

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

WHITEPARISH, Near Salisbury, SP5 2QQ

Whites Park Equestrian

Approx. 29.47 acres (11.92 Ha) in all



Additional Land Available

A well established Equestrian Livery and Training Yard with 17 Stables, Riding Arena (60m x 25m), pasture land for grazing, cross country and exercise. Located in a rural setting close to the New Forest National Park well positioned near the Romsey to Salisbury A36 road. Suitable for alternative uses, subject to planning where needed.

PRICE GUIDE £900,000

FREEHOLD FOR SALE BY PRIVATE TREATY—OFFERS INVITED



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VIEWING INSTRUCTIONS: This is a working commercial Livery Yard. Viewings are to be arranged by Appointment Only. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to contacting the Selling Agent or viewing the Property, telephone 01489 896977.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and additional details, photographs and drone video footage showing the whole Property.

LOCATION: Close to the Property's south-western boundary is the northern side of the A36 main road which connects the Town of Romsey (close to Junction 2 of the M27 motorway) and the City of Salisbury. The Property's main vehicular access is approx. 400m along Newton Lane off the A36 close to the village of Whiteparish. **What Three Words:** ///undertone.blackmail.arching. Postcode SP5 2QQ. See **Location Plan**.

Directions from Salisbury: Travel south-east along the A36 towards Romsey for approx. 5 miles, continue past the A27 signed Whiteparish and then take the next left hand turn after a further 1 mile at a crossroads, into Newton Lane. (7.5T limit, Single Track with passing places). The main vehicular entrance to the Property is approx. 400m along Newton Lane on the right.

Direction from Romsey/M27 Motorway Junction 2: Proceed west along the A36 main road towards Salisbury. After approx. 6 miles pass the right hand turning signed 'Whiteparish' after a further mile you will see the **For Sale Board** along the road frontage on the right hand side. Then take the next right hand turn at the crossroads into Newton Lane (7.5T limit, Single Track with passing places). The main vehicular entrance to the Property is approx. 400m along the Lane on the right hand side.

DESCRIPTION: The site at Whites Park Equestrian extends in all to approx. 29.47 acres (11.92 Ha) as shaded on the **Site Plan**. The Property is bounded by native hedging around its perimeter. There are two buildings of note, in particular a **Steel Framed Building** comprising 12 Stables with adjoining Hay Store and also a separate block of 5 Stables. Each of these are described more particularly in **The Buildings** section below.

The pasture area extends to 27.23 acres and is divided into paddocks with post and electric tape fencing connected to mains supply. The remaining approx. 2.24 acres (0.93 Ha) being the **Outdoor Arena**, Buildings, Hardstanding Parking and Access Track. The DIY Livery business established in 2003 and operated by the Vendor is described more particularly in the **Livery and Training Yard** section below.

THE BUILDINGS - (See Buildings Plan):

- **Building 1:** 5 Bay Steel Portal framed building with part block walls 75ft (22.90m) x 60ft (18.29m). (4,307ft²/400m²). Originally for agricultural use. Concrete floor. Cladding and roofing part corrugated iron (tin), part fibre cement. Internal Fitted Stabling - 12 Stables (generally 12ft X 12ft). Washdown area. Hot Water. Solarium Box. Toilet and commercial washing machine/utility type facilities.
- **Building 2:** Timber framed lean-to used as hay store attached to Building 1, box profile mono-pitched roof and cladding, open sided, approx. 45ft (13.70m) by 23ft (7.01m).
- **Building 3:** Open-fronted Timber-Framed Pole Barn comprising 5 Stables (generally 12ft X 12ft). Concrete floor. Walls part railway sleepers, part timber clad. Whole building approx. 20ft (6.10m) x 70ft (21.34m).
- **Building 4:** Tiled roof. Approx. 10ft (3.05m) x 10ft (3.05m) - Metal Secure Storage.
- **Small Timber Sheds 5, 6 and 7** - Providing Covered Storage.
- **Shipping Containers 8 and 9** - Each 20ft (6.10m) x 8ft (2.44m) - Secure Storage.



For Further Information Contact:
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STABLE CONSTRUCTION: The 17 Stables throughout Buildings 1 and 2 have been created with 'Hancox' hardwood and steel purpose made panels.

