

LAND AT HOOKPIT FARM

Kings Worthy | Winchester | Hampshire

An aerial photograph of a large, green agricultural field at Hookpit Farm. The field is divided into several sections by light-colored tracks or boundaries. The surrounding landscape includes trees, other fields, and a small village in the distance under a blue sky with scattered clouds.

**WOOLLEY
& WALLIS**

GUIDE PRICE: £2,655,000 (WHOLE)

- Strategic rural position on the edge of Kings Worthy
- 231.16 acres overall of productive south-facing farmland
- No public access

SITUATION

The land occupies a strategic rural position between the settlements of Kings Worthy and South Wonston, to the north of Winchester in the County of Hampshire. A location plan is provided within these particulars.

Local communication links are excellent with the A34 and M3 both accessible within approximately 4 miles.

The Trinity Grain facility at Micheldever Station is just over 8 miles distant to the north.

DESCRIPTION

A productive block of south-facing chalk farmland extending to approximately 231.16 acres (93.55 hectares) overall, available as a whole or in up to four lots.



LOT 1 – GUIDE PRICE: £1,000,000

87.24 acres (35.30 hectares) of gently sloping arable land in a single enclosure.

LOT 2 – GUIDE PRICE: £1,500,000

135.96 acres (55.02 hectares) of arable land, including a small copse of about 1.57 acres (0.64 hectares).

LOT 3 – GUIDE PRICE: £125,000

7.26 acres (2.94 hectares) of arable land in a single enclosure.

LOT 4 – GUIDE PRICE: £30,000

A grass paddock of about 0.71 acres (0.29 hectares).

All measurements are approximate.

The underlying soil is classified as Grade III and soil association Andover 2 – a shallow well-drained calcareous silty soil over chalk.



SERVICES

Lot 1 benefits from a metered mains water supply.

It is understood there is a Southern Water main within the highway verge fronting Lots 2, 3 and 4. Prospective buyers must make their own enquiries as to the availability and cost of connection to mains water (if required).

RIGHTS OF WAY

There are no public rights of way across the land.

Access to Lots 2, 3 and 4 is over a byway open to all traffic (BOAT).

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all public or private rights of way, wayleaves, easements and other rights of way affecting the property.

