



## **ALTON ABBEY, ALTON, HAMPSHIRE**

ALTERNATIVE USE AND DEVELOPMENT OPPORTUNITY

Approximately 43.59 acres (17.64 hectares) with abbey, gatehouse and outbuildings and pastureland

**Carter Jonas**

**AN OPPORTUNITY TO ACQUIRE A UNIQUE PROPERTY WITH POTENTIAL FOR ALTERNATIVE USE / DEVELOPMENT BENEFITING FROM APPROXIMATELY 43.59 ACRES (17.64 HECTARES) AND BUILDINGS EXTENDING TO 26,954 SQFT (2,504 SQ M).**

**DESCRIPTION**

The Property comprises of a principal building, known as Alton Abbey (approximately 18,677sqft), with further ancillary buildings including a Gatehouse (approximately 2,116sqft), Church (approximately 4,261sqft) and Bungalow (approximately 1,119sqft) all set within its own grounds.

The Property also benefits from an amenity woodland which largely encompasses the Abbey, as well as two parcels of permanent pasture, extending to approximately 33.39 acres (13.51 hectares). The topography of the land is gently sloping, with the buildings set on largely level ground.

**LOCATION**

Alton Abbey is situated almost equidistant between the villages of Beech and Medstead, off Abbey Road in Hampshire, within the administrative area of East Hampshire District Council.

The market town of Alton positioned (approximately 3-miles) east of the Property provides for a range of facilities, which also serve a number of surrounding villages. Alton has several primary and secondary schools including Treloar's special education school.

The town also provides for a number of supermarkets including a Waitrose, M&S, ALDI, Lidl and Sainsbury's. Alton also provides for a range of health and leisure facilities as well as independent retailers and restaurants.

Communications links are good with access to the M3 via the A31 (approximately 15-miles) and train services available via the Medstead & Four Marks Station and Alton Station providing a service (approximately 1hr 15 mins) into London Waterloo.

**HISTORY**

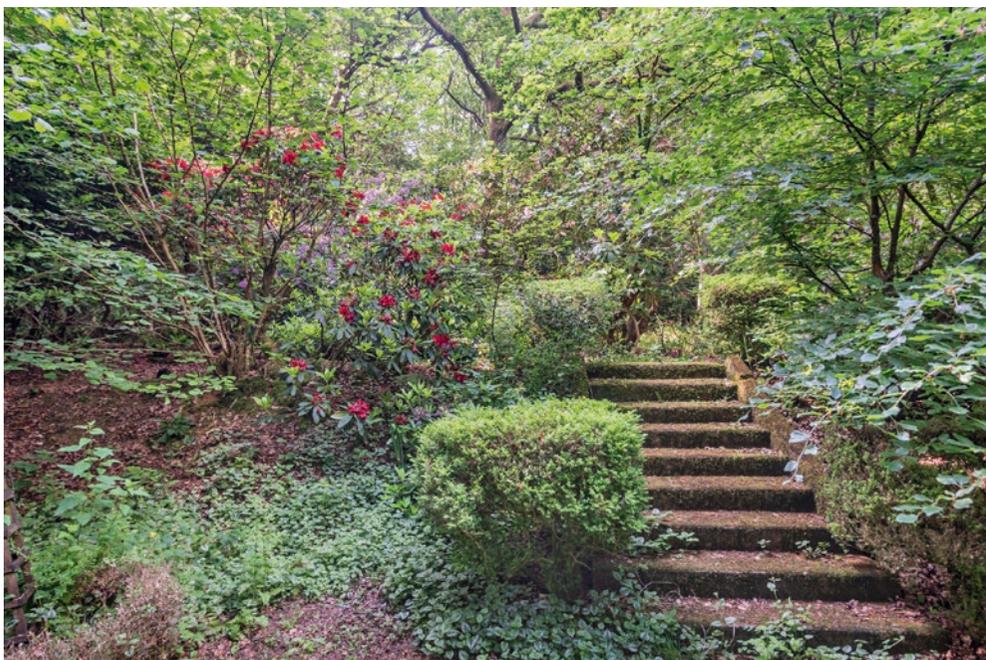
The Property is understood to have originally been purchased by the vendors in 1895. The Church was subsequently constructed during the period of 1901-1907 with the Gatehouse built slightly earlier, in 1901.

The property was used to accommodate both the monks of the Anglican Order of St Benedict and distressed and elderly seamen for whom the religious community had particular care. Construction is understood to have been completed in 1984 with the completion of a meeting room and the monastic library.

The Property includes land used for the purposes of a cemetery. As such, arrangements to maintain and retain access to the cemetery for selected parties will need to be considered within any sale agreement.