ARENA AND PASTURE MANAGEMENT EQUIPMENT: Available by separate negotiation and do not form part of the Freehold Property For Sale.

THE LAND: The Land is classified as Grade 3, on the Agricultural Land Classification survey. Freely Draining, Slightly Acid Loamy Soils on the National Soil Survey Database. The land is generally level with Lot 3 gently sloping and lies approx. 55m above sea level.

OUTDOOR ARENA: Silica Sand with Rubber Fibre surface (topped up 2 years ago) - 60m (197ft) x 25m (82ft) with post and rail external fencing. Drained to ditch close by. Floodlighting powered by generator.

LIVERY AND TRAINING EQUESTRIAN YARD: The Vendor established and invested in the existing facilities approx. 19 years ago which attracts clients looking to take advantage of the extended arena and ability to train over the pasture land and cross country course. It is well suited to showjumpers, dressage and eventing disciplines. The current Livery system is DIY.

The Yard is within reach of the following equestrian competition and training venues:

- Hilltop Equestrian, Pitton
- Blackwater Training Facility, West Wellow
- West Wilts, who offer BE, BS and BD events
- Crofton Manor
- Sparsholt Equine
- Tedworth Equestrian Centre

HACKING: There is access to Public Bridleways in the village ½ mile from the Property. The New Forest is close with transport.

VEHICULAR ACCESS: There are 2 points of access identified on the **Site Plan**.

PUBLIC RIGHTS OF WAY: See **Site Plan**. There is a short section of Public Footpath: between A and B on the **Site Plan**.

SERVICES: Mains water and electricity are connected to each of the Stable Buildings. The grazed pasture areas are served by 9 existing water troughs. Gledhill Hot Water Boiler within Building 1 for Utility and Washdown. LED strip lights within Building 1. Mains sewage connected to Building 1.

PLANNING AUTHORITY: Wiltshire Planning Department, County Hall, Bythesea Road, Trowbridge BA14 8JN. Telephone No. 0300 456 0114. Email Address: developmentmanagement@wiltshire.gov.uk. The Property is not within the New Forest National Park.

PLANNING HISTORY. See Selling Agent's website for Additional Details:

- **S/2003/1845:** Change of Use from Pasture to Equestrian Grazing and Re-Instatement of Existing Access. Retrospective Conversion of Barn to Loose Boxes. Approved. 29/08/2003.

PLANNING POLICY: The Property lies outside the Whiteparish Settlement Boundary and so in the 'Countryside' where countryside policies apply. Within the Wiltshire Local Plan it is within an area designated under Policy CP43 as Affordable Housing Zone requiring 40% affordable housing to be built on all residential development sites above 5 dwellings. Under saved policies of the Salisbury District Local Plan the Property falls into a Special Landscape Area and a Development Restraint Area. The Property falls within the **Whiteparish Neighbourhood Plan** area.

ENVIRONMENTAL DESIGNATIONS: None effect the Property.

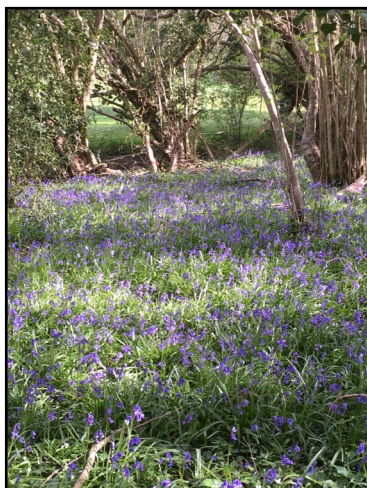
EASEMENTS AND WAYLEAVES: Refer to Additional Documents on Selling Agent's website. See Land Registry Register WT220074. Right of neighbour to enter property along part of the southern boundary to maintain hedge. Right to enter property to south to maintain and repair services (see **Transfer** dated 03.04.2009). Easement for electricity cables for Southern Electric Power Distribution Plc (Deed of Grant 08.05.2003). Easement for Water and Sewage Pipes servicing the Sewage Treatment Plant to the south of the site (Conveyance Dated 08.05.2003). 5m wide easements for a gas pipe (British Gas) following the perimeter of the site along the north-eastern and north-western boundary (see attached **Deed of Grant** dated 15.03.1988). These can all be better explained on site.