MINERAL & SPORTING RIGHTS

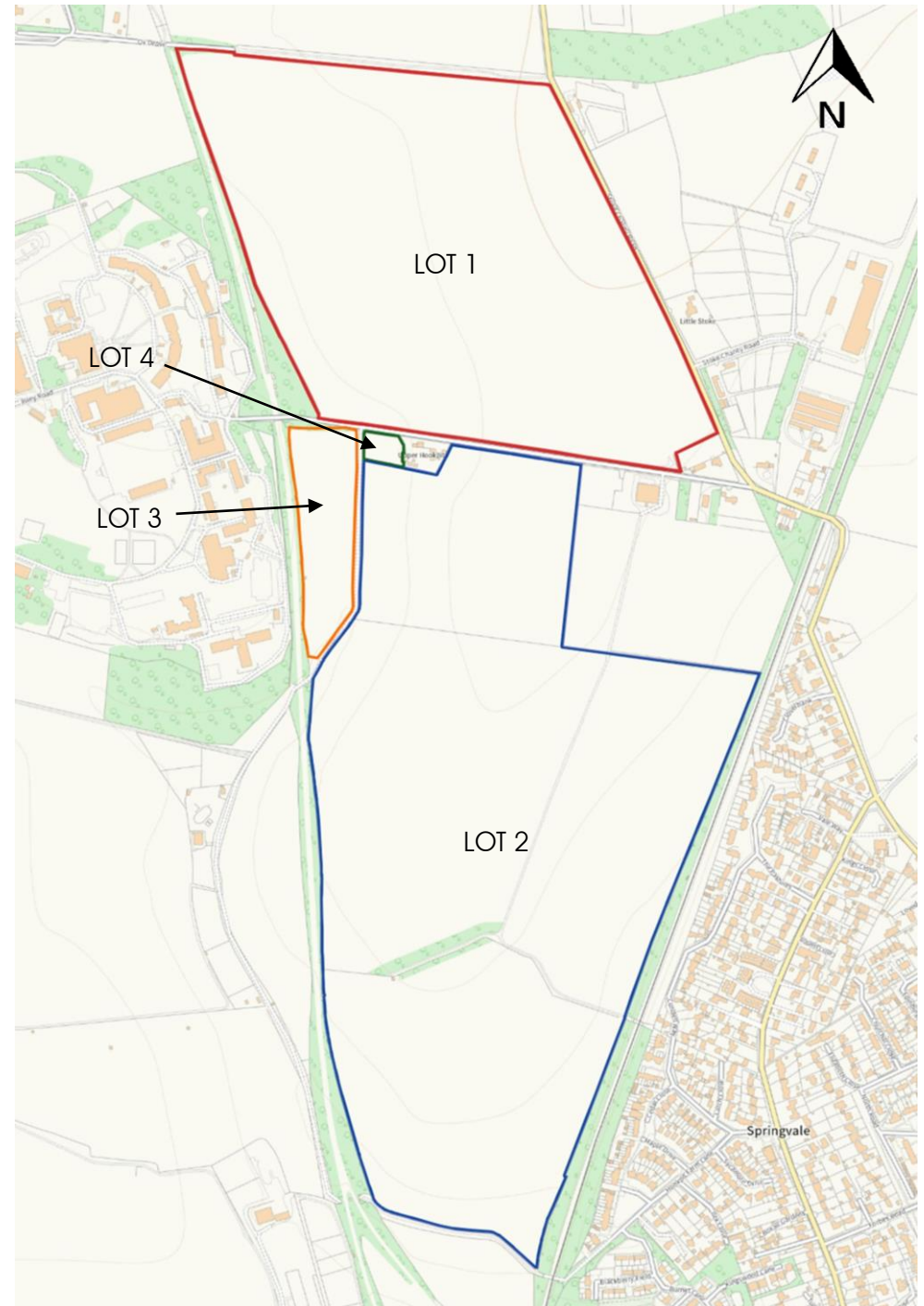
All mineral and sporting rights are understood to be in hand and are included within the sale.

INGOING VALUATION

If appropriate, the incoming purchaser(s) shall, in addition to the purchase price, be required to take over and pay for any growing arable crops to include the cost of all seeds, chemicals, fertilisers, cultivations and acts of husbandry applied to the land or undertaken prior to completion.

OVERAGE/DEVELOPMENT UPLIFT

It is proposed the land will be sold subject to a development uplift clause which will run for 30 years. This clause will reserve to the seller 30% of any increase in the value of the land arising from the grant of planning permission for non-agricultural or non-equestrian development.



TENURE & POSSESSION

The land is being offered for sale on a freehold basis with vacant possession.

METHOD OF SALE

The land is to be sold by private treaty.

WHAT3WORDS

Lot 1: ///goggles.dressing.dares Lot 2: ///smiling.proofread.pool
Lot 3: ///blogging.fitter.soap Lot 4: ///ranted.twitching.fleet

VIEWINGS

All viewings strictly by appointment arranged through Woolley & Wallis.

FINANCE

Woolley & Wallis Finance Ltd is well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for AMC and also have good contacts with numerous other lenders who will be able to discuss your requirements in further detail.

CONTACT

Attention: Simon Male MRICS FAAV | Amy Lane
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ANTI-MONEY LAUNDERING

Woolley & Wallis are legally required to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. Woolley & Wallis use a specialist service called "Guild 365" to perform these checks. This is a service offered to Agents who are members of the Guild of Property Professionals. These checks must be completed before a property is listed for sale and as soon as an offer is accepted (before we send out the Memorandum of Sale). There is a non-refundable fee of £25 + VAT per person. Note: Woolley & Wallis receive a portion of this fee to cover our administration costs in processing these legal checks.





