



PEAK FARM
EAST MEON · PETERSFIELD



PEAK FARM

EAST MEON • PETERSFIELD • GU31 1JU

West Meon 1.7 miles; East Meon 2.1 miles; Foxfield Green 2.3 miles

(All distances are approximate)

A RARE OPPORTUNITY TO ACQUIRE A HIGHLY ATTRACTIVE MIXED-USE FARM EXTENDING TO APPROXIMATELY 490 ACRES, SET IN THE MEON VALLEY, HAMPSHIRE.

- Highly desirable mixed-use farm.
- Diverse woodland blocks, offering an attractive mix of habitat, amenity and sporting opportunities.
- Situated in the picturesque South Downs National Park.

Approximately 490.31 acres (198.43 hectares).

For sale by Private Treaty as a whole.



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INTRODUCTION

Extending to 490 acres, the sale of Peak Farm is a rare and unique opportunity to acquire an attractive block of mixed farmland set within a gently undulating landscape of the South Downs National Park.

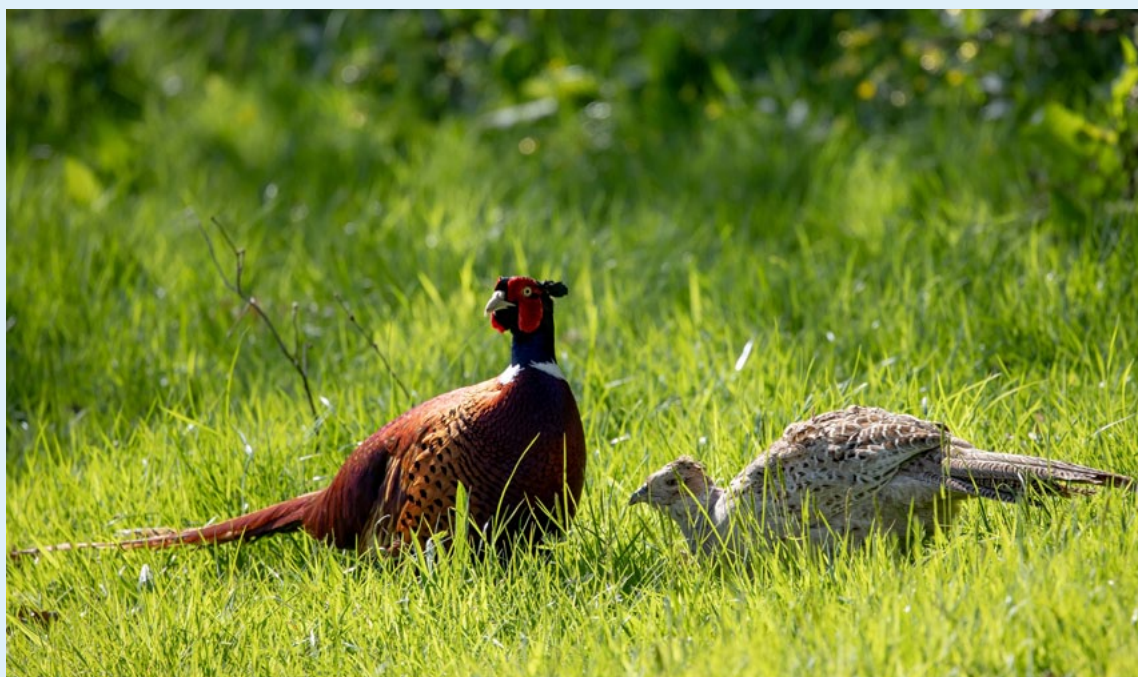
LOCATION & SITUATION

Peak Farm is located within East Meon, a village set within South Downs National Park, an area renowned for its rolling countryside and picturesque walks. East Meon benefits from a range of facilities including a village shop with a Post Office, a Church of England Primary School, two pubs and multiple sports courts.

The nearby market town of Petersfield is located approximately eight kilometres away, providing a range of shops and amenities as well as a mainline railway station offering regular services to London Waterloo in approximately one hour.

