

HOLLYWATER FARM

BORDON • HAMPSHIRE



*A very attractive farm in
need of modernisation in
a popular location*

HOLLYWATER FARM

BORDON • HAMPSHIRE

Bordon 2 miles, Liphook 3.1, Haselmere 7.5, Farnham 9.4 miles
(All distances are approximate)

Key Farm Summary

- Traditional Farmhouse.
- Fantastic location within easy reach of commuting hubs.
- A range of out buildings with development potential (STPP).
 - Attractive pasture with natural capital opportunities.

IN ALL ABOUT 48.1 ACRES
(19.46 HECTARES)



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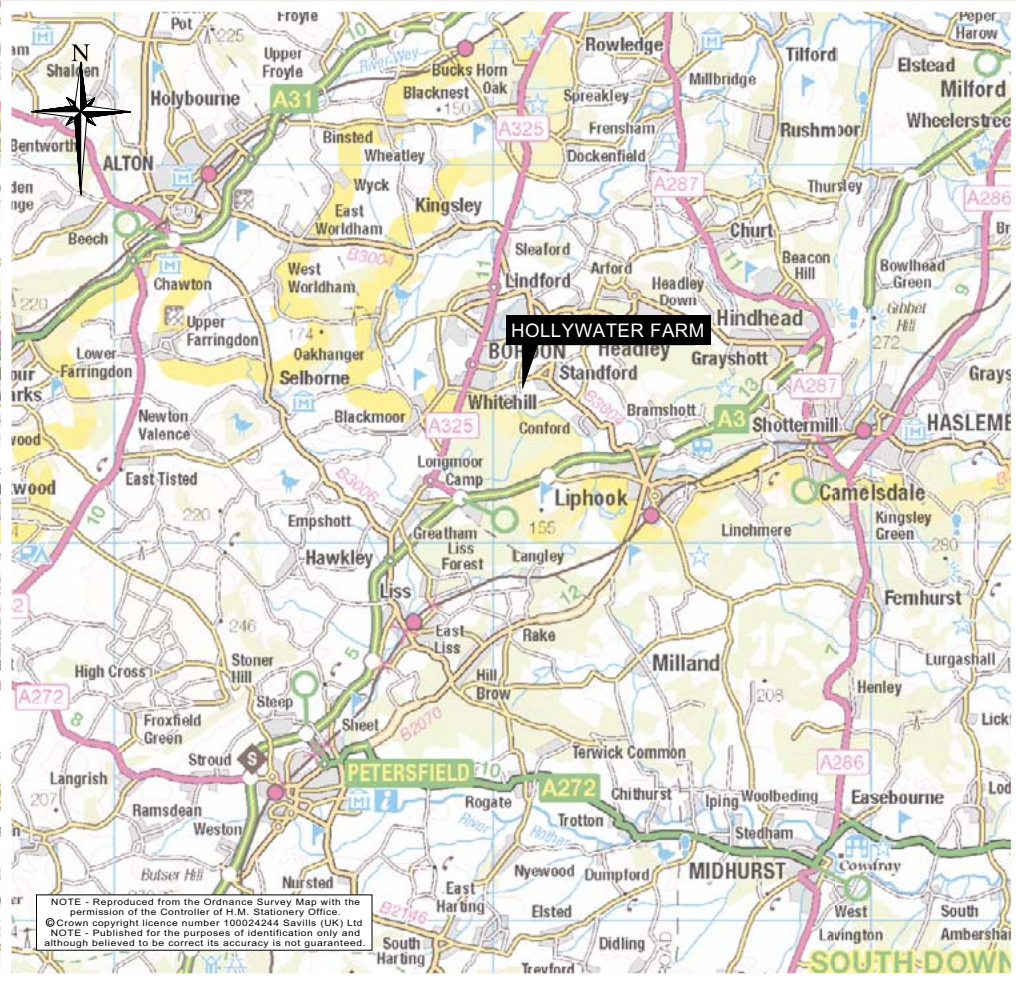
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SUMMARY

Hollywater Farm is a picturesque former cattle farm and dairy with a range of attractive traditional buildings. The farm has been in the same family since 1949 and is set peacefully within just over approximately 48.1 acres.

The farm would benefit from some significant modernization and all the buildings are in their original state. The farmland is predominantly pasture with a small amount of woodland with gently sloping topography. All the land at Hollywater Farm is in hand and will be sold with vacant possession.



