



BRADEN *Chartered Surveyors*

Rural and Commercial Property Consultants

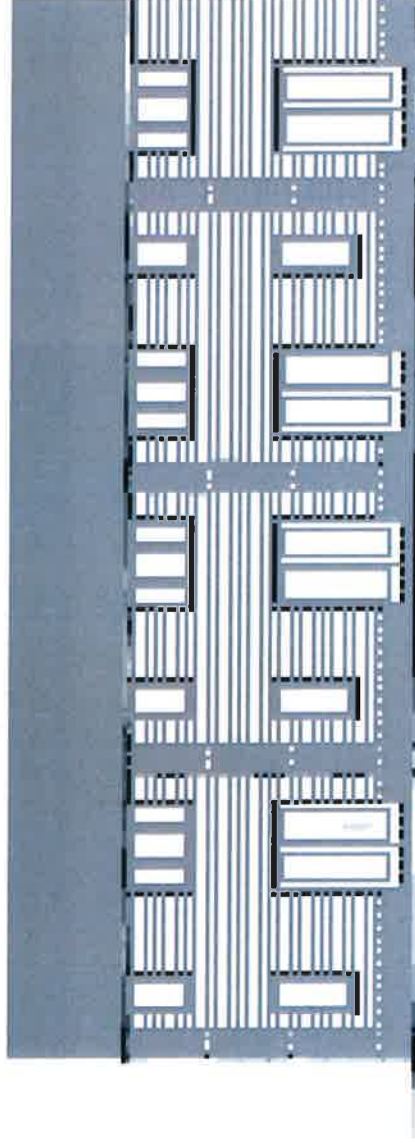
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YEW TREE BARN- BROUGHTON

FOR SALE

By Private Treaty



**Planning Permission for a Residential Development Opportunity
In about 5.25 acres (2.10 Ha)**

Stockbridge 5 Miles

Winchester 14 Miles

1. Any negotiations are to be conducted through us.
2. These particulars are given as a general guide only and do not form part of any contract.
3. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property.

Braden for themselves and the owners of these properties whose agents they are, give notice that:

Regulated by the RICS

**YEW TREE BARN, BUCKHOLT
BROUGHTON, HAMPSHIRE**

**4 reception rooms, 6 Bedrooms,
Farmhouse Kitchen, Utility.**

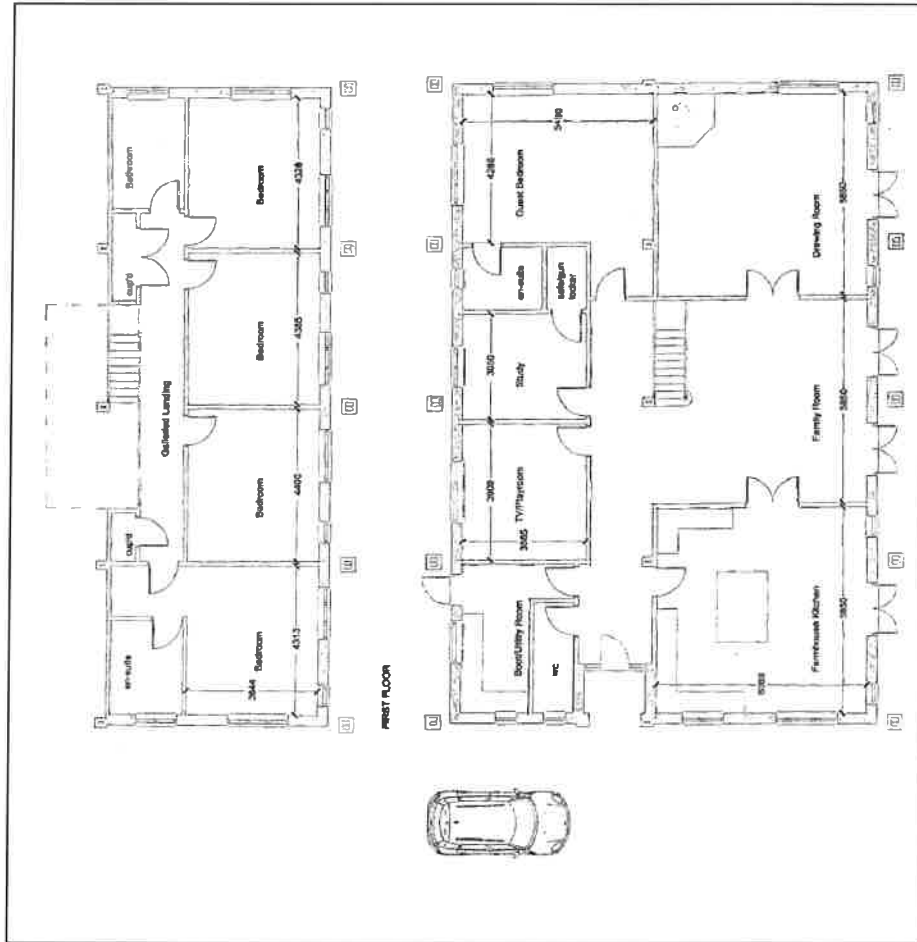
**Approximately 3325 sq ft
5.25 acres grounds**

**Broughton 3 miles.
Stockbridge 8 miles.
Winchester 16 miles
Grately 9 miles**



Site Plan - Not to Scale

FLOOR PLANS



Planning
 Planning consent for the conversion of the agricultural building was granted in September 2016 Ref 16/01627/PDQS. The site currently comprises two agricultural buildings; it is envisaged that one will be demolished.

The design is for a contemporary building that will blend into the countryside.

The site has outstanding and far reaching views to the East to the Test Valley.

Situation

A rare opportunity to be able to acquire a site in such a rural remote location. Stockbridge provides a wide range of shops, pubs and restaurants. London Waterloo is less than one hour from Winchester.

Local Authority

Test Valley Borough Council. 01 794 527700

Directions

From Broughton High Street continue on Queenwood Road. Turn left onto B3084 Then turn right after 0.5 miles. Turn right onto the Roman Road which leads into Yew Tree Lane. The barn will be found on the right hand side after 1.5 miles.

Not to Scale