. It is surrounded by beautiful countryside. The village itself has a primary school and a church, whilst a pub, village shop and post office can be found in the neighbouring village of Over Wallop. Further amenities including a range of eateries and boutique shops can be found in the nearby country town of Stockbridge. Andover and the Cathedral Cities of Winchester and Salisbury provide a more comprehensive range of shopping, educational and recreational facilities. Main line railway services to Waterloo can be found at Grateley, Andover, Winchester, Basingstoke and Micheldever. There is easy access to the A303 which leads to the A34 and M3 motorway towards London.



METHOD OF SALE

The property is offered for sale by private treaty.

OVERAGE

An overage clause will be applied to the adjoining paddock should the purchaser wish to acquire the paddock in addition to the barn.

ADDITIONAL INFORMATION

Tenure: Freehold.

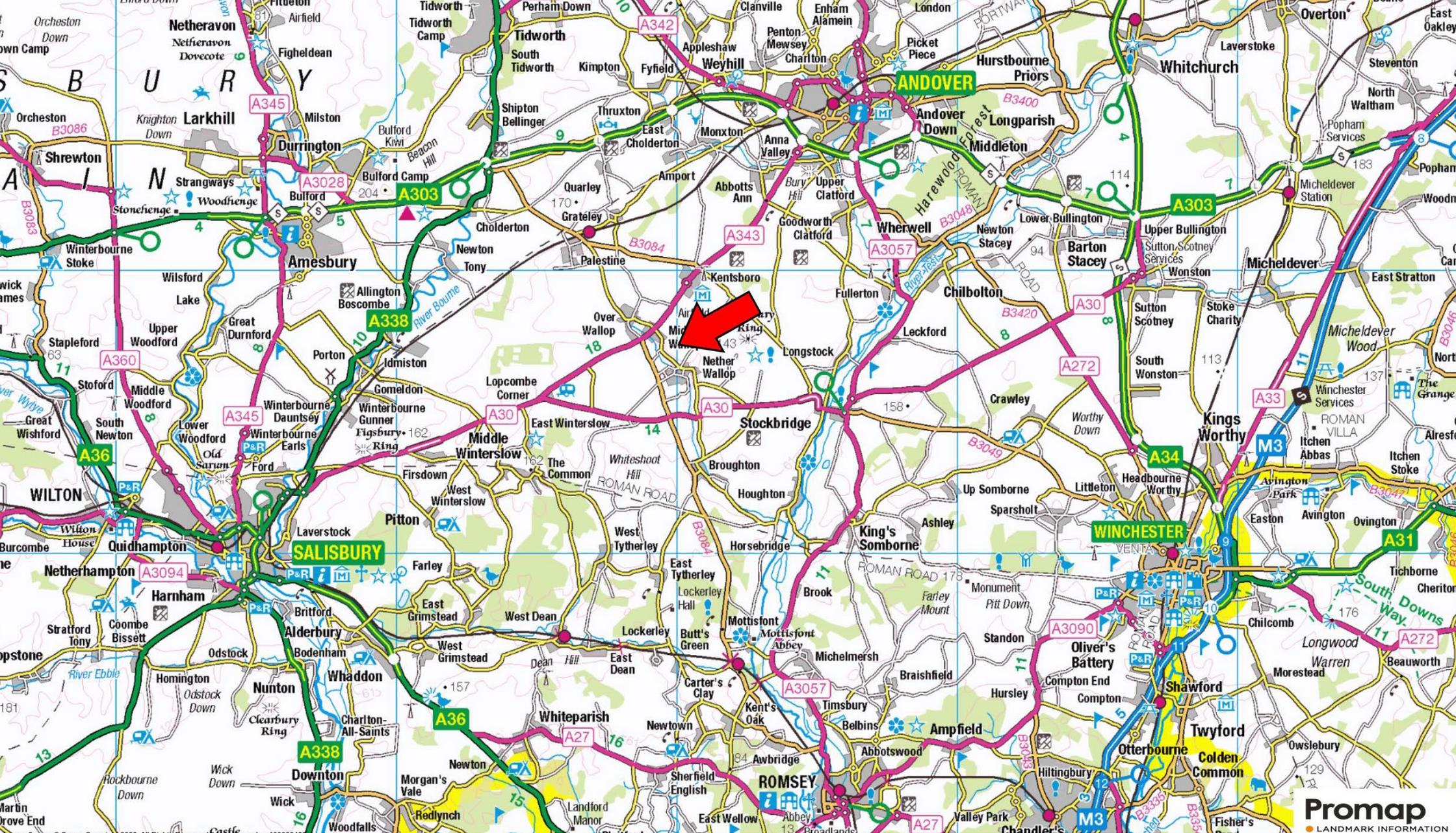
Services: Mains water, electricity.

Local Authority: Test Valley Borough Council.

Viewing: Strictly by appointment through the agent.
Carter Jonas.







Winchester 01962 842742
winchester@carterjonas.co.uk
9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.