



The Water Tower & Land, Goodworth Clatford

The Water Tower & Land, Goodworth Clatford SP11 7HJ

A rare opportunity to acquire a Water Tower standing in 0.90 acres (0.363 hectares) and land 1.32 acres (0.533 hectares) on the outskirts of the village.

Andover 2.5 miles Winchester 17 miles Stockbridge 6 miles

The Location

The Water Tower and land are situated in Church Lane on the outskirts of the village. Goodworth Clatford is located some 2.5 miles to the south of Andover and is accessible off the A3057 Andover to Stockbridge Road. The village offers local amenities including a shop/post office, church, primary school, village hall, garage and 2 public houses. The neighbouring town of Andover offer a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London (Waterloo) in just over 1 hour. The A303 and A34 are close at hand, allowing convenient road access to London, the West Country and the North.

The surrounding countryside is beloved of walkers and riders alike, with the upper reaches of the Test Valley providing fishermen with sport and the Wiltshire Downs are criss-crossed with ancient long distance paths and provide an area rich with opportunities for a range of country pursuits.





1) The Water Tower

The Water Tower was built in 1936 and has wooden clad elevations under a pitched tile roof. It is set in a quaint rural backdrop in the heart of the Hampshire countryside. Total gross internal area amounts to about 600 sq ft (55.75 sq m). The Tower adjoins a field amounting to 0.90 acres (0.363 hectares). There is a pump for the private water supply within The Tower.

Access

The property has a right of access along St Peters Close. A public footpath runs through the field.

Planning

The property is within an area of Outstanding Natural Beauty. It is considered that subject to appropriate planning consents, the property could be used for various uses whether commercial or possibly residential.

2) The Field

The Field is a level pasture of land with a separate field gate access from Church lane. In all about 1.32 acres (0.533 hectares).

Services

We are advised that mains electricity and private water are connected in The Water Tower.

