



## **HAMPSHIRE HILLS**

Sutton Wood Lane, Bighton, Alresford, Hampshire, SO24 9SG

**Carter Jonas**

# HAMPSHIRE HILLS, SUTTON WOOD LANE, BIGHTON, ALRESFORD, HAMPSHIRE, SO24 9SG

## DESCRIPTION

As the name suggests, this unique property is located in an elevated position in the hamlet of Bighton, with commanding views to the South Downs and beyond. Hampshire Hills comprises a residential home with a double height barn, various other outbuildings and a 23 unit/pitch glamping/camping/caravanning business with significant planning gain potential.

The current owners have created the foundations of an incredible business with planning permission and lawful use granted for a mix of caravans, safari tents and other lodgings with the benefit of 12 months use.

Set in a plot of just under 5 acres and accessed via secure gates, opening into an open shingled courtyard, which provides independent access to all areas of the site. The current accommodation and planning permission provides for the following:

- Owners residential property (1 bed with full planning to convert remaining to 3 beds)
- 10 tent pitches, including a lawful use to site 10 safari tents, with no size limitations (and with no planning conditions)
- 5 touring pitches which include touring caravans, motor caravans or similar (and with no planning conditions)
- 4 pods (sited already)
- 2 shepherds huts (unsited)
- 2 further buildings sited (shepherds huts with enclosed verandas that are now determined as buildings subject to regulation)
- Storage and ancillary buildings which includes a double height barn
- 12 electric hook up points and 1 EV charging point

**A UNIQUE OPPORTUNITY TO CREATE A SIGNIFICANT FAMILY HOME &/ OR OPERATE OR EXPAND AN EXISTING 23 UNIT CARAVAN/CAMPING/ GLAMPING SITE WITH FULL 12 MONTHS USE AND SIGNIFICANT PLANNING GAIN POTENTIAL.**

## CURRENT SITE LAYOUT (ALTERNATIVE LAYOUTS POSSIBLE) 4.5 acres/1.82 hectares



- Owner's residential property "The Oak Barn" - Residentially tied to title (Full planning for extension/conversion)
- Pods (1-4) - Sited (existing glamping)
- Storage barn - Double height barn
- Toilets & showers - As described
- Buildings 1 & 2 - Shepherds huts with enclosed veranda (existing glamping)
- 10 tent pitches & 5 touring pitches

## LOCATION

Set on the top of the hill with panoramic views over the South Downs and adjoining open farm land. Bighton is a small hamlet just 4 miles from the Georgian market town of Alresford with an array of independent shops and boutiques, whilst wider shopping and leisure facilities can be found just over 10 miles away in both Winchester and Alton.

Both Winchester and Alton have mainline train services to London (Waterloo) in just over an hour, and within 5 miles of all other commuter routes including the M3, A34, A303, A31 and A32 meaning the coast can be accessed within 25/30 mins.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electricity and water. Private waste treatment plant.

**Local Authority:** Winchester City Council. Council Tax Band A, subject to change.

**Viewings:** Strictly by appointment through Carter Jonas, 01962 842742.



THE OAK BARN  
(1 bed with full planning to convert  
remaining to 3 beds)

