



Grange Farm

Tichborne, Hampshire

Carter Jonas

# Grange Farm Tichborne Alresford SO24 0NE

**An exceptional opportunity to rent a substantial arable and grassland holding together with a period farmhouse and a range of farm buildings, situated at the heart of the historic Tichborne Estate.**

Grange Farm is the principal holding on the Tichborne Estate and is available to let for the first time in over 100 years. The farmhouse sits in a picturesque location at the centre of the village, adjacent to a range of traditional and modern farm buildings, and at the core of a productive, predominantly arable, farm. Through the middle of the farm runs the Cheriton Stream, which later becomes the world famous River Itchen, and as a result an area of charming water meadows are comprised within the letting.

The farm has been run as a mixed arable and livestock unit and the current tenants have diversified the operation to include a successful livery business.

In all extending to 1,119.08 acres (452.93 hectares).

Available to let by informal tender on a 15-year FBT to commence 29th September 2026.



## Property

Grange Farm comprises of versatile arable and pasture land, together with a substantial four bedroom farmhouse, a range of traditional and modern farm buildings and equestrian facilities.

## Location

The holding is located in the picturesque village of Tichborne, Hampshire.

New Alresford is located approximately 2.5 miles to the North, whilst the City of Winchester is located approximately 7.5 miles to the West. The property benefits from good road connections and adjoins the A31 to the North.

## Farmhouse

The attractive farmhouse is Grade II Listed and offers an appealing residential base for the farming operation. It provides four bedrooms of accommodation and features a conservatory and cellar. It extends to a Gross Internal Area (GIA) of approximately 3,530 square feet.

The ground floor comprises a kitchen and back kitchen, study, sitting room, dining room, conservatory and cellar below. The first floor benefits from four double bedrooms. There are two further attic rooms which could be converted into bedrooms.

There is a large gravelled driveway to the front of the house with gardens surrounding the house to the north, east and south.



## Cottages

There are no additional residential properties contained within the letting, however a three-bedroom cottage could be made available by separate negotiation, if required.

## Buildings

Grange Farm benefits from an extensive range of modern and traditional buildings providing in excess of 66,000 sq. ft.

To the north of the farmyard is a courtyard of traditional livestock buildings along with modern cattle barns, silage clamps and forage storage buildings arranged around a concrete yard. Along the farm track to the south are a series of modern portal framed buildings, housing workshops and agricultural stores. There are three off lying modern barns to the south.



