

*Turrill Hill
&
Berrydown Farms*

HAMPSHIRE





Turrill Hill & Berrydown Farms

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Overton 2 miles (direct trains to London Waterloo within 59 minutes) | M3 9.5 miles | Newbury 14 miles (direct trains to London Paddington within 40 minutes)
M4 18.5 miles | Farnborough Airport 27.5 miles | Heathrow Airport 44 miles | Central London 60 miles | Gatwick Airport 70 miles
(All distances and times are approximate)

TURRILL HILL (LOT 2)

Three farm cottages
Range of traditional livestock farm buildings
607 acres arable | 208 acres pasture | 106 acres woodland
In all about 946 acres (383 hectares)

BERRYDOWN FARM (LOT 3A)

Traditional brick and flint farmhouse with 4 bedrooms
431 acres arable and pasture | 64 acres woodland
In all about 508 acres (205 hectares)

BERRYDOWN FARM BUILDINGS & COTTAGES (LOT 3B)

Range of useful farm buildings with development potential
Six cottages
In all about 10 acres (4 hectares)

In all about 1,465 acres (592 hectares)
For sale as a whole or in two lots



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TURRILL HILL (LOT 2)

946 ACRES (383 HA)

FARM COTTAGES

1 AND 2 TURRILL HILL

An attractive house constructed of traditional red brick under a tile roof located to the north of the Turrill Hill farm buildings. Currently split into two semi-detached cottages, both have excellent private gardens.

1 Turrill Hill is currently vacant and requires refurbishing. The accommodation includes a living room with brick fireplace and kitchen on the ground floor and three bedrooms and a bathroom on the first floor.

2 Turrill Hill is currently vacant and comprises an entrance hall, living room, kitchen with breakfast / dining room on the ground floor and three bedrooms and a bathroom on the first floor.



HILL CREST BUNGALOW

Hill Crest Bungalow is a three bed bungalow constructed of brick under a pitched tile roof. Having recently been refurbished, the bungalow offers the following accommodation: entrance hall, kitchen with newly fitted units, living room, conservatory, three bedrooms and bathroom. There is a fenced garden to the rear with wooden decking.



LAND

The farmland of Lot 2 extends to around 815 acres of highly productive, ring-fenced arable and pasture land which lies to the south of the main house and parkland. The land is classified as Grade 3 according to the Agricultural Land Classification (ALC) with the soils described as free draining loam which are suitable

for the production of a range of cereal crops. The fields are well laid out and of a generous size, easily accommodating modern machinery and are highly accessible through an excellent network of estate hardcore and tarmac tracks.

The current management of the farm is an organic farming system which was primarily focused on herds of livestock. The farm still retains its organic status and offers a purchaser the

opportunity to re-establish a similar farming business. The pasture fields are all planted with 31 species of herbs, clovers and grasses providing a diverse diet for livestock.



TURRILL HILL FARM BUILDINGS

Located to the east of the Turrill Hill farmland and south of the B3400 are a range of modern and traditional farm buildings which are accessed directly via Turrill Hill lane. The buildings are summarised as follows:

- **Cattle Cubicle Sheds** – two sets of two modern cattle sheds. Each have 12 bays and share a central feed passage.
 - **Calving Shed**
 - **Hay Barn** – includes a lean-to.
 - **General Purpose Shed**
 - **Tractor Store** – currently used for machinery storage.
- Surrounding the double span general purpose shed in a U-shaped courtyard is a range of traditional red brick buildings. All are in poor condition and offer numerous development opportunities subject to the necessary planning consents. There is also a standalone traditional barn to the west of the farm buildings. The selling agents have carried out an independent planning appraisal which can be made available to interested parties.



WOODLAND AND SPORT

There are approximately 106 acres of woodland across Lot 2 which predominantly comprise mature, native woodlands. The natural contours combined with the woodland cover and scale of the Estate provide the principal foundations for presenting a fantastic driven pheasant and partridge shoot with some exciting and challenging drives. The shooting has been enjoyed on an

informal basis by the current owners with the Estate currently hosting 6 informal days per season. For the sporting enthusiast, Laverstoke offers the opportunity to reinstate the exceptional historic driven shoot. The Estate woodlands also provide an excellent habitat for roe, fallow and muntjac stalking.