LOCATION

Hollywater Farm is close to the commuting towns of Haselmer and Farnham which provide excellent road and rail links to London. The popular town of Liphook is 3.1 miles away and offers an array of amenities including restaurants, pubs and an extensive range of shops and supermarkets.

THE FARMHOUSE

Hollywater Farmhouse is an unlisted, 4 bedroom property that has been extended to create a substantial family home, originally dating from around 1850. The house has retained a wealth of character and period features throughout. As seen from the plan, the layout of the ground floor is well organised, comprising a kitchen, dining room, and large reception room. The house is linked to one of the farm buildings which contains a large utility room. Hollywater Farmhouse is unlisted and would benefit from some significant modernisation.

Upstairs there is a principal bedroom with ensuite shower room, as well as 3 further double bedrooms and a family bathroom.

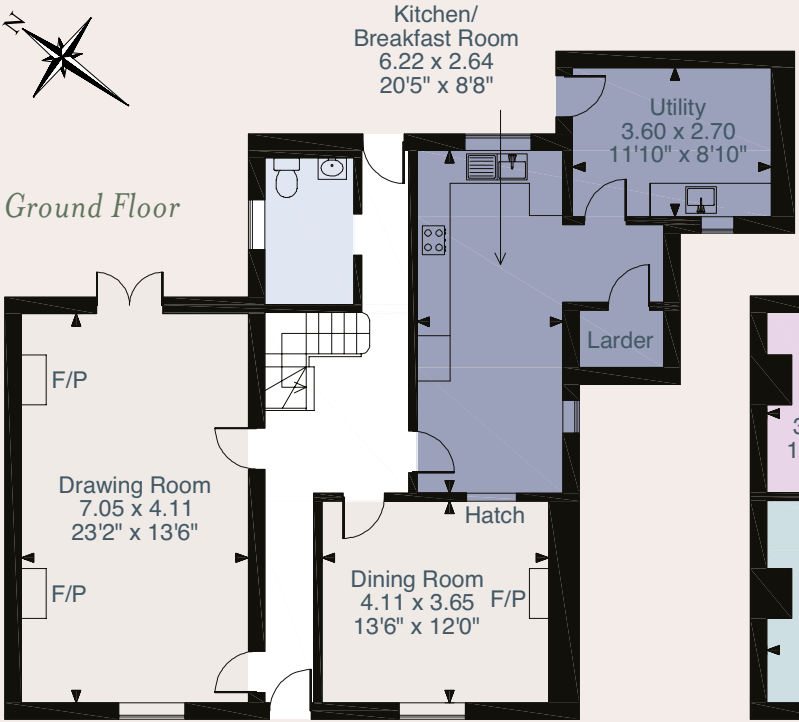


FARMHOUSE

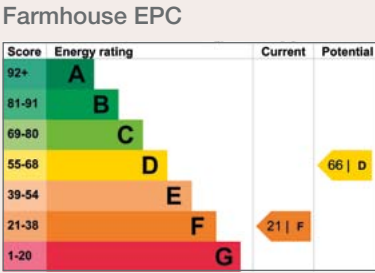
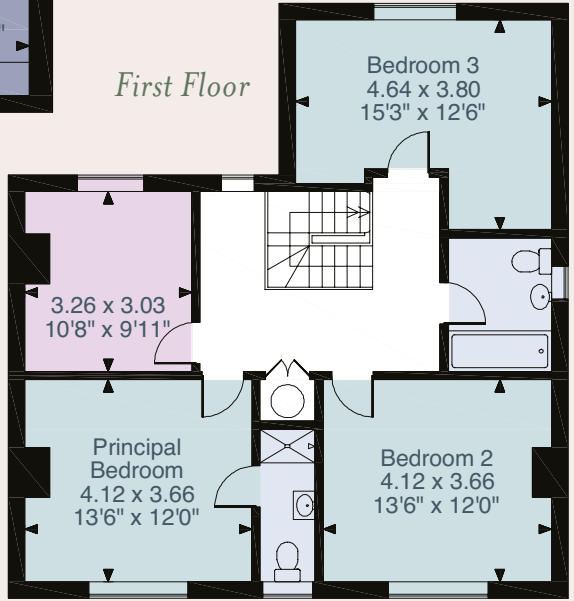
Main House Internal Area 1,924 sq.ft. / 179 sq.m.
Garage Gross Internal Area 342 sq.ft. / 32 sq.m.