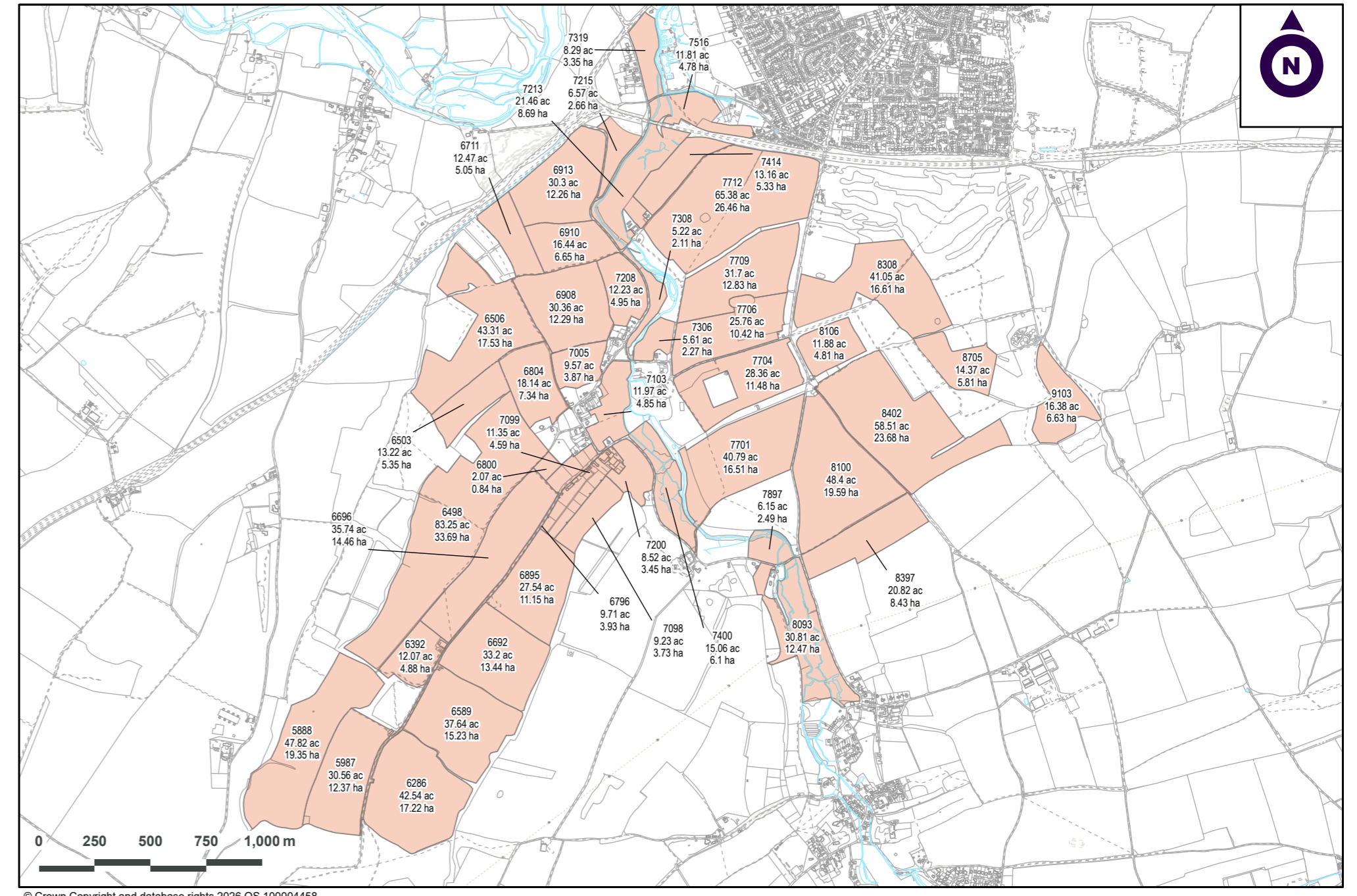
Label	Type of building	Area (square meters)	Description
<b>Southern Buildings</b>			
Building 1	Hay Store	183.40	Steel portal frame, tin roof, part block walling
Building 2	Hay Store	102.12	Steel portal frame, part tin cladding
Building 3	Livestock Building	913.61	Steel portal frame, fibre cement roof and cladding, part concrete floor
Building 4	Storage Barn	316.48	Steel portal frame, fibre cement roof, concrete panel walling, concrete floor
Building 5	Workshop	502.88	Steel portal frame, fibre cement roof, tin cladding, concrete floor
Building 6	Machinery Store	506.45	Steel portal frame, fibre cement roof, concrete block walling, part concrete floor
Building 7	Traditional Coach House	128.48	Brick, slate roof, timber doors and windows
<b>Courtyard Buildings</b>			
Building 1	Traditional Granary	29.14	Timber frame, timber cladding, staddlestones, steel roof
Building 2	Stables	88.20	Six stables, timber cladding, steel roof, concrete floor
Building 3	Stables	38.76	Three stables, timber cladding, steel roof, concrete floor
Building 4	Stables	174.04	Three stables, timber cladding, steel roof, concrete floor
Building 5	Pole Barn	72.87	Four stables, steel roof, concrete floor
Building 6	Livestock Building	382.88	Steel portal frame, fibre cement roof, concrete block walls, concrete floor
Building 7	Livestock Building	1,340.91	Steel portal frame, fibre cement roof, Yorkshire boarding, concrete central passage
Building 8	Hay Store	325.68	Steel portal frame, fibre cement roof, concrete floor
Building 9	Traditional Barn	990.22	Timber frame, timber cladding, steel roof, concrete floor
Building 10	Office	58.80	Brick and flint barn, clay tile roof. Converted to office, meeting room, and cloakroom