## PLANNING

The property is not impacted by greenbelt, flood risk or heritage status designations.

A Planning Statement has been prepared which provides an overview of the site, surrounding area and planning policy context. The Planning Statement also outlines potentially suitable future uses for the site (subject to planning).

## TITLE

The land and buildings are registered with the Land Registry under Title Number SH60765. The Property is to be sold freehold with vacant possession.

A report on title will be made available to prospective purchasers via the Data Room.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered subject to and with the benefit of all wayleaves, easements whether these are specifically referred to or not.

There are no registered public rights of way across the subject Property.

## SERVICES

The services to the property are mains electricity and water, private drainage and oil-fired central heating.

## EPC

Abbey EPC Rating: D  
Gatehouse EPC Rating: F  
Bakehouse EPC Rating: G

## VAT

The Property has not been elected for VAT.

## METHOD OF SALE

The opportunity is offered for sale freehold. We will be monitoring interest through the marketing period with a view to setting a deadline for bids. It is therefore recommended that prospective purchasers wait to receive further instructions from Carter Jonas before coming forward with any offer.

Offers are invited on an unconditional basis. However, the vendors will consider subject to planning and overage proposals.

## LOCAL AUTHORITY

East Hampshire District Council  
<https://www.easthants.gov.uk/>

## ADDRESS

Alton Abbey, Abbey Rd, Alton GU34 4AP  
WhatThreeWords: ///consoled.number.seasons

## FURTHER INFORMATION

A Data Room has been prepared to accompany these particulars which includes title, planning and other relevant information.

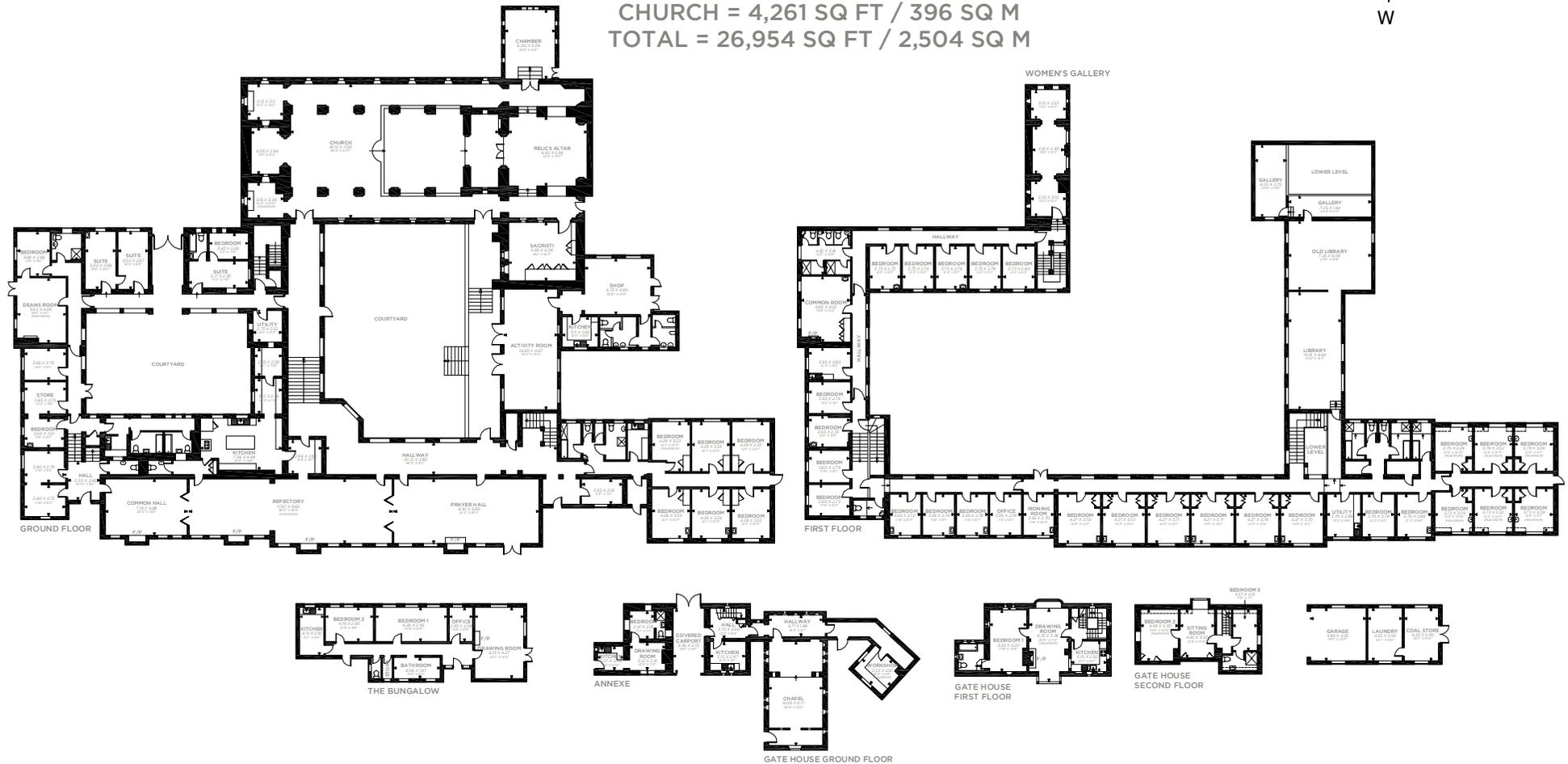
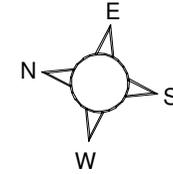
Access to the Data Room is available upon request and prospective purchasers should note that the vendors will expect them to have obtained and carefully considered the contents of the Data Room prior to submitting an offer.

