



FoxGrant

DELLANS FARM, EAST WELLOW, ROMSEY, HAMPSHIRE

Rare Development & Refurbishment Opportunity, House, Agricultural Outbuildings and Land situated in the Test Valley.
Total about 23 acres. Available as a whole or in lots.



SITUATION

Romsey 4 miles, Southampton 12 miles, Salisbury 14 miles.

Mainline train services: Romsey to London Waterloo 1hrs 50mins, Southampton Airport Parkway to London Waterloo 1hrs 10mins.

International Airports: Southampton Airport 13 miles, Bournemouth International 26 miles.

Dellans Farm is situated within the Test Valley to the west of Romsey, backing onto plentiful fields. Local shops, a petrol station, village hall and recreation ground are located in the larger West Wellow. Further amenities can be found in Romsey.

Education Romsey offers an excellent range of state and private schools including Embley, Stroud School, Ofsted rated 'Excellent' Halterworth Primary School, The Mountbatten School, and The Romsey School. For more details visit www.hants.gov.uk/educationandlearning/findaschool

Local, Sporting & Recreational Plentiful walking, cycling and riding opportunities in the beautiful New Forest National Park. Racing is at Salisbury and Wincanton. The River Test lies in the borough, popular for fly fishing. Numerous golf courses within motoring distance. Romsey hosts cricket clubs, a football club, rugby club and sports centre. For further tourism and leisure information see www.visit-hampshire.co.uk.

DELLANS FARM

Dellans Farm provides a exciting opportunity for multiple lifestyles. The farm house is in need of complete refurbishment (Lot 1). Potential for farmyard development to residential and/ or commercial development, stpp (Lot 2) Both with the opportunity to purchase further land (Lot 3, 4 & 5).

The derelict farm buildings could be reinstated and utilised for equestrian or agricultural use.

Available as a whole or in lots, see sale plan.

LOT 1 - Dellans Farm House. About 0.75 acre Guide £425,000

LOT 2 - Dellans Farm Buildings. About 2.6 acres Guide £200,000

LOT 3 - Land. About 8.7 acres. Guide £135,000

LOT 4 - Land. About 6 acres. Guide £100,000

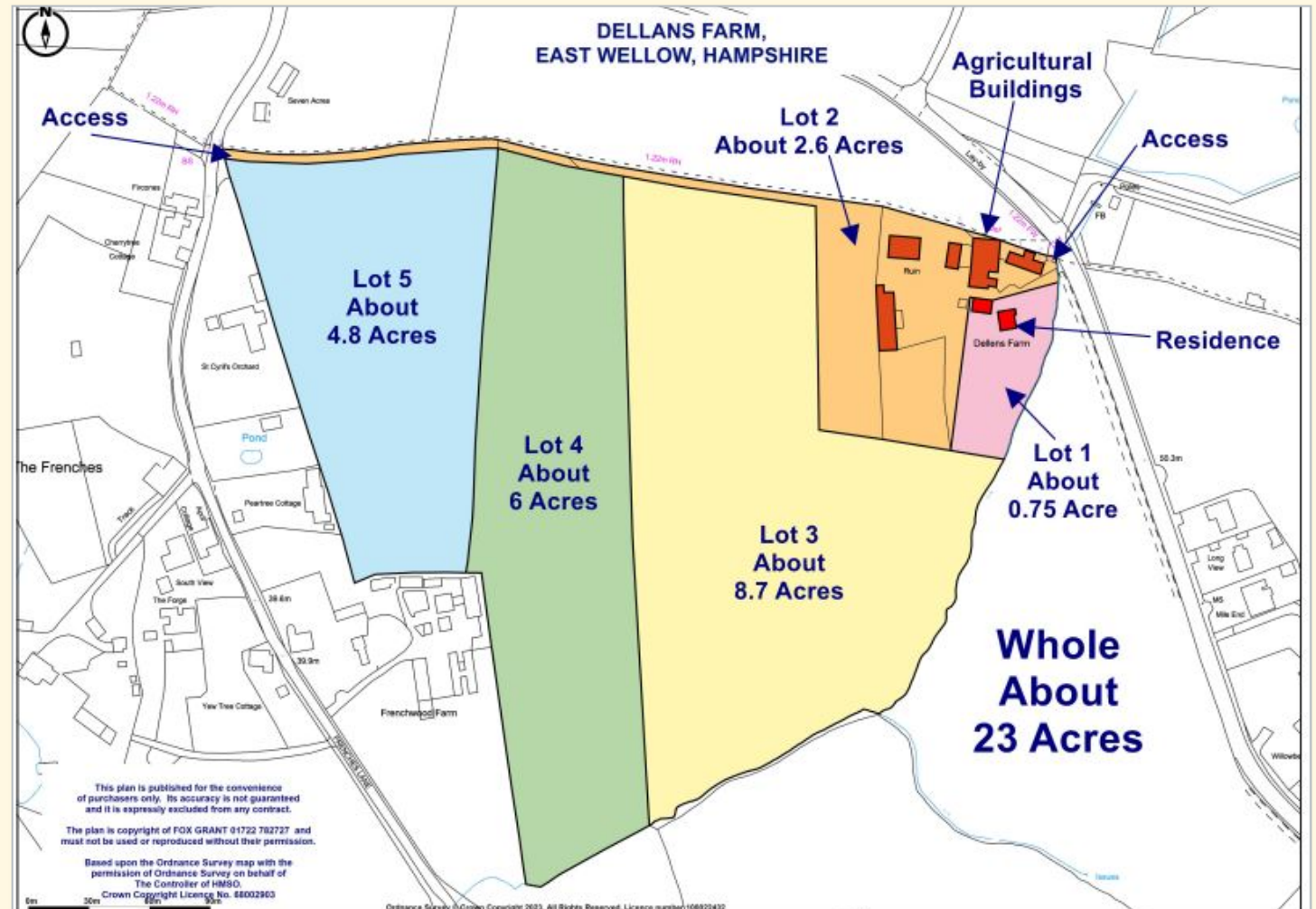
LOT 5 - Land. About 4.8 acres. Guide £95,000

WHOLE - Dellans Farm. About 23 acres. Guide £955,000

All lots will have a right of access over the track from Frenches Lane.