BASIC PAYMENT SCHEME (BPS): The Vendor has historically claimed the BPS annual subsidy on the pasture land. No entitlements will be included with the sale. A Purchaser can pursue their own claim from 2023.

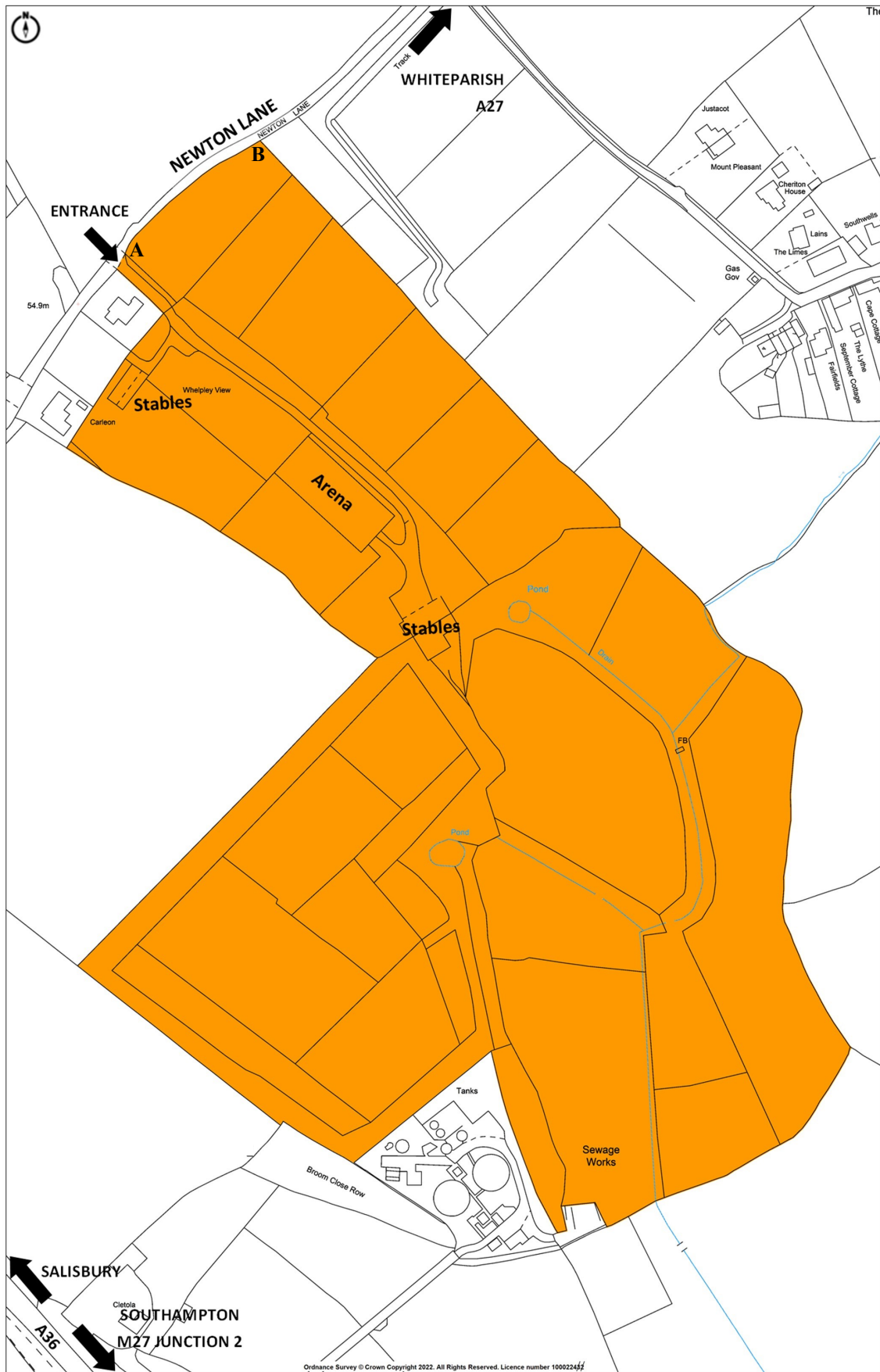
RESIDENTIAL PROPERTY: There is a modern 3 bedroom bungalow (1,513ft²/140.60m²) available For Sale by the Vendor within 1¼ miles by road in Whiteparish Village which may be of interest. Price Guide £700,000. See following link or visit the Selling Agent's website for further details. [5 Croft Heights](#)

BUSINESS RATES: Not currently Demanded or Assessed.

LOCAL AUTHORITY: Wiltshire Council, County Hall, Bythesea Road, Trowbridge BA14 8JN .
Tel: 0300 4560117. <https://www.wiltshire.gov.uk/> .



SITE PLAN

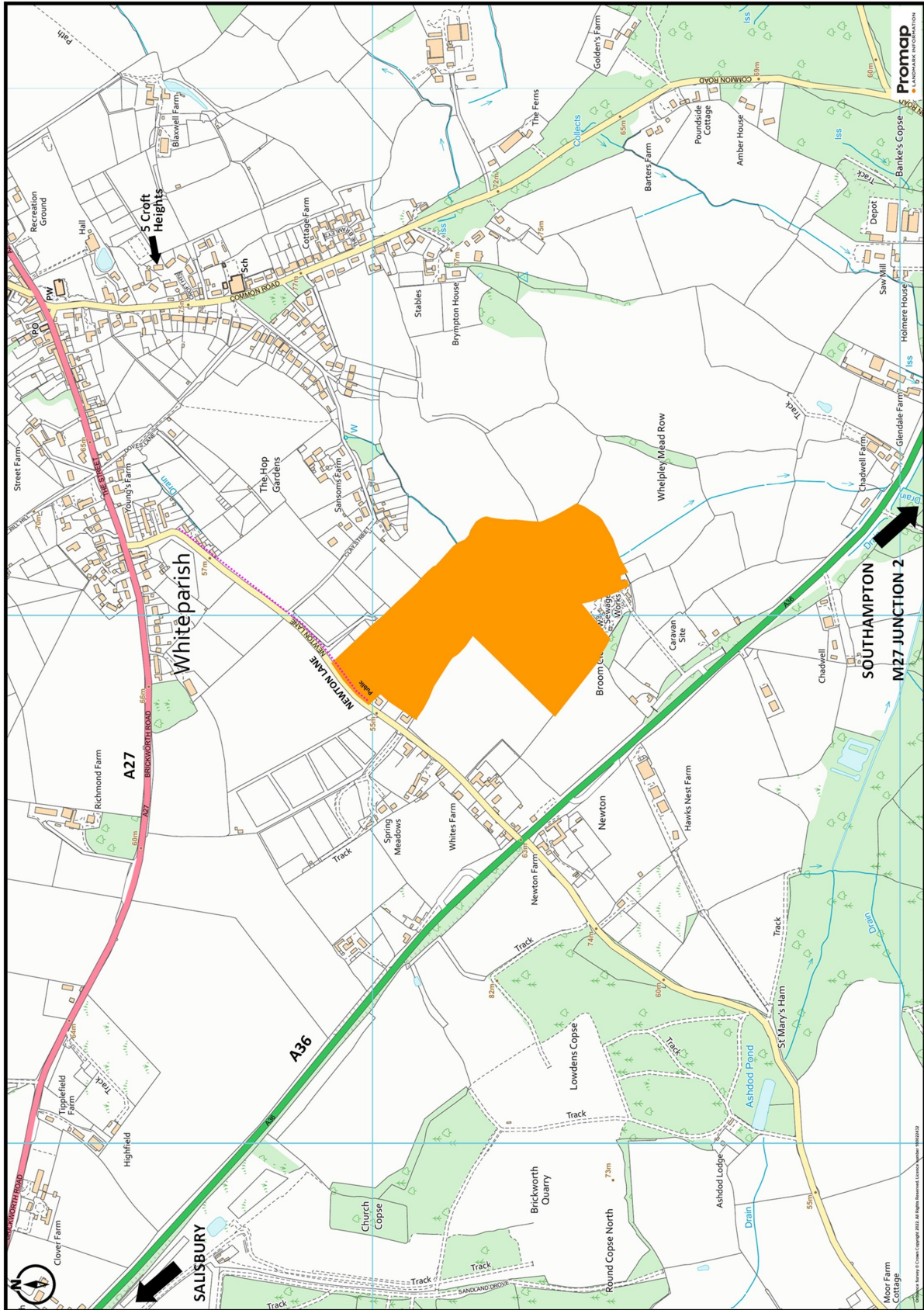


