

BOW LAKE EQUESTRIAN CENTRE  
FISHERS POND  
HAMPSHIRE



# Bow Lake Equestrian Centre

FISHERS POND, EASTLEIGH, HAMPSHIRE SO50 7HF

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

GWB



**A well established and high quality Equestrian Centre currently used for Livery purposes with facilities suited to dressage and competition horses. Accommodation with 2 Double Bedroom and a Function Room together providing up to 3,104ft<sup>2</sup> of accommodation at first floor level. With 26 Stables, 2 Arenas, Youngstock Building (potential for further boxes), Horse Walker, 3 all weather turnout Pens, Parking for Horseboxes and Trailers. Extending to approx. 40.86 acres in all with pasture land for grazing and hay/haylage production. Close to The South Downs National Park.**

**PRICE GUIDE £2,500,000**

**AVAILABLE AS A WHOLE OR IN UP TO 3 LOTS**

**OFFERS INVITED**

Sole Agent: Giles Wheeler-Bennett Ltd, West Court, Lower Basingwell Street, Bishops Waltham SO32 1AJ.

Contact: Dominic Plumpton

Tel: 01489 896977 Mobile: 07780 000201

Email: [dominic@gw-b.co.uk](mailto:dominic@gw-b.co.uk)



#### INTRODUCTION:

Bow Lake Equestrian Centre has been established and developed by the Vendors over the last 20 years and now provides high quality equestrian yard and facilities currently operated as a Livery Yard.

First time on Open Market.

The Vendors live on site in a well laid out and private accommodation above the L-Shaped range of Stables. There is the potential to extend the accommodation into the Function Room and Tack Room/Storage or to convert the Building 2.

With good sized arenas (floodlit), paddocks, ample parking for horseboxes and trailers, and further pasture land for grazing or hay/haylage production (Lot 2), Bow Lake presents an opportunity for a new proprietor and with potential to expand and improve the existing business (subject to Planning Permission where necessary).

Bow Lake is offered for sale as whole or in up 3 Lots.

#### LOT 1:

Equestrian Centre and Livery Yard covering approximately 18.70 acres in all with 26 stables, Loose Boxes, 2 outdoor Arenas and paddocks. Spacious two bedroom accommodation and Function Room.

PRICE GUIDE: £2,000,000

#### LOT 2:

Approx. 13.51 acres Pasture with Shared Access

PRICE GUIDE: £400,000

#### LOT 3:

Approx. 8.65 acres Broadleaved Woodland with Shared Access

PRICE GUIDE: £100,000

**PRICE GUIDE FOR THE WHOLE £2,500,000**

## VIEWING INSTRUCTIONS:

To be by appointment only through the Sole Agents:

## DRONE VIDEO FOOTAGE:

Please see Selling Agent's website for video footage across the farm. [Click Here](#)

## LOCATION:

See Location Plan. Postcode SO50 7HF.

What3Words:

<https://what3words.com/wash.lazy.caged> .

The Property is located off the B2177 Portsmouth Road and close to Fishers Pond and benefits from additional access off the B3354 Winchester Road (Lot 2 and 3). It is conveniently located with Winchester only approx. 4 miles to the north providing access to the M3 motorway and A31 dual carriageway also being within easy reach. The town of Bishops Waltham is approx. 4.4 miles to the east along Portsmouth Road. Junction 7 of the M27 motorway is approx. 5.6 miles away at Hedge End.



## DIRECTIONS:

From Bishops Waltham head west along the B2177 Portsmouth Road towards Fishers Pond. When passing Marwell Wildlife Park on your right after approx. 4 miles the Property is then on the left hand side prior to the junction with the B3354 traffic lights at Fishers Pond.

From Winchester head south along the B3354 towards Twyford and Fair Oak. After passing through Colden Common at the traffic lights at Fishers Pond take the left turn B2177 signed Bishops Waltham. Bow Lake is then on the right hand side after approx. 400 yards.