Ground Floor

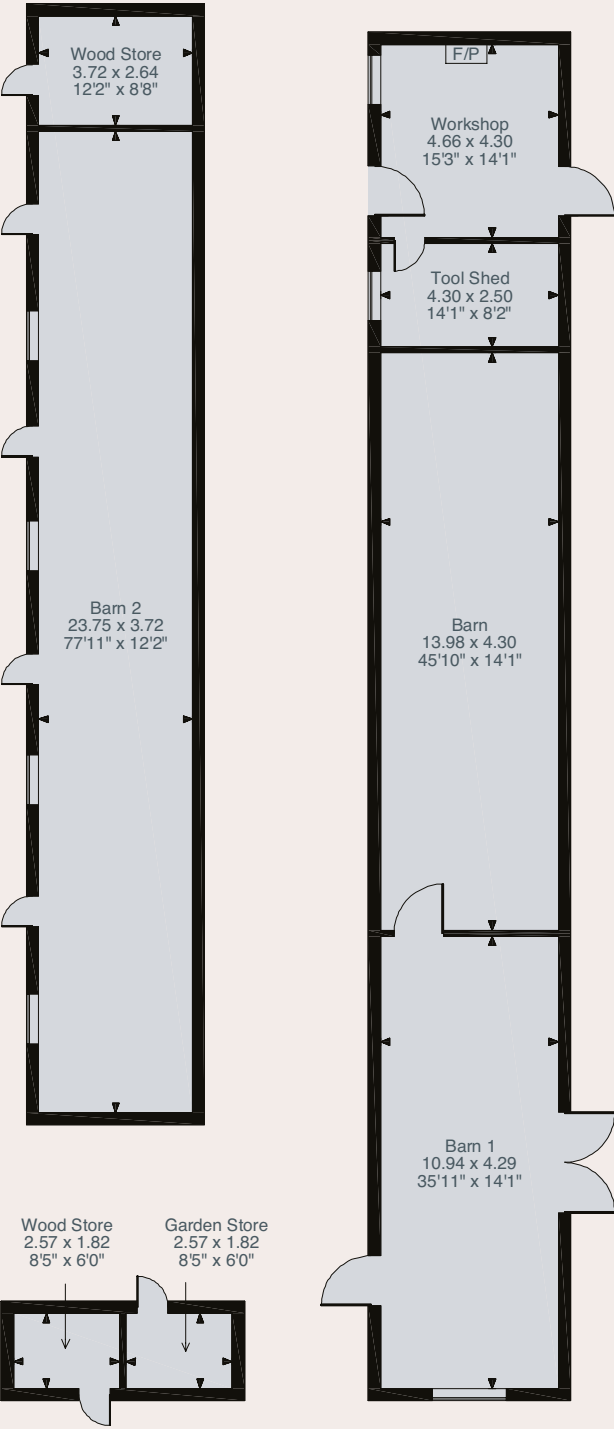


First Floor



OUTBUILDINGS

Gross Internal Area 2,673 sq.ft. / 248 sq.m.



GARDEN AND GROUNDS

The garden at Hollywater farm is mainly laid to lawn and extends to the east and south of the farmhouse. The drive enters the property from Whitehill Road and sweeps in front of the house to a gravelled parking area that also contains double garage.



GENERAL REMARKS

METHOD OF SALE

The farm is available for sale by private treaty.

DIRECTIONS

Postcode - GU35 8QP

What 3 Words - wake.surveyors.rainfall

EPC

Rating F

TENURE AND POSSESSION

The property is freehold and will be sold with vacant possession.

LAND

The land totals approximately 48.1 acres of pasture and woodland. The land comprises 5 very good sized fields as well as an area of woodland to the south of Hollywater Farmhouse. There is also a bridle way that comes up through the farm which will allow equestrian enthusiasts to explore far and wide.

provision, so long as development is permitted subject to such building being occupied and directly associated with the use and ownership of Hollywater Farmhouse itself. More details are available on request from the vendors solicitor.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, including drainage, water, electricity supplies and other rights, covenants, restrictions and obligations and wayleaves whether referred to or not.

VAT

In the event that the sale of the property, 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 purchase price.

FIXTURES AND FITTINGS

All carpets, curtains, light fittings, garden ornaments, and items usually considered as tenants fixtures are specifically excluded from the sale.