East Meon is connected to the A272, the main east-west route through the area, linking Petersfield to Winchester providing convenient onward travel via the A3 to London and the south coast.

Peak Farm is accessed from the A272, south of Stocks Lane, via an adopted highway.









PEAK FARM

The farmland is comprised of approximately 153.94 acres of arable, 239.91 acres of pasture and 93.93 acres of woodland, the remainder relates to the farm buildings, tracks and hardstanding.

The land is predominantly classified as Grade 3. The soil is described as well drained fine silty over clayey and fine silty soils suitable for winter cereals.

The holding has been previously occupied on a long-term tenancy where the tenant ran a mixed-use farming enterprise which included a finishing herd of cattle. Stubble Turnips were included within the rotation for livestock grazing and used as a ‘break crop’ before establishing a spring crop.

The pasture benefits from stock fencing, automatic water troughs and galvanised field gates.

The arable elements of the farm include Wheat, Winter and Spring Barley, Winter Oats. Six years of cropping history is shown in the table below:-

Field Name	2020	2021	2022	2023	2024	2025	2026
Bungalow Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Kidney Field	Wheat	Wheat	Spring Barley	Spring Oats	Wheat	Spring Barley	Spring Oats
Old Dean	Stubble Turnips Spring Barley	Winter Oats	Wheat	Barley	Spring Barley	SFI	SFI
Parrs Down	Stubble Turnips Spring Barley	Winter Oats	Wheat	Spring Barley	Spring Barley	SFI	SFI
Shepherd Field	Wheat	Barley	Oat	Wheat	Wheat	SFI	SFI
Pond Field	Wheat	Barley	Spring Oats	Wheat	Spring Barley	Spring Barley	Spring Oats
Peak Tigwell	Stubble Turnips Spring Barley	Spring Barley	Spring Oats	Wheat	Spring Barley	Spring Barley	Spring Oats
Peak Well	Wheat	Wheat	Barley	Oats	Wheat	SFI	SFI
Parrs	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Peabed Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Moory Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Gravel Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Big South Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Little South Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Park Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Old Down Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Patch Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Alloys Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Copyhold	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Copyhold Seed	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Neck Field	Grass	Grass	Grass	Grass	Grass	Grass	Grass
Dollys Firs	Grass	Grass	Grass	Grass	Grass	Grass	Grass



FARMYARD & BUILDINGS

The holding benefits from three farm buildings suitable for housing livestock or general farm and machinery storage. Class A - Agricultural Permitted Development Rights could be used to erect a modern farm building suitable for grain storage or to expand the current cattle offering (subject to prior approval).

BUILDING 1 ~ GENERAL PURPOSE BUILDING

A steel portal frame, open fronted building clad in corrugated metal sheeting beneath a pitched corrugated roof, providing versatile covered storage.

BUILDING 2 ~ TRADITIONAL LIVESTOCK BUILDING

An open fronted livestock building of steel frame construction with part block walls and corrugated cladding under a pitched corrugated roof. The building is arranged in multiple bays with gated access, offering practical housing for livestock with good natural ventilation.

BUILDING 3 ~ AGRICULTURAL BUILDING

A modern, open fronted structure comprising several bays beneath a single pitched corrugated roof, suitable for livestock housing or general agricultural use.

The layout of the building is shown on the block plan with further details set out within the table below:-

Building	Description	GEA
Building 1	Openfronted General Purpose Building.	304m ²
Building 2	Traditional Livestock Building	482m ²
Building 3	MultiBay Agricultural Building	228m ²





WOODLAND

Peak Farm includes approximately 91.06 acres of ancient woodland which dates back to the 1600s predominantly consisting of native broadleaf species which provides excellent natural cover. The woodland contributes to biodiversity enhancement, supporting a wide range of wildlife, habitats and woodland flora.