BERRYDOWN FARM (LOT 3A)

508 ACRES (205 HA)

BERRYDOWN FARMHOUSE

Located to the northwest of Berrydown Farm and conveniently to the southwest of the farm buildings, Berrydown farmhouse is constructed of red brick and knapped flint. Currently split into two flats which can easily be returned to the original farmhouse, the accommodation is over two storeys and includes: hallway, living room, bedroom, kitchen, shower room with separate WC on the ground floor; three bedrooms, kitchen, shower room and WC on the first floor.



Berrydown Farmhouse



LAND

Berrydown Farm extends to around 431 acres of certified organic arable and permanent pasture and is classified as Grade 3 according to the ALC. The soils are free draining loam and are suitable for both spring and autumn crops and have a long grazing

season under grass. The fields are bounded by the public road, Waltham Lane, to the south with Burley Lane dividing the land to the east and west, both providing easy access to all of the fields, which are well-fenced and gated.

There are approximately 64 acres of woodland on Berrydown Farm, the majority of which is at Berrydown Copse to the west of the Lot with strategically planted shelter belts to the east. Although

there is currently no active shoot, the farm offers the potential to establish a good quality driven pheasant shoot. There is roe, fallow and muntjac stalking across the land at Berrydown.





BERRYDOWN FARM BUILDINGS & COTTAGES

(LOT 3B)

10 ACRES (4 HA)

FARM BUILDINGS

Located to the south of the Berrydown Lane cottages is a useful range of traditional and modern farm buildings benefitting from good access. Centred around a gated concrete hard standing, the buildings can be summarised as follows:

- **Two Cattle Cubicle Sheds** – each comprise two modern cattle sheds that share a central feed passage.
 - **Two Calving Sheds**
 - **Former Milking Parlour**
 - **Four General Purpose Sheds**
 - **Hay Barn**
 - **L-shaped Steading** comprising three traditional brick buildings in poor condition. The buildings offer the potential for further development for a wide variety of uses, subject to the requisite planning consents.
 - **Two traditional red brick barns.** One is used for storage purposes, the other is in poor condition.
- An independent planning appraisal has been carried out which highlights some development opportunities. Further details are available from the selling agents.



BERRYDOWN LANE COTTAGES

There is a collection of six farm cottages on Berrydown Farm, offering additional guest or staff accommodation, or diversified revenue streams. All six cottages lie to the north of the farm buildings and benefit from direct road access off Berrydown Lane.

NO 1 AND 2 BERRYDOWN LANE

A pair of semi-detached bungalows of render construction under a tile roof. The cottages have extensive gardens and parking with No1 including a timber framed garage. The accommodation comprises:

No 1 Berrydown Lane – living room, kitchen with separate pantry, sitting room, two bedrooms and bathroom with separate WC.

No 2 Berrydown Lane – entrance porch, kitchen, open plan dining room with living room housed under a sympathetic extension, three bedrooms and bathroom.

NO 3 AND 4 BERRYDOWN LANE

An attractive pair of semi-detached cottages which have been recently renovated. Constructed of part rendered part timber construction under a tile roof, both cottages have a large garden and parking to the front. They offer the following accommodation:

No 3 Berrydown Lane – living room, dining room, kitchen and utility room on the ground floor; two bedrooms and bathroom on the first floor.

No 4 Berrydown Lane – living room, dining room, kitchen and utility room on the ground floor; two bedrooms and bathroom on the first floor.

NO 5 AND 6 BERRYDOWN LANE

A pair of semi-detached bungalows of red brick construction under a slate roof. Both cottages have a garden to the rear and parking to the front and offer the following accommodation:

No 5 Berrydown Lane – living room, kitchen, utility room, three bedrooms and bathroom.

No 6 Berrydown Lane – living room, open plan kitchen / dining room with French doors leading directly out to the garden, three bedrooms and a shower room.



No 3 and 4 Berrydown Lane

GENERAL REMARKS

METHOD OF SALE

The Estate is offered for sale by private treaty as a whole or in two lots.