For any information or to receive access to the Data Room, please contact Edward Walter.

## VIEWINGS

The property may only be inspected by prior appointment with the sole selling agents. Viewing days have been arranged. To make an appointment and to discuss the opportunity further contact Edward Walter.

ALTON ABBEY, ABBEY ROAD, ALTON  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 18,677 SQ FT / 1,735 SQ M  
 GARAGE, LAUNDRY AND COAL STORE = 546 SQ FT / 51 SQ M  
 ANNEXE = 235 SQ FT / 22 SQ M  
 GATE HOUSE = 2,116 SQ FT / 197 SQ M  
 THE BUNGALOW = 1,119 SQ FT / 104 SQ M  
 CHURCH = 4,261 SQ FT / 396 SQ M  
 TOTAL = 26,954 SQ FT / 2,504 SQ M

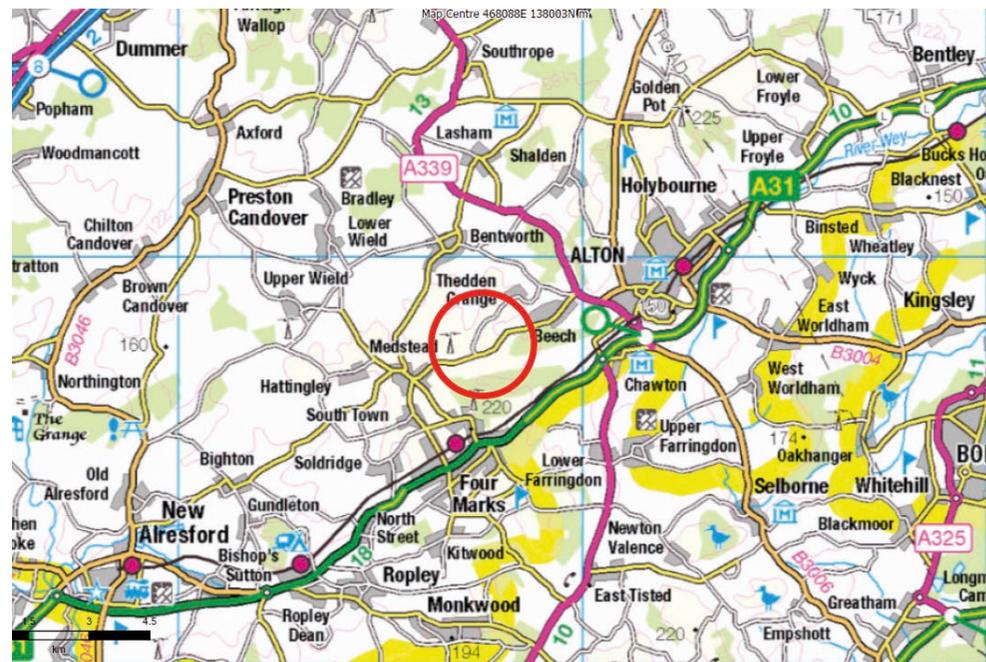


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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**PLANNING AND DEVELOPMENT**  
 01865 819 633  
 CARTER JONAS LLP  
 MAYFIELD HOUSE,  
 256 BANBURY ROAD,  
 OXFORD, OX2 7DE

**EDWARD WALTER**  
 edward.walter@carterjonas.co.uk

**EMMA JEWSON**  
 emma.jewson@carterjonas.co.uk

**IMPORTANT INFORMATION**

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**Carter Jonas**