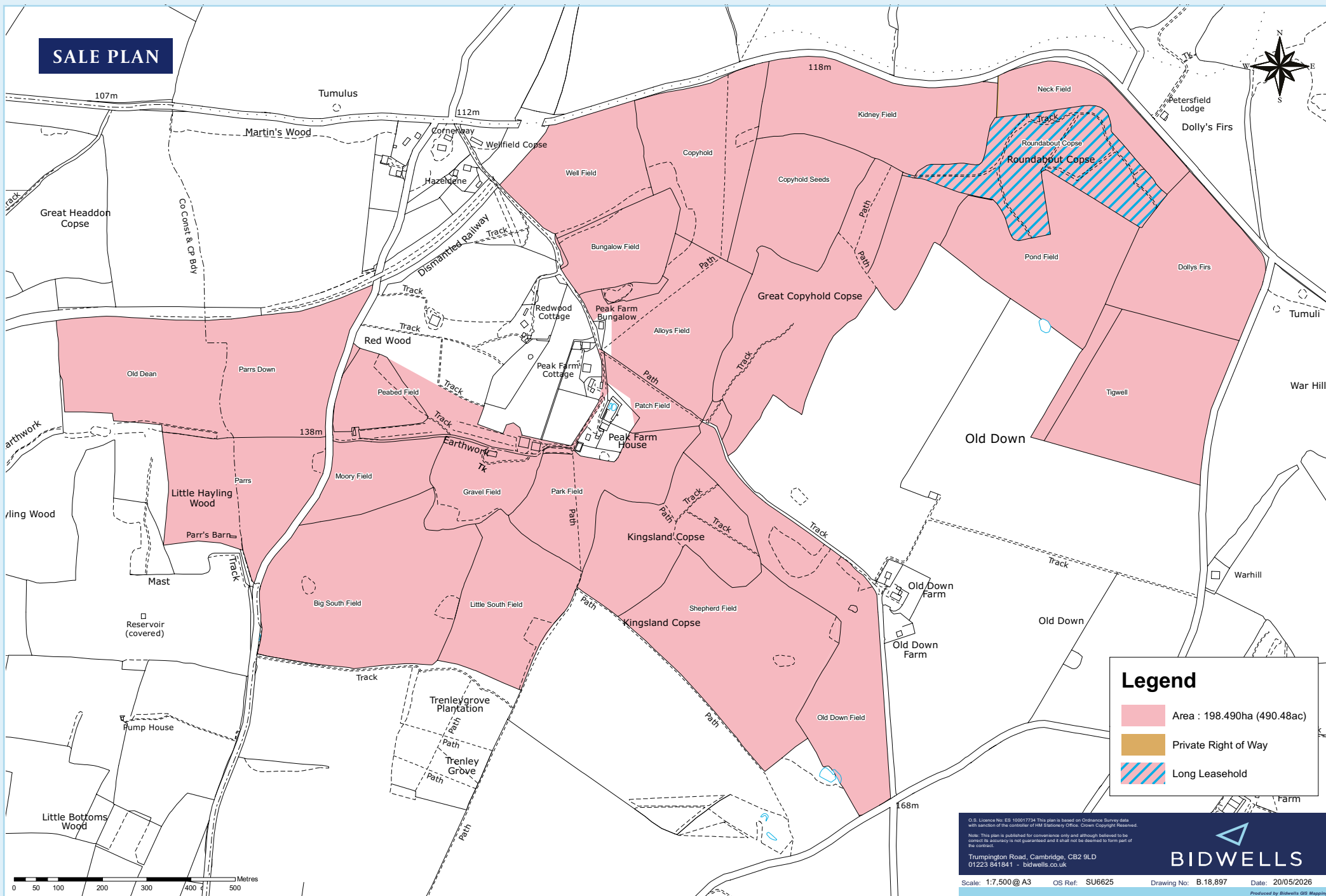
The combination of ancient native woodland and undulating pasture offers strong sporting appeal. The varied topography and interplay between woodland and open pasture create ideal conditions for many pursuits, with natural contours, shelter and sight lines enhancing sporting use.