Tenure

Freehold

Local Authority

Test Valley Borough Council T: 01264 368000

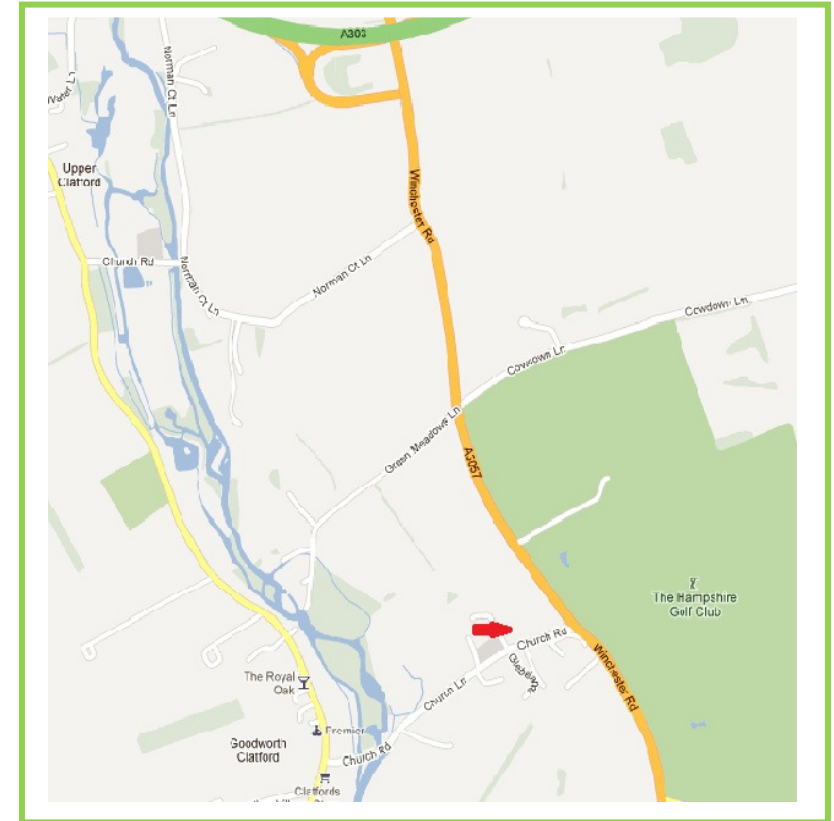
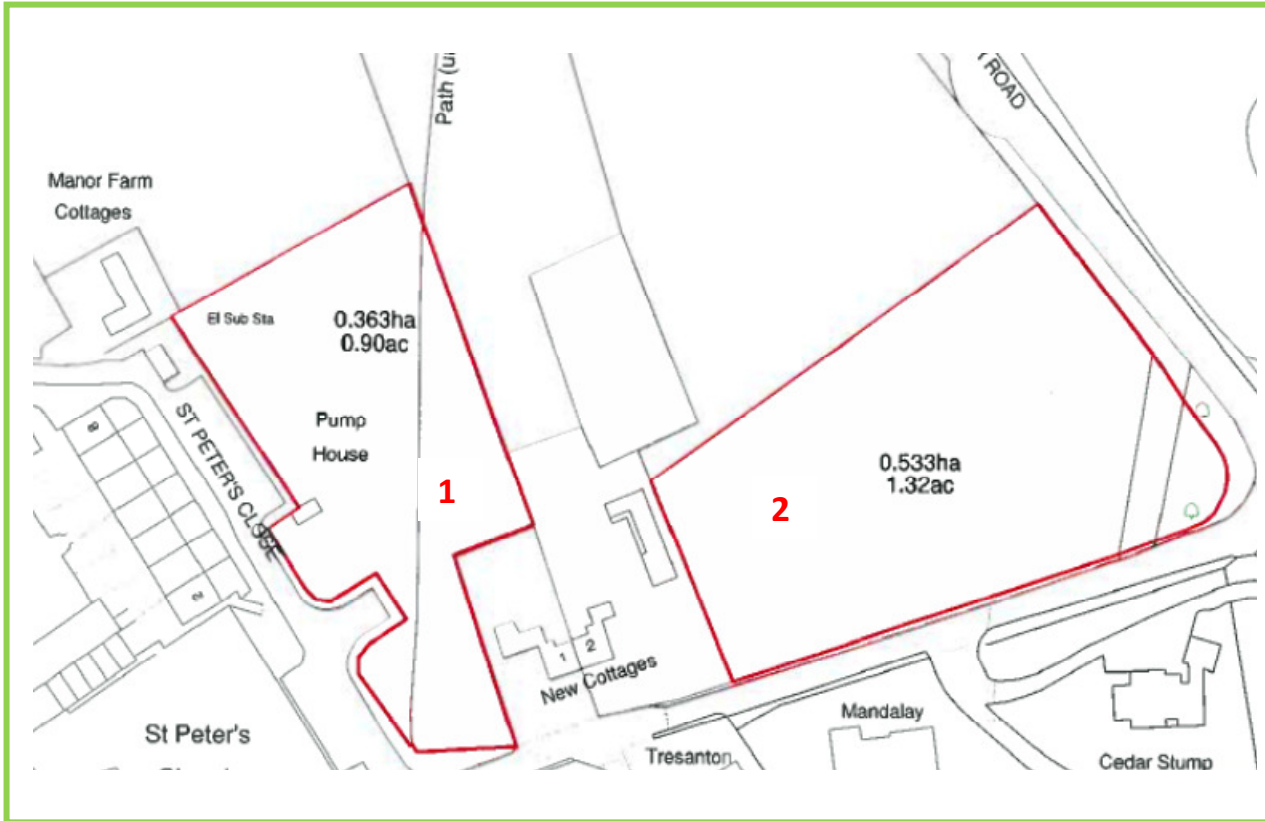
Viewing

Strictly by appointment through the selling agents Carter Jonas T: 01264 342342

Directions

Leaving Andover on the A3057 heading towards Stockbridge, cross over the A303 and after approximately 0.9 miles take the fourth turning right into Church Lane where the entrance to the field will be found on the right (see plan). Continue along Church Lane and turn right into St Peters Close where the entrance to The Water Tower will be found on the right hand side.





**DRAFT
DETAILS**

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