LOCAL AUTHORITY

East Hampshire District Council

Council Tax - Band G

VIEWING AND FURTHER INFORMATION

By appointment with Savills on 01962 857 441.

PLANNING

The farm 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 property.

DESIGNATIONS

The farm borders a SSSI on its southern boundary.

SERVICES

Hollywater Farm is served by mains electricity and water, the heating is calor gas and the drainage is private.

BASIC PAYMENT SCHEME

The farm is current farmed in hand by the vendor and the BPS claimed. The entitlements will be included in the sale.

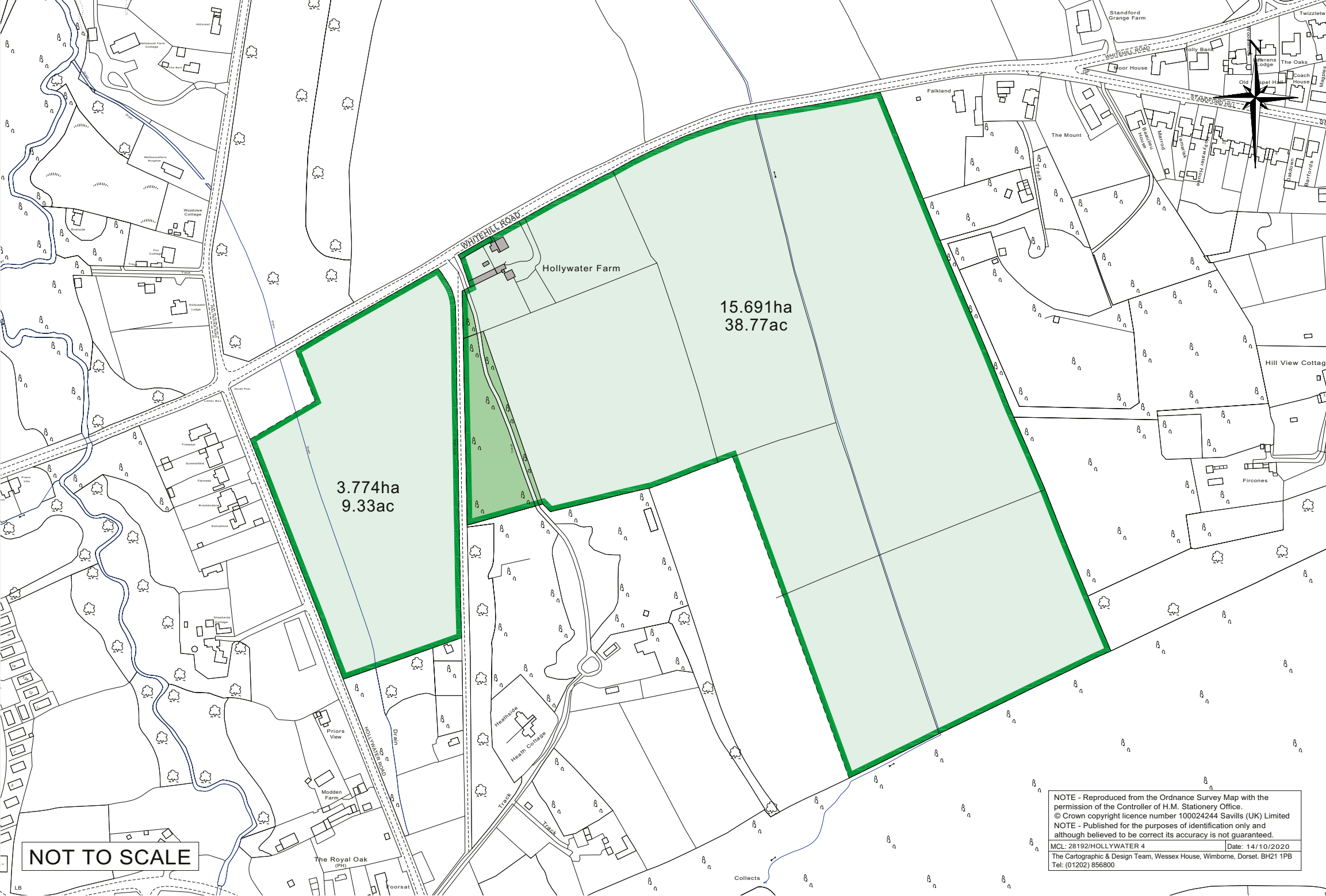
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Particulars and photographs dated September 2020.

Ref: 151020GJ





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