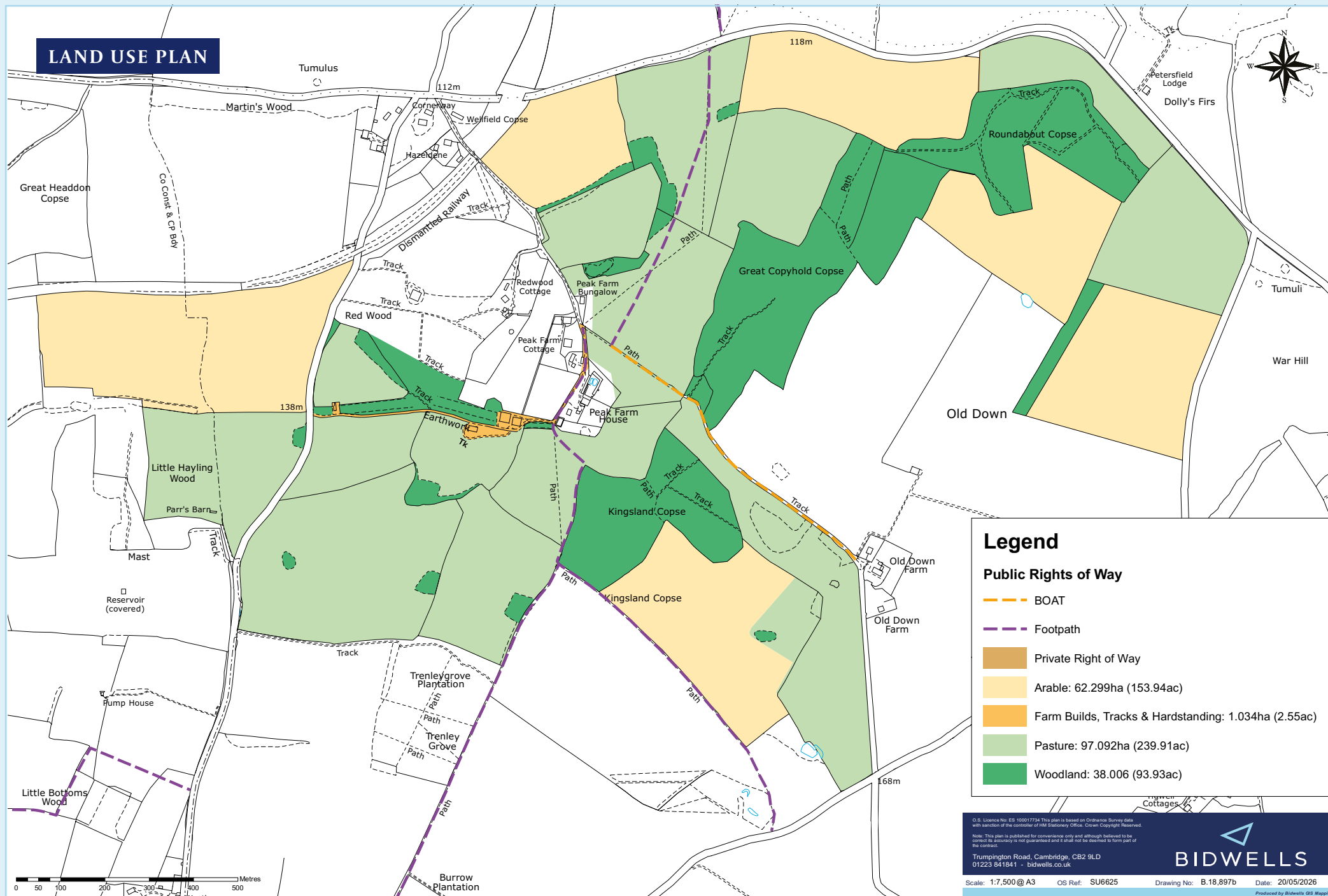
Roundabout Copse is one of the largest parcels of woodland extending to circa 20.82 acres and is let under a long lease. Roundabout Copse will be sold subject to the existing long leasehold interest, with the remaining woodland offered with vacant possession.

Further information relating to the long leasehold interest of Roundabout Copse is available from the selling agent.