Lot 1 will also have a right of access from Salisbury Road.

Lot 2 will own the access from Frenches Lane and Salisbury Road.



DELLANS FARM HOUSE

This 1970's detached three bedroom house is located on the edge of The New Forest National Park within a secluded parcel of land just outside the historic market town of Romsey. The property has huge potential for the new owners to add their own stamp and create a wonderful family home. It is perfectly situated for those requiring good road links, located directly off the Salisbury Road with M27 and M3 within 10 miles, providing fast links to London and the south coast.

- Kitchen
- Utility
- Hallway
- Dining room
- Living room
- Sitting room
- Cloakroom
- Family bathroom
- Three bedrooms

Garden approximately 0.75 Acres.

Available as a whole or in lots see [sale plan](#).

LAND

Mature mainly level pasture, currently with some mature hedge rows and trees along the perimeter and dividing the land. A stream runs along the most southerly boundary.

Total about 23 acres.

AGENT'S NOTES

Fox Grant 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 a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or 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 Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

EPC Band F

Local Authority Hampshire County Council

Council Tax Band D

Services Mains Electricity and Water. Oil heating, Private Drainage.

Right of Access All lots will have a right of access over the track from Frenches Lane.

Lot 1 will also have a right of access from Salisbury Road.

Lot 2 will own the access from Frenches Lane and Salisbury Road.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

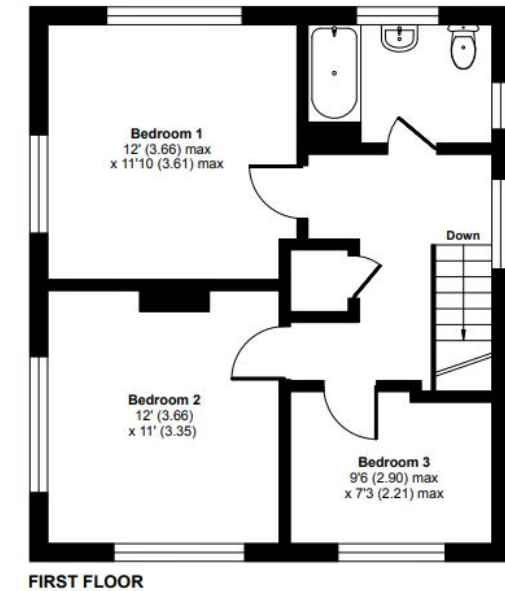
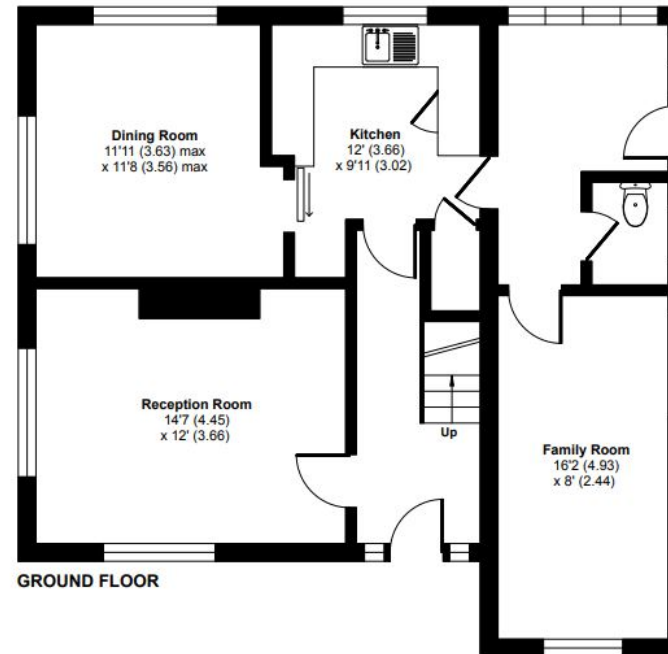
Council Tax Band D

Particulars Prepared by Rose Grant July 2023

Dellans Farm, Dunwood Hill, East Wellow, Romsey, SO51

Approximate Area = 1273 sq ft / 118.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nachecon 2023. Produced for Fox Grant. REF: 1000067



VIEWS

All viewings strictly by appointment through the agents on 01722 782727. Please contact Rose Grant or William Grant for further details or email rose@foxgrant.com



William Fox Grant



Rose Grant

FoxGrant

DELLANS FARM SO51 6FD

DIRECTIONS

Postcode: SO51 6FE

From the A36 take the A27 towards Romsey. After approximately 5.6 miles turn right onto Frenches lane. Continue 350ft and the entrance to the property will be found on your left indicated by a Fox Grant board.

foxgrant.com

COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE