



Longmead Stables Coulston | Nr. Devizes | Wiltshire | BA13 4NZ

WOOLLEY
& WALLIS

Guide Price £195,000

A well-presented private equestrian yard located in rural Wiltshire. Good Equestrian facilities including 8 loose boxes, 30m x 20m outdoor sand school, tack room, hay store, storage container, mobile home rest room, storage barn and 8.24 acres (3.35 hectares) of level grazing paddocks. In all, the holding extends to 9.12 acres (3.70 hectares).

The Property at a Glance

- | Well presented private equestrian yard
- | Good productive pasture land
- | Situated in rural west Wiltshire
- | Good road access
- | 8 stables and associated storage
- | Outdoor school

Situation

Longmead Stables is situated in rural Wiltshire between the towns of Westbury (5.3 miles) and Devizes (4.3 miles) and within commuting distance to the larger urban areas of Frome (10.6 miles), Chippenham (11.6 miles) and Bath (13.8 Miles). Access link routes are good including the A360 and A350 which offer easy links to the A303 and the West Country.

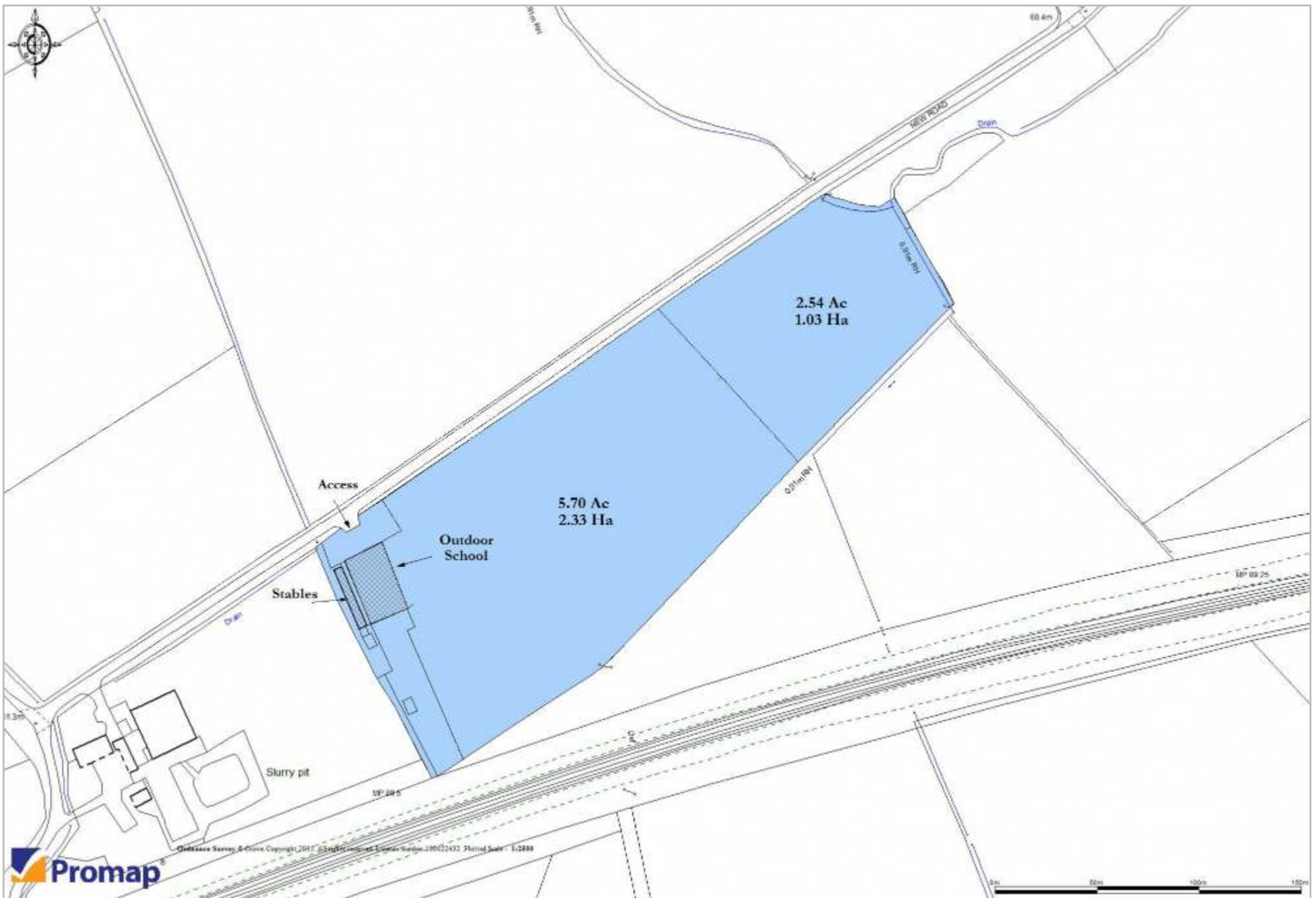
Description

Longmead Stables in all extends to 9.12 acres (3.70 ha) and has gated access off the highway leading to a large parking and turning area with enough space for several vehicles and horseboxes. This leads through to the stables and tack room on a concrete base overlooking the outdoor sand school. The property is in close proximity to the White Horse Trail that runs along the Wessex Ridgeway and surrounding countryside offering ample routes for out riding.

The Stables

There is a range of 8 loose boxes in total each approximately measuring 12' x 12' with a secure tack room integrated into the stable block. The stables are built on a concrete base that allows easy access to each stable, the outdoor school and pasture. The stables are enclosed by post and rail fencing and five bar gate allowing access to the grass paddocks. Adjacent to the stables there is a timber frame lean-to currently used as storage for straw and machinery. There is further storage available in the secure steel container and wooden barns along the holdings boundary. The mobile home is situated on the holding and is used as a rest room by the vendors, drainage is connected but there is no formal planning permission for residential use.





AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2016.



Outdoor School

The outdoor school measures 30m x 20m and is a sand and fibre surface that is enclosed by post and rail fencing on all sides.

The Land

The pasture land at Longmead Stables extends to approximately 8.24 acres (3.35 hectares) which are productive grass leys. Each year, the land is cropped for fodder and then grazed for the remaining time and thus, the land is well managed and capable of producing high yielding crops.

The soil is Grade 3 (Agricultural Land Class) and is an easy working, productive deep loam and there are water troughs connected.

The land is level and free draining making it ideal for easy working and the production of good crops of fodder, ideal for the keeping of horses.

Services

There is a mains water and electricity supply to the property.

Tenure and Possession

The property is for sale by private treaty as a whole and is being sold with vacant possession upon completion.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

Directions

From Devizes:- Head South from Devizes on the A360 towards Potterne, at the George and Dragon Pub in Potterne turn right towards Worton. Drive through the village of Worton and upon leaving the village take the last left hand turn signposted Marston. Follow the road through Marston and after 1.5 miles Longmead Stables is on the left hand side of the road prior to the sharp left hand turn and railway bridge.

Viewings

All viewings are by appointment only arranged through our Marlborough Office 01672 515252. No dogs allowed on property.



29 High Street | Marlborough | Wiltshire | SN8 1LW
01672 515252 | marlborough@w-w.co.uk
w-w.co.uk

**WOOLLEY
& WALLIS**