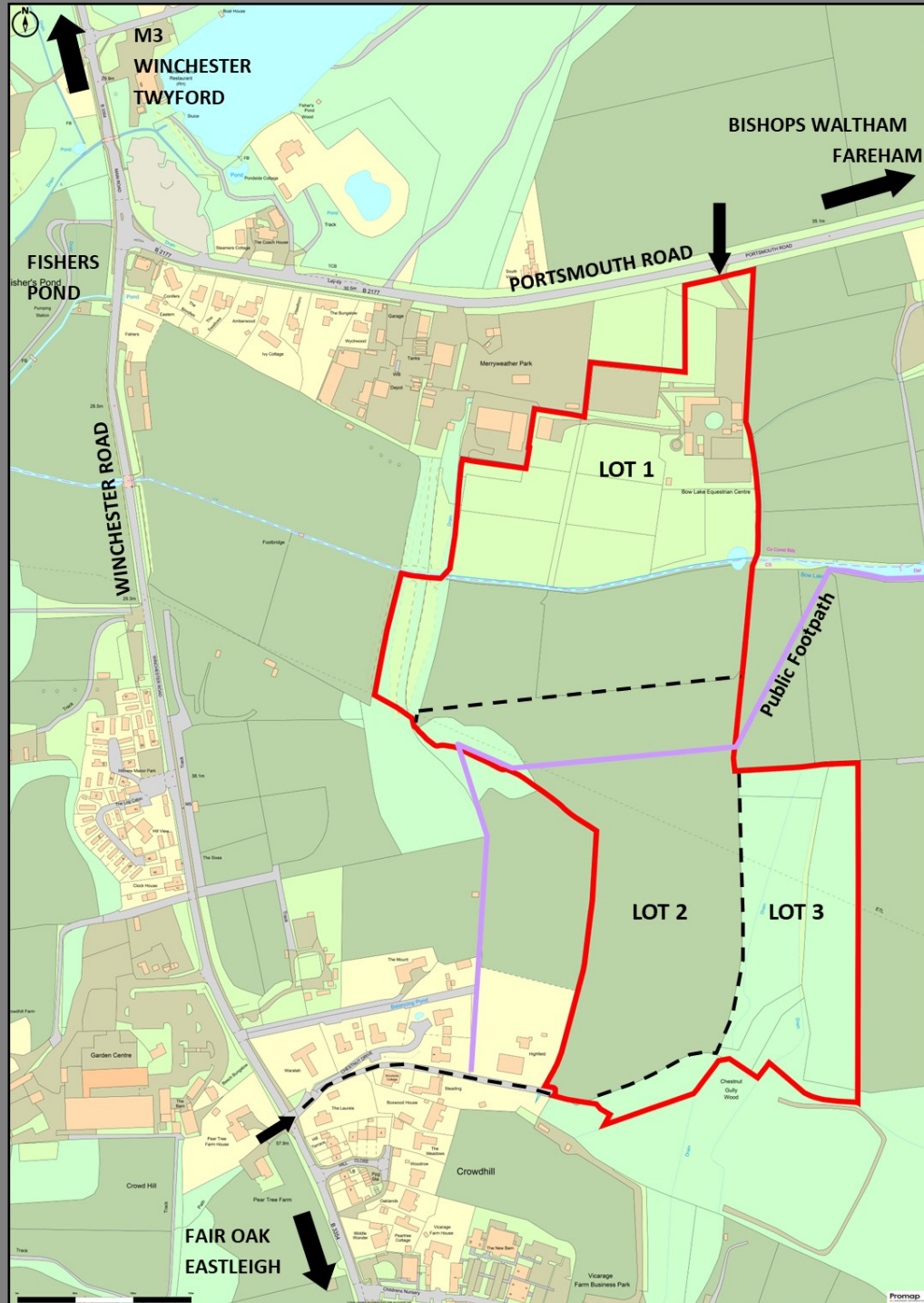
We are approx. 10 mins away from both the M3 and M27.

## ACCESS:

In addition to the main entrance off B2177 Portsmouth Road at the northern road frontage the Property benefits from a vehicular right of way off the B3354 Winchester Road at the southern end of the Property.