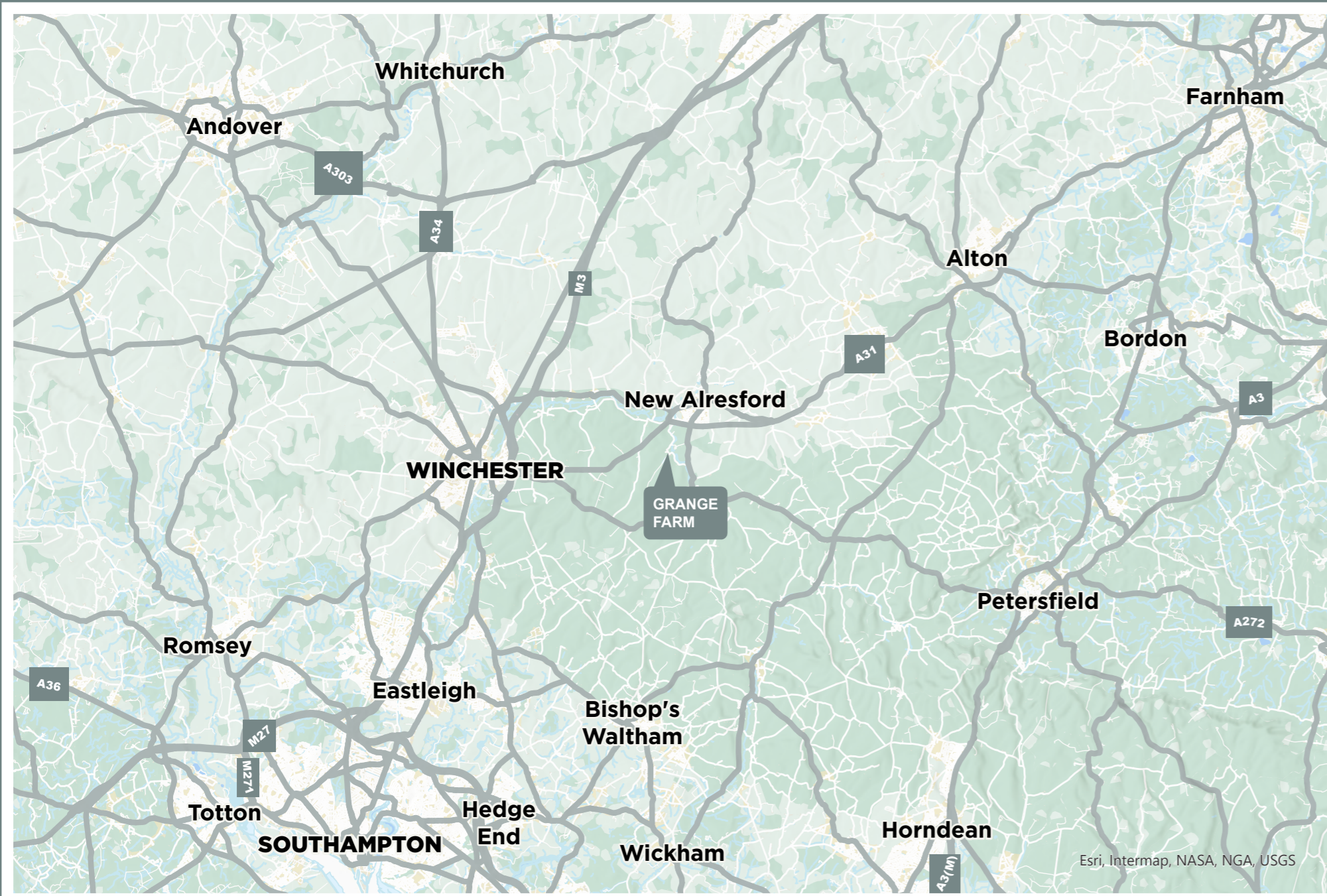
## Land

The land extends to approximately 1,119.08 acres (452.93 hectares) in total comprising 944.18 acres of arable and 174.9 acres of permanent pasture, parkland and water meadows.

The land is situated in a block to the south and west of Alresford and comprises rolling downland on the higher ground and low-lying water meadows situated alongside the Cheriton Stream. There are approximately 24 acres of paddocks and a manège adjoining the farmhouse and yard, currently used for a horse livery business. There is good access to the land off the local road network and central farm track.

The land is shown by the Agricultural Land Classification to be predominantly of Grade 3 quality. The arable and pasture is described as freely draining slightly acid loamy soils and shallow lime-rich soils over chalk or limestone. The water meadows are described as loamy and clayey floodplain soils with naturally high groundwater.





**Method of Letting**

Grange Farm is available as a whole and will be let under the Agricultural Tenancies Act 1995. A Farm Business Tenancy agreement will be put in place with up to a 15 year term.

An indication of the general terms will be made available with the tender information pack.

Prospective tenants should refer to the agent for instructions and deadlines in relation to submitting an application.

The tenancy is due to commence on 29th September 2026.

**Environmental Schemes**

The land is currently entered into a Higher Level Stewardship scheme which terminates on 31/12/2026. The ingoing tenant will be required to comply with the terms of the agreement for its duration. A full copy can be obtained from the agent.

Applications incorporating proposals to farm in an environmentally sensitive manner are encouraged.

**Planning**

The tenant would be responsible for obtaining any relevant planning permission for their own proposals. There are no existing planning permissions in place for any new development or change of use.

**Designations**

Grange Farm is partly located in the South Downs National Park. The water meadows are located in the River Itchen Site of Special Scientific Interest.

**Services**

There is mains electric, with 3-phase to the farm buildings. The farmhouse is serviced by mains water, septic tank, and oil fired central heating. There is a private water supply to the farm buildings and troughs.

Please note the agents have not inspected or tested these services.

**Wayleaves Easements & Rights of Way**

The letting will be subject to all existing and future wayleaves, easements and rights of way.

There are public footpaths crossing the holding, which can be seen on Hampshire's Interactive Map service or OS mapping data.

**Sporting Timber & Mineral Rights**

All rights are reserved to the landlord.

**Local Authority**

Winchester City Council  
[www.winchester.gov.uk](http://www.winchester.gov.uk)

**Viewings**

Viewing days will be arranged to offer prospective tenants the opportunity to visit the farm.

All viewings are strictly by appointment only, through Carter Jonas.

**Directions**

From Winchester, proceed east along the A31 towards Alresford for approximately 3.5 miles. At the roundabout on the approach to Alresford, take the first exit onto the B3047. Continue for a short distance before taking the first right towards Tichborne, following this road for approximately 1.5 miles through the village. Grange Farm will be found on the right hand side.



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## Winchester

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