LAND AND STABLES

GUIDE PRICE

Land and Stables, Mill Lane, Steep, Petersfield, Hampshire, GU32 2DL

£300,000

BCM Wilson Hill

LAND

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SUMMARY

A rare opportunity to acquire a tranquil parcel of permanent pasture with two equestrian buildings, within the South Downs National Park. The land and buildings have been used by the owner for equestrian purposes for many years but could suit a range of alternative uses, subject to planning permission.

Overall, the property extends to approximately 9.73 acres (3.94 ha), including the buildings.

SITUATION

The buildings are situated in an idyllic spot with far reaching views to the east and south across open countryside. The buildings and pasture are located on the outskirts of the village of Steep, at the foot of the Ashford Hangers, and within 2.6 miles of the market town of Petersfield with the Cathedral city of Winchester 19 miles distant to the west.

The transport links are excellent with the A3 and A272 in close proximity as well as direct rail access into central London from Petersfield Station in just over an hour. Southampton airport is approximately 29 miles from the building and provides domestic and international flights.

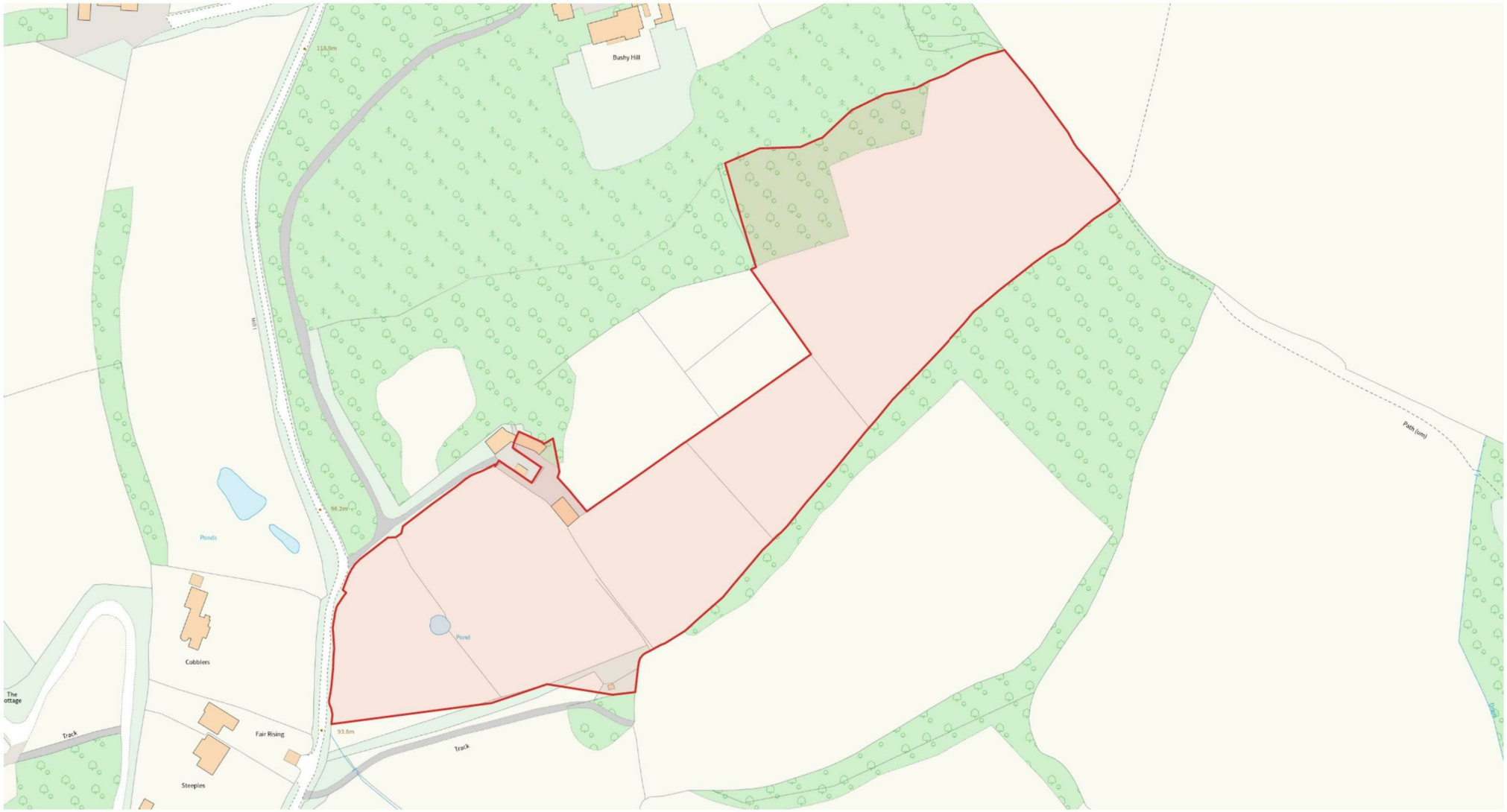
THE BUILDINGS

The property benefits from two buildings, previously used for stabling and storage space.

The first building is constructed of a steel portal frame, clad with corrugated sheet roofing and sides with timber doors, extending to approximately 974.79 ft² (90.56 m²).

The second building is constructed of concrete blocks, clad with corrugated sheet roofing and sides, and divided into four separate cubicles, overall extending to approximately 823.90 ft² (76.54 m²).

Land and Stables at Mill Lane, Steep



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50 m
Scale 1:2500 (at A4)

THE PROPERTY

Method of Sale
The property is offered for sale as a whole by private treaty.

Access
The Land and Stables can be accessed via a right of way over a private track which links to the public highway (Mill Lane).

Services
The property does not benefit from electricity or water connection.

Wayleaves and Easements
The property is sold subject to and with the benefit of all rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to or not.

Tenure and possession
The property is sold Freehold with vacant possession under part of Land Registry Title Numbers SH41743 and SH31055.

Boundaries
The purchaser(s) will be responsible for all boundary fences and any new fences.

Overage
The property is for sale subject to an overage clause of 30% of any uplift in value for development other than for agriculture or equestrian uses for a period of 30 years.

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 agents 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.

EPC
The buildings do not require an EPC.

Directions
From Petersfield follow Bell Hill. After approximately 1 mile, take the right hand turn at the cross roads onto Church Road, just before the Cricketers Inn. Follow Church Road for approximately 0.2 of a mile. Turn left shortly after the village hall and follow Mill lane for approximately 0.7 mile and the land will be on your right hand side marked by a BCM board

Postcode
GU32 2DL

Local Authority
East Hampshire District Council
www.easthants.gov.uk Tel: 01730 266 551
South Downs National Park
Www.southdowns.gov.uk Tel: 01730 814 810

Viewings
By appointment with BCM Wilson Hill only.

What3Words
///crunching.informer.superhero

Viewings
By appointment with BCM Wilson Hill
Sarah Orr, BCM Wilson Hill
t: 01962 763 900
e: sorr@bcmwilsonhill.co.uk
NB: These particulars are as at 21st July 2026

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