LOT 4



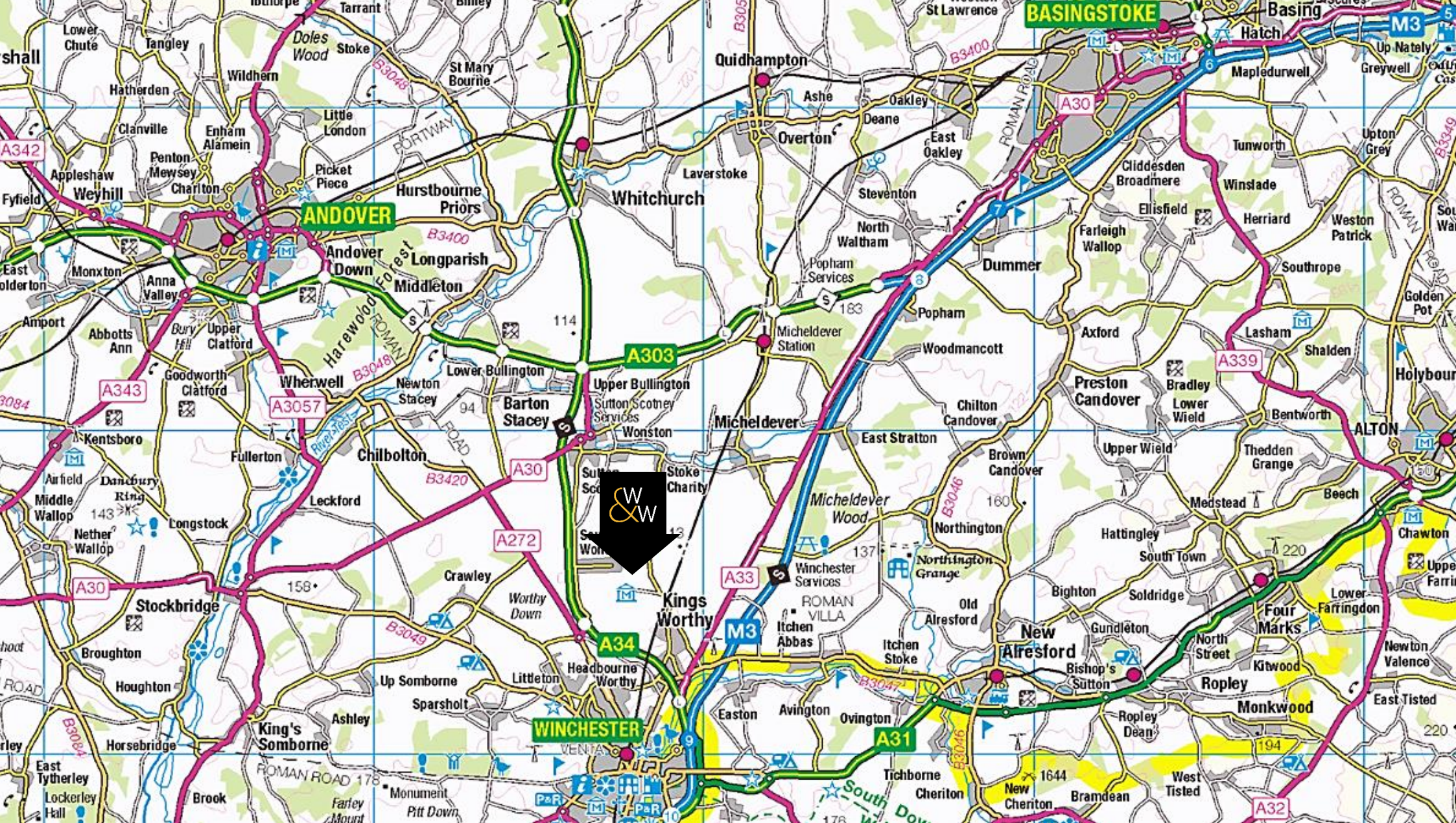
LOT 2



LOT 1



LOT 2



Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Potential tenants must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2026.