



LUDMORE FARM COTTAGES & BUILDINGS

Broadway Lane, Lovedean, Hampshire PO8 0SG



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Lot 1- PAIR OF GRADE II COTTAGES - Guide price £495,000

Lot 2- AGRICULTURAL BUILDINGS - Guide price £225,000

Lovedean 1 mile | Petersfield 9 miles | Portsmouth 12 miles

(Distances are approximate)

**On the instructions Of Kroll, acting as Joint LPA Receivers.
Available in two lots for sale by online auction, unless sold prior.**

SUMMARY

A dilapidated pair of Grade II listed cottages, with gardens and grounds situated in open countryside. Along with two agricultural buildings suitable for a range of alternative uses, subject to the necessary planning consents.

Overall the property extends to approximately 0.56 hectares (1.38 acres).

SITUATION

Ludmore Farm Cottages and Buildings are situated in an idyllic spot with views across the surrounding countryside. The property is located on the outskirts of the village of Lovedean and less than 10 miles to the south of the town of Petersfield.

The property is located close to the villages of Lovedean and Hambledon, the latter having the oldest English sparkling wine vineyard and near to the well-known Bat & Ball pub. The market town of Petersfield offers wider facilities including pubs, restaurants and shops. The transport links are excellent with the A3 close by as well as direct rail access into central London from Petersfield Station in just over an hour. The property is situated just outside the South Downs National Park.

LOT 1 - THE COTTAGES

This is a rare opportunity to acquire a pair of semi-detached Grade II listed dwellings. No.1 has been uninhabited for many years and is in a dilapidated condition, it is not possible to access the first or second floors.

No.2 is in a poor state of repair and together they are both in need of total renovation. The cottages sit on a plot of approximately 0.44 hectares (1.09 acres), part of which is bound by an attractive brick and flint wall.

The pair of cottages offer superb potential either to be extended or to be converted to create one dwelling, subject to the necessary planning and conservation consents.

There is ample parking adjacent to the cottages with access from Broadway Lane, an unclassified road.

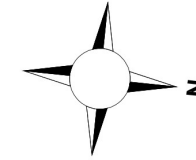
Prospective purchasers should be aware that there is an electric pylon approximately 90 metres to the west of the property curtilage.

The cottages are Grade II listed, with Historic England describing the cottages as: *House, converted to two cottages. Late C17 and late C18. Brick walls of English bond, some Monk bond, with 1st floor band and cambered ground-floor openings: the south-end gable is tile-hung to 1st floor level: some areas of flintwork with brick dressings, and also render. Tile roof, catslide at rear. Building of possible timber-framed origin, with later brick cladding, and a late C18 wing at right-angles. Two storeys and attic, irregular fenestration. Casements. Two plain doorways .*