TENURE AND POSSESSION

Vacant possession will be given upon completion subject to the following occupancies:

Property	Tenure
1 Turrill Hill	Vacant
2 Turrill Hill	Vacant
Hill Crest Bungalow	AST
Berrydown Farmhouse	Vacant
1 Berrydown Lane	Rent Act
2 Berrydown Lane	AST
3 Berrydown Lane	Vacant
4 Berrydown Lane	Vacant
5 Berrydown Lane	AAO
6 Berrydown Lane	Vacant

LOTTING

The Estate is offered for sale by private treaty as a whole or in two lots. In the event of a sale in lots, cross rights and reservations may be imposed and granted for the provision of access, maintenance and services.

LOCAL AUTHORITY

Hampshire Council - <https://www.hants.gov.uk/>

DATA ROOM

Further information about the farms can be made available to parties showing serious interest in the estate via an online data room. Please contact the selling agents for access.

BASIC PAYMENT SCHEME (BPS)

There are no BPS entitlements included in the sale.

MINERALS, SPORTING AND TIMBER RIGHTS PLANNING

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

SOLICITORS

Charles Russell Speechlys
Compass House, Lypiatt Road, Cheltenham GL50 2QJ.
Contact: Alastair Morrison.

TUPE

The purchaser may be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations. Further details are available from the selling agents.

PLANNING

The Estate is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions and planning charges which may be or come into force. The purchaser will be deemed to have full knowledge of these and satisfied themselves as to the effects that such matters have on the Estate.

COUNTRYSIDE STEWARDSHIP SCHEME

Some of the farmland is subject to a Higher Tier Countryside Stewardship Scheme. Further information is available from the selling agents.

SERVICES AND EPCS

Property	Water	Electricity	Heating	Drainage	EPC Rating	Council Tax Band
1 Turrill Hill	Mains	Mains	Oil	Private (ST)	E	G
2 Turrill Hill	Mains	Mains	Oil	Private (ST)	E	G
Hill Crest Bungalow	Mains	Mains	Oil	Private (ST)	E	D
Berrydown Farmhouse	Private (Borehole)	Mains	Oil	Private (Cesspool)	F	G
1 Berrydown Lane	Private (Borehole)	Mains	Electric	Mains	F (Exemption in process)	D
2 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	E	D
3 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	E	D
4 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	E	D
5 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	E	C
6 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	D	C

ABSTRACTION LICENCE

Details of the two abstraction licences are available from the selling agents.

VAT

So far as the selling agents are aware, the property is not subject to VAT on sale. In the event that the sale of the Estate, 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 in addition to the consideration.

FIXTURES AND FITTINGS

The purchaser should assume that standard fixtures and fittings are included in the sale. Purchasers should be aware that certain fixtures in let property may be owned by the tenants.

EASEMENTS, COVENANTS, RIGHTS OF WAY AND RESTRICTIONS

The Estate is offered for sale subject to and with benefit of all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not. Public rights of way are shown on the sale plan.