SALE PLAN





GENERAL REMARKS

Tenure & Possession

Most of the property is offered for sale with vacant possession available on completion with the exception of the following:

Leasehold	Description
Roundabout Copse (20.82 acres)	Roundabout Copse is subject to a long lease commencing on 13 th November 1959 for a term of 300 years.
Sporting Rights	Sporting rights are currently let on an annual periodic basis.

Further information is available from the selling agent.

Method of Sale

The property is for sale by Private Treaty as a whole.

Services

Peak Farm is supplied by a mains water connection delivered through a privately owned supply pipe serving four adjoining residential properties. Further information can be provided upon request.

The fields benefit from water troughs supplied by mains water.

There is currently no electricity supply serving the property.

An intended purchaser(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested the apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for purpose. Accordingly, the purchaser(s) it to make their own enquiries and is advised to obtain verification from their solicitors or surveyors as necessary. The vendor will not be providing warranty in this regard.

Asbestos

The vendor is aware that the farm buildings were built with asbestos containing materials. An asbestos management plan is available upon request. Prospective purchaser(s) are to make their own enquiries.

Environmental Schemes

The land is currently entered into a Sustainable Farming Incentive (SFI) which expires in 2027. Options included winter bird food and herbal leys. The existing agreement is not transferable and so an incoming purchaser(s) will have the option to enter into a new scheme.

A Woodland Management Plan was implemented in 2025 for the holding. The plan includes biodiversity enhancements; income generation and woodland resilience strategy. Further information is available from the selling agent.

Wayleave, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and

all wayleaves whether referred to or not in the particulars.

There is a footpath and byway open to all traffic crossing the property as well as a private right of way providing access for Roundabout Copse (shown coloured brown on the plan). Further information can be made available from the selling agent.

The purchaser(s) will acquire the property subject to the rights of way.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Environmental Designation

The land is within a Nitrate Vulnerable Zone.

360 View



Please scan the QR code or click the [LINK](#)

Aerial Video



Please scan the QR code or click the [LINK](#)

VAT

Should any sale of the farm, as a whole or in lots, or any right attached to it become chargeable support for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Post Code

The postcode is GU32 1JU.

What3Words

The farm buildings are located at: ///conquests.paddle.values

Viewings

Viewings and access to the property is strictly by appointment only with Bidwells.

Anti-Money Laundering

To comply with the Money Laundering Regulation 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Costs

Each party will be responsible for their own legal and professional costs.

Solicitors

Mills & Reeve
Botanic House,
100 Hills Road ,
Cambridge,
CB2 1PH

Local Authorities

East Hampshire District Council
Penns Place,
Petersfield,
Hampshire,
GU31 4EX
Email: info@easthants.gov.uk

Timber, Sporting & Mineral Rights

These are included in the sale in so far as they are owned.

Noting the existing sporting lease, prospective purchaser(s) will be required to specify whether the sporting rights are to be included in the sale.

Boundaries

The vendor and the vendor's agents will do their best to specify their ownership boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

Health & Safety

Given the potential hazards of a working farm and its associated machinery we ask any prospective parties to be as vigilant as possible for your own safety when undertaking inspections.