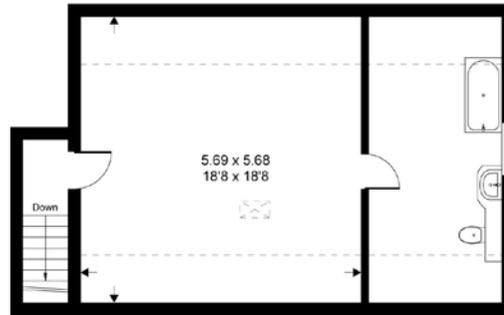




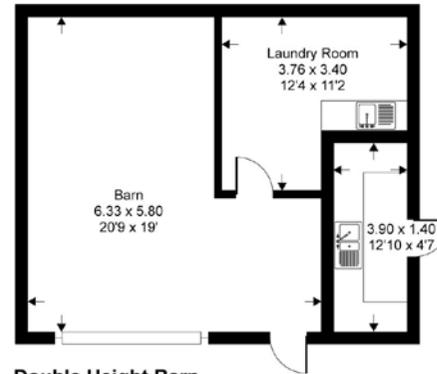


## Hampshire Hills SO24

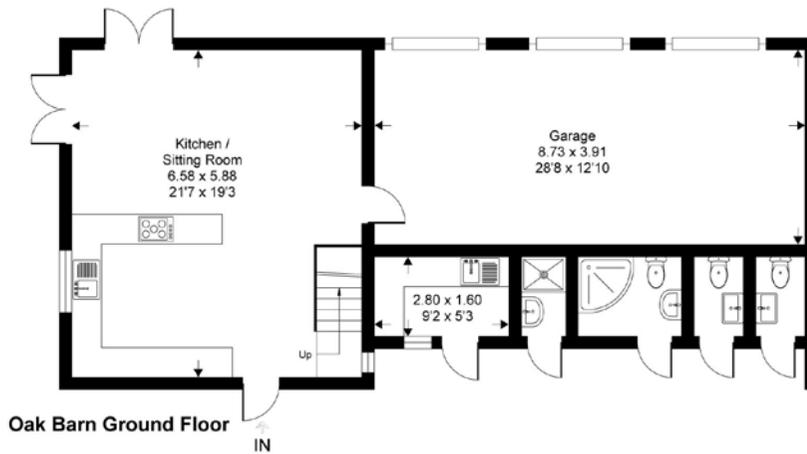
Approximate Gross Internal Area = 75.1 sq m / 809 sq ft  
 Approximate Outbuildings Internal Area = 12.1 sq m / 131 sq ft  
 Approximate Garage Internal Area = 34 sq m / 367 sq ft  
 Approximate Total Internal Area = 121.2 sq m / 1307 sq ft  
 (excludes restricted head height)



First Floor



Double Height Barn



Oak Barn Ground Floor

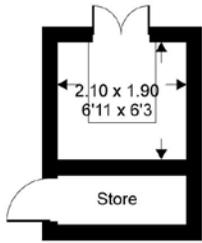
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Carter Jonas

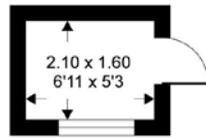
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Hampshire Hills

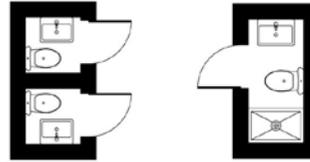
Approximate Outbuildings Internal Area = 199.3 sq m / 2146 sq ft



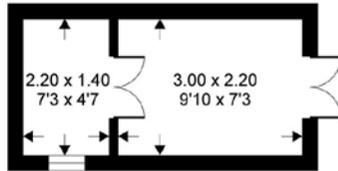
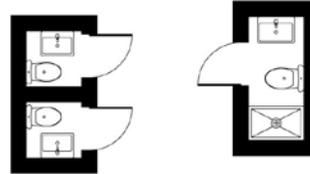
Storage / Store



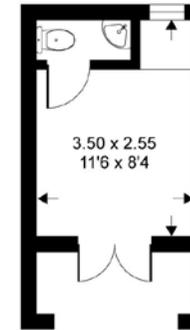
Storage / Store



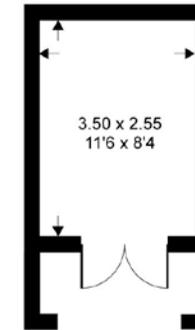
Toilet / Shower Blocks



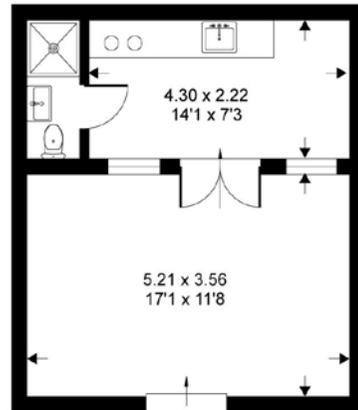
Storage / Store



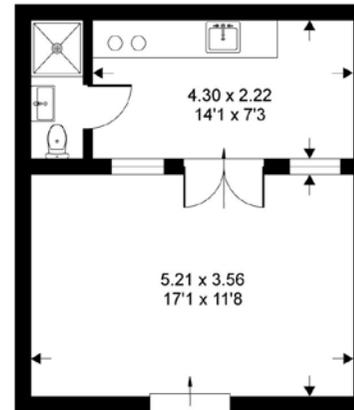
The Pods



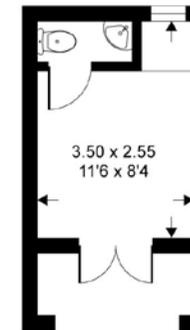
The Pods



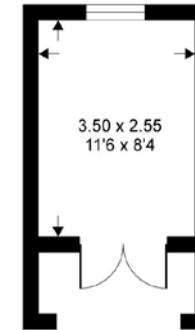
Building 1



Building 2



The Pods



The Pods

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