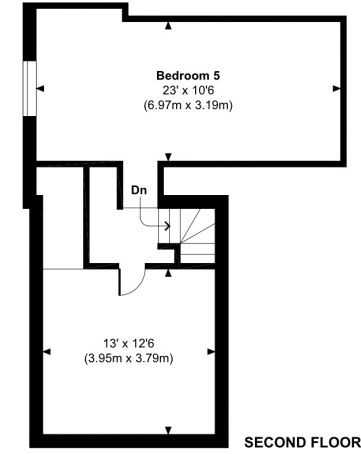
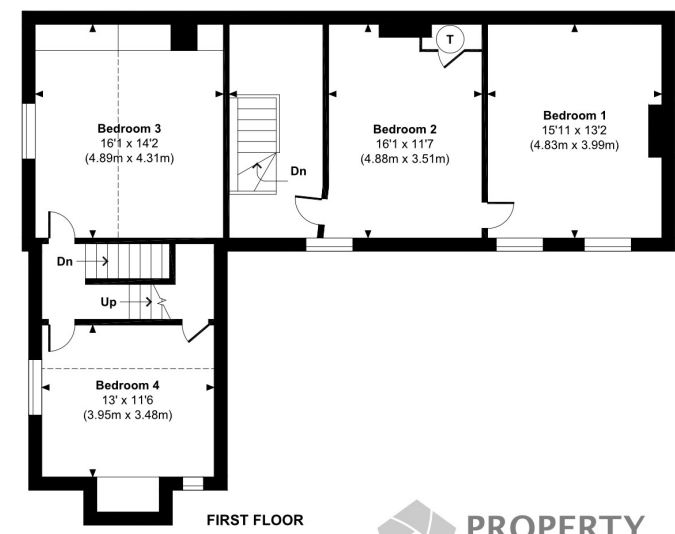
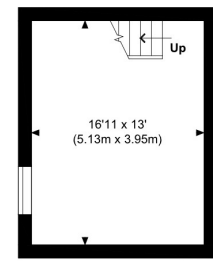