STATUTORY DESIGNATIONS

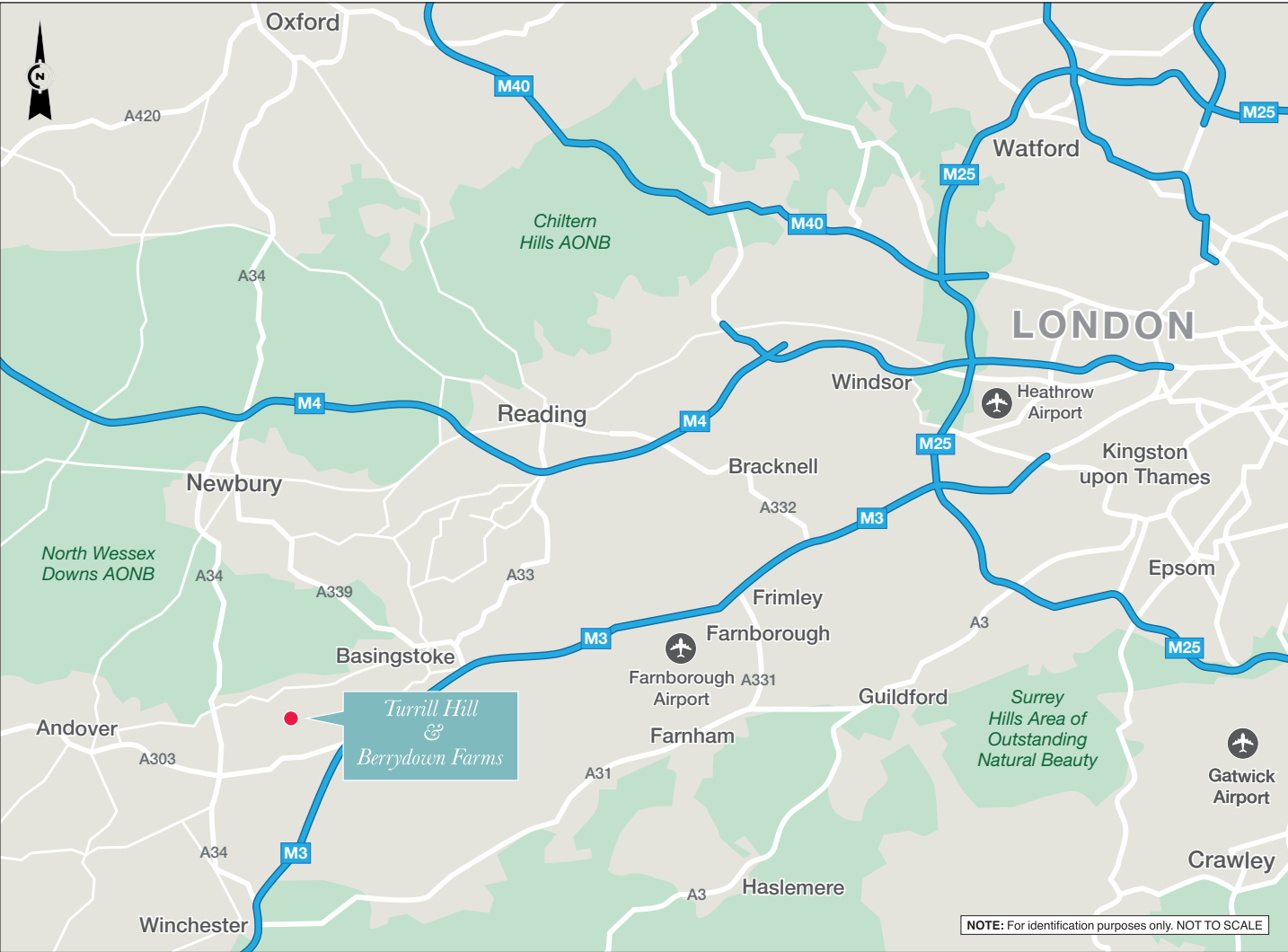
The land is within a Nitrate Vulnerable Zone (NVZ) and the Hampshire Downs National Character Area. The land has not been given any other designations of which the selling agents are aware.

OVERAGE AGREEMENT

The sale will be subject to an Overage Agreement in favour of the seller over Field 5522 identified on the Land Use Plan. Over the single hatched area, the Vendor will receive 100% of any net increase in value as a result of planning permission for alternative use, for a period of 30 years.

INGOING VALUATION

If applicable, in addition to the purchase price the purchaser(s) will take over and pay for all growing crops, cultivations, seeds, fuel, feedstuffs including silage, hay and straw and any stocks and stores at valuation or cost. Payment is to be made upon completion at the figure assessed by the Vendor’s valuer based upon CAAV rates or contractors’ rates where applicable and invoiced costs of seed, fertiliser and sprays applied plus enhancement charged monthly from the drilling date.



VIEWINGS

All viewings must be accompanied and arranged through Savills or Knight Frank. Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the Estate.

DIRECTIONS AND POSTCODE

Postcode (Laverstoke Park): RG28 7NT

what3words (Turrill Hill): ///fortified.midfield.cluttered

what3words (Berrydown): ///dreamer.ants.bookings

Viewing strictly by appointment only. Please contact:



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IMPORTANT NOTICE

Savills, Knight Frank and their clients give notice that:

They are not authorised to make or give any representations or warranties in relation to the estate either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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 estate has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The reference to any mechanical or electrical equipment or other facilities at the estate shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function, and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

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