Subject to Survey

BUILDINGS PLAN



SITE PLAN 2



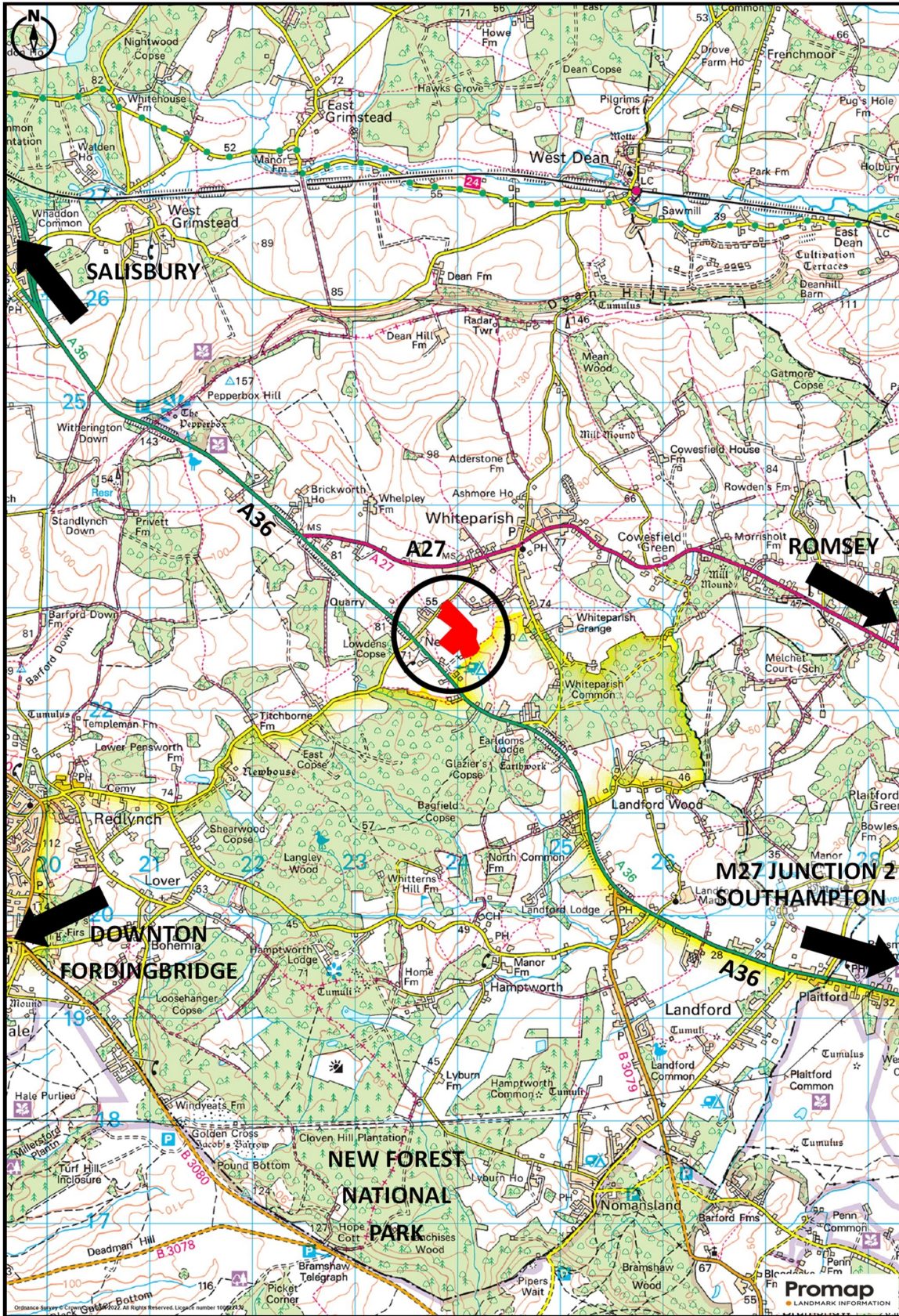
Subject to Survey







LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.