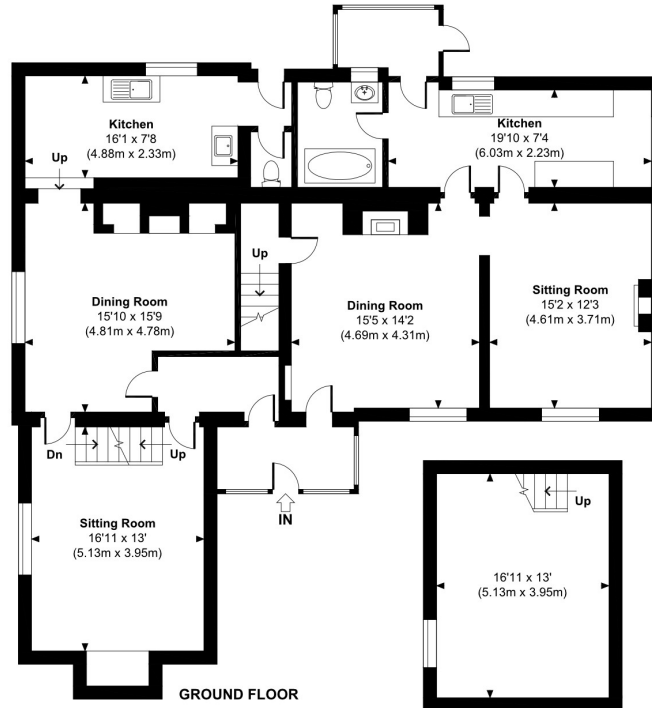
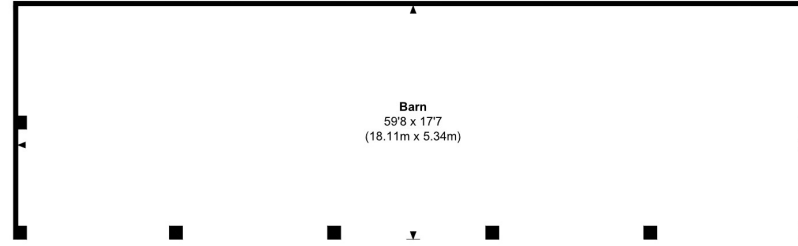
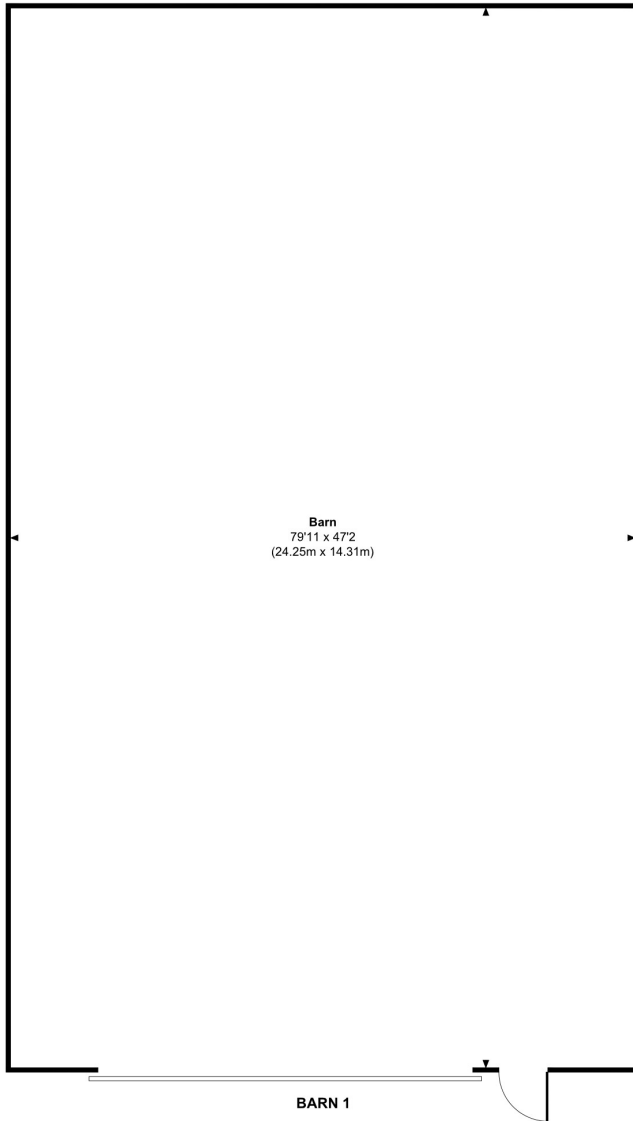