Plans, Area & Schedules

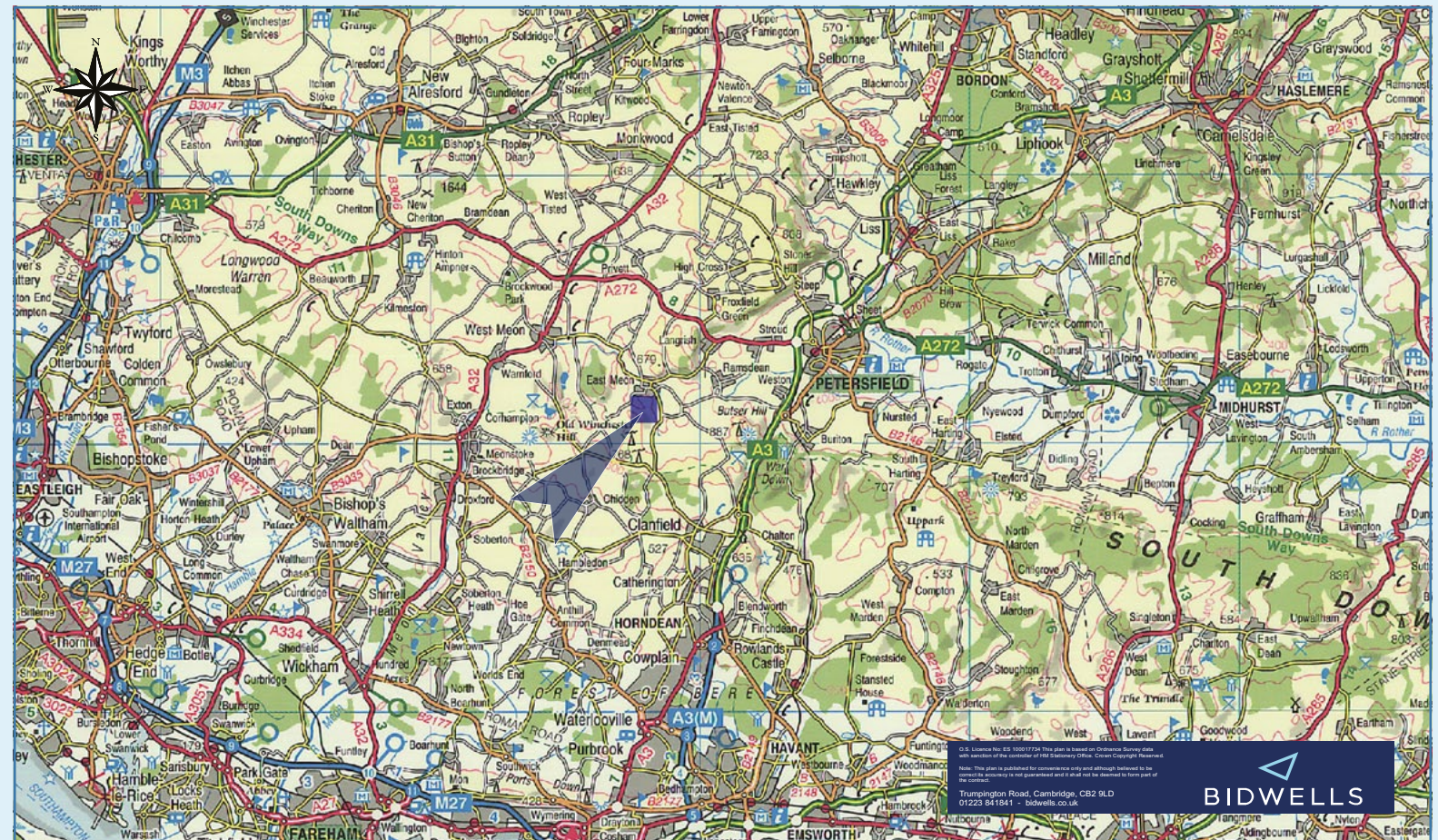
Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchase(r) will be deemed to have satisfied themselves of the property as scheduled.

Photographs

The photographs in these particulars were taken in April 2026.

Date

These details were produced in September 2026.



Important Notice

These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property. We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request. This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding. We will disclose to you any connection between the seller, or any person connected with the seller, and Bidwells LLP, and any personal interest that we or our staff may have in the property as soon as we become aware of it. Bidwells LLP is required by law to conduct identity verification and anti-money laundering checks. Buyers and sellers must provide identification documents before a sale can proceed, and an approved third party may carry out these checks on our behalf. Personal data will be processed in accordance with Bidwells LLP's Privacy Policy. Bidwells LLP is a member of The Property Ombudsman, an approved redress scheme for estate agents. Details of our complaints handling procedure are available on request or at bidwells.co.uk. Nothing in these particulars affects your statutory rights. © Bidwells LLP. All rights reserved.

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