Ludmore Farm Cottages

Approximate Gross Internal Area
 Main House = 3226 Sq Ft / 299.66 Sq M
 Barn 1 = 3735 Sq Ft / 347.02 Sq M
 Barn 2 = 1041 Sq Ft / 96.71 Sq M
 Total = 8002 Sq Ft / 743.39 Sq M



Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height Measurements of the basement and part of the first and second floors have been taken from third party plans, therefore, these measurements should be taken as a guide only.

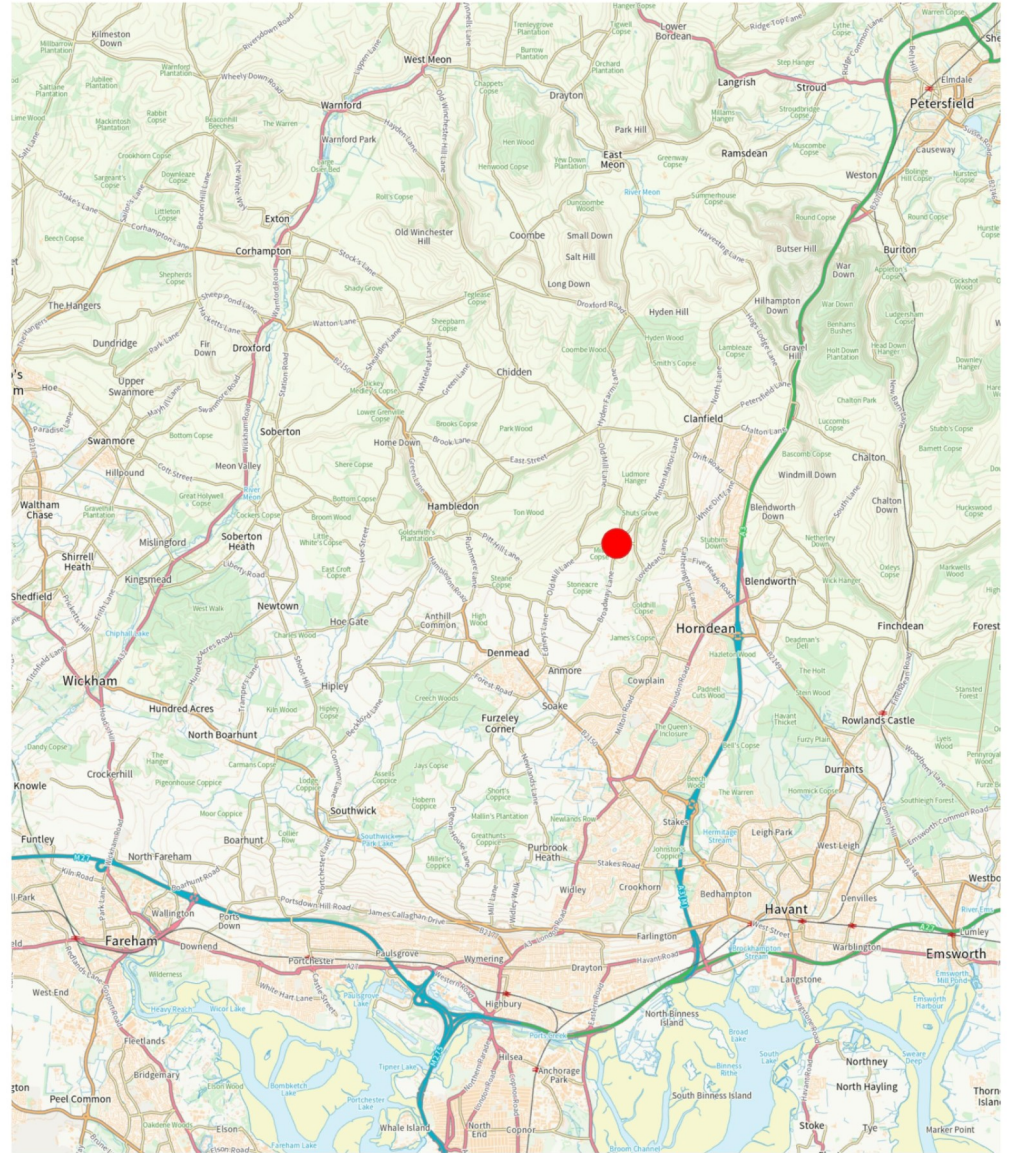


--- Indicates restricted room height less than 1.5m.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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Location Plan

2 km
 Scale 1:100000 (at A4)



LOT 2 - THE BUILDINGS

Lot 2 comprises two agricultural buildings set in a plot of land extending to approximately 0.12 hectares (0.29 acres). The grain store is constructed of a concrete frame with a concrete floor and under a corrugated asbestos roof. The walls are part galvanised grain walling with corrugated asbestos sheeting above. Access to the building is via a roller shutter door and a personnel door to the front of which is a concrete apron. Overall the building extends to approximately 347.02 sq m (3,735 sq ft).

Immediately to the north, adjacent to the grain store, is a general purpose open fronted store. This building is constructed of a concrete frame with an earth floor under a corrugated asbestos roof. The walls on three sides are concrete blocks with the fourth being open fronted. Overall the building extends to approximately 96.71 sq m (1,041 sq ft).

Access to the buildings is direct from Broadway Lane via double gates.



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by online auction through the Bidx1 online platform in two lots, unless sold prior to the auction on 24th November 2022. Further details on the auction registration and bidding process along with bidding deposits can be obtained from the Selling Agents.

Data Room

The legal pack and other useful information is available on the Bidx1 auction platform – visit www.bidx1.com

Access

The property benefits from direct access off Broadway Lane, an unclassified public highway. Lot 1 will reserve a right of access at all times and for all purposes across Lot 2 as shown cross-hatched brown on the sale plan.

Services

Mains water and electricity and a private drainage system supply the cottages at Lot 1. None of the services have been tested. There are no services to Lot 2.

Wayleaves & Easements

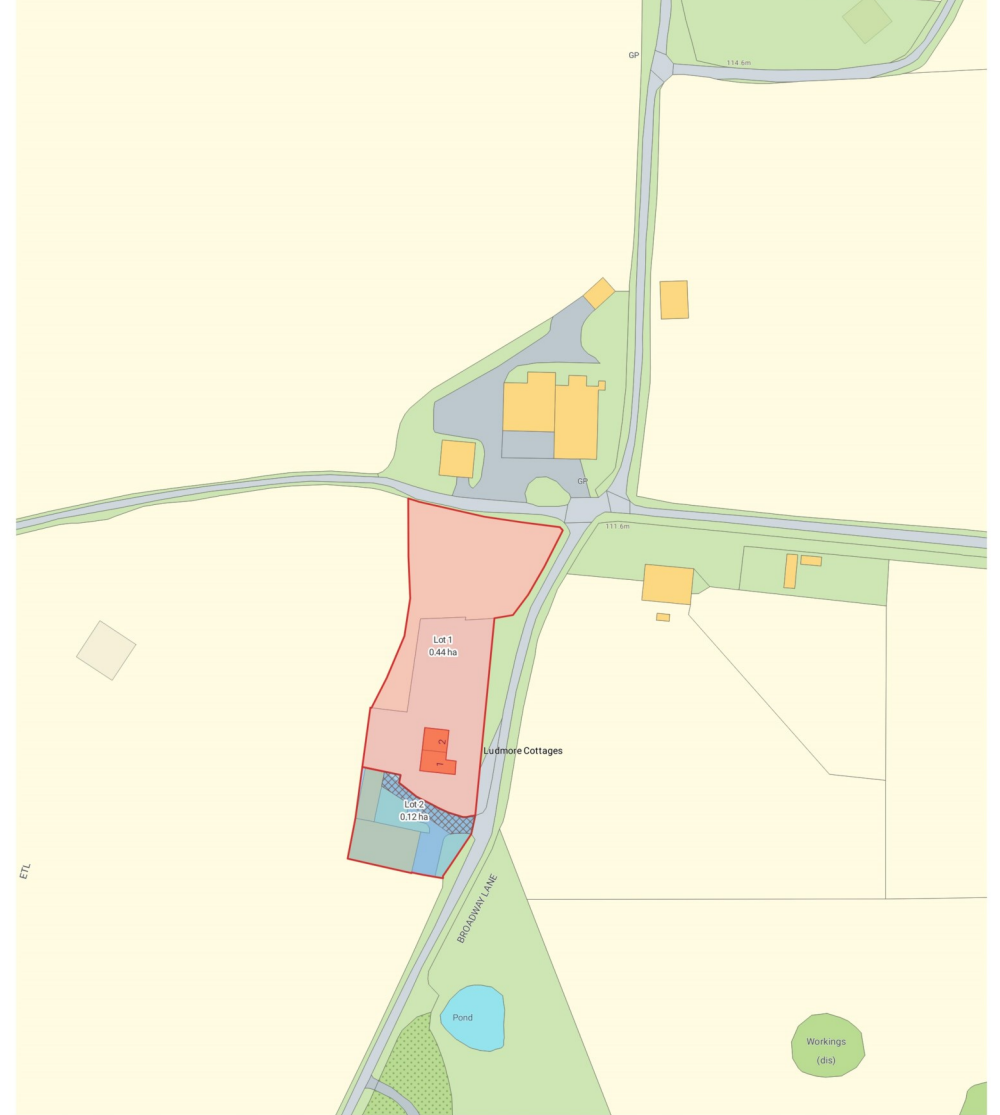
The property is sold subject to and with the benefit of all rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water,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

Tenure and Possession

The property is sold freehold with vacant possession.

Fixtures and Fittings

All fixtures and fittings are included in the sale of the freehold property.



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50 m
Scale 1:1250 (at A3)

GENERAL REMARKS AND STIPULATIONS

Planning

There is no recent planning history affecting the property. In respect of the cottages, in 1994 consent was granted for the rebuilding of a wall and the underpinning of the chimney. In 2007, under a single application, consent was refused for the refurbishment of the cottages and the erection of a new agricultural workers dwelling.

The buildings in Lot 2 are outside of the South Downs National Park and could therefore potentially qualify for permitted development rights under Class Q and Class R, being conversion to residential use and employment use respectively. Purchasers should satisfy themselves of the planning position with the local planning authority.

No overage provisions for a change of use will be applied.

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.

Health & Safety

Given the potential hazards, due to the condition of the cottages, the range of agricultural buildings and overgrown areas, we would ask you to be as vigilant as possible for your own personal safety when making your inspection. Access to the cottages will be limited due to their condition.

Directions (Post Code PO8 0SG)

From Petersfield proceed south on the A3. On reaching the village of Clanfield, exit onto Chalton Lane into Clanfield, turn left opposite the Rising Sun Pub onto South Lane. Proceed towards Catherington and Lovedean along Downhouse and Lovedean Lane. At the Bird in Hand pub, adjacent to the for-sale board on the righthand side, take a right turn onto Day Lane and proceed along for 600m. Turn right onto Broadway Lane.

 what3words [///kind.things.polishing](https://www.what3words.com/kind.things.polishing)

Local Authority

East Hampshire District Council
www.easthants.gov.uk
Tel: 01730 266551

EPC

This property does not require an EPC report as the building is listed.

Viewings

By appointment with the selling agents only.

Seller's Agents

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IMPORTANT NOTICE

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Particulars prepared October 2022 and photographs taken October 2022.



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