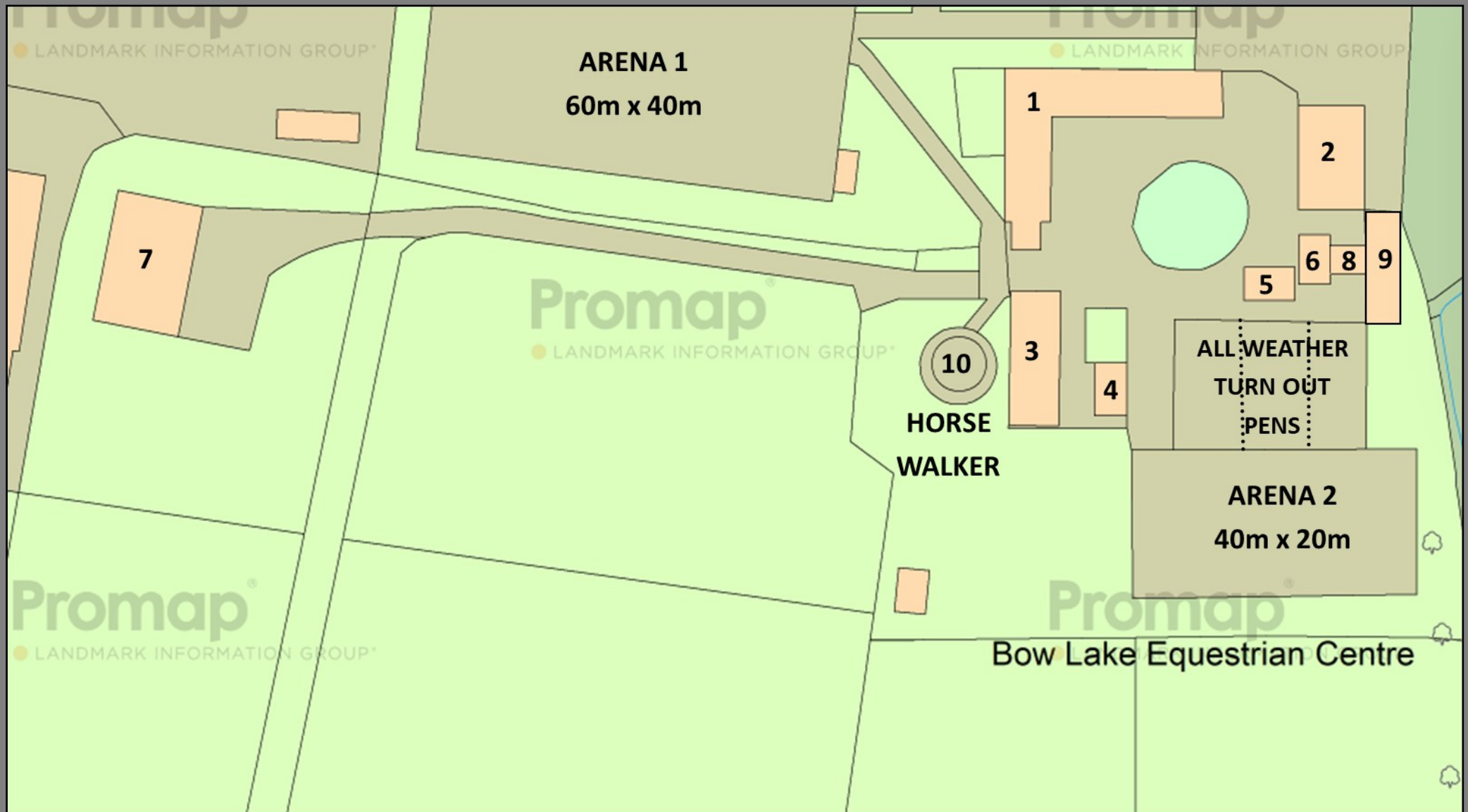
# SITE PLAN 1



A separate copy of this Plan is available from the Selling Agent's website.



## SITE PLAN 2



# SITE PLAN 3



## BUILDING AND FACILITIES SCHEDULE

See Site Plans 2 and 3

See Floor Plan for Each Building

<b>Building 1</b>	<p><b>Ground Floor:</b></p> <ul style="list-style-type: none"><li>• A L-Shaped range of 11 Stables. Each Stable having its own internal secure locker at the rear access from within each Stable. Staff Kitchen, Shower and Toilet. Stairs to First Floor. Front door to accommodation.</li></ul> <p><b>First Floor:</b></p> <ul style="list-style-type: none"><li>• Master Double Bedroom with En Suite Dressing Room through to En Suite Bathroom.</li><li>• Bedroom 2 - Double. Currently also offered as short term holiday accommodation.</li><li>• Kitchen, Dining and Sitting Room with external stairs to yard entrance.</li></ul> <p><b>Function Room:</b></p> <ul style="list-style-type: none"><li>• First Floor of Building 1 - A bright and airy space (12m x 6m including eaves with dormer windows) suitable for workshops, functions, hospitality, storage, or potential further living accommodation (subject to the necessary planning permission). Bi-fold doors at one end opening onto the large south-facing balcony, offering attractive views over pasture and woodland. Additional Storage and Toilet.</li></ul>
<b>Building 2</b>	<p>Steel and Timber framed with timber cladding and under a pitch clay tiled roof.</p> <p><b>Ground Floor:</b></p> <ul style="list-style-type: none"><li>• 6 Stables with retro fitted internal partitions with covered open yard.</li></ul> <p><b>First Floor:</b></p> <ul style="list-style-type: none"><li>• Accessed via external stairs at either end. Currently used for storage. Good head-room. Potential for other uses or accommodation (Subject to Planning Consent where necessary).</li></ul>
<b>Building 3</b>	<p>Brick range of 3 Stables under a pitched clay tiled roof each with its own internal secure locker at the rear accessed from within each Stable. With adjoining washdown area with heated Solarium.</p>
<b>Building 4</b>	<p>A pair of timber Stables (mobile).</p>

## BUILDING AND FACILITIES SCHEDULE

See Site Plans 2 and 3

See Floor Plan for Each Building

<b>Building 5</b>	A pair of timber Stables (mobile).
<b>Building 6</b>	A pair of timber Stables (mobile).
<b>Building 7</b>	A modern steel framed building approx. 60ft long, 40ft wide, 12ft to eaves and 17ft 4in to ridge. Divided into 3 bays of 20ft wide. Has the potential for creating further boxes.
<b>Building 8</b>	Metal Garage - used for feed store.
<b>Building 9</b>	Mono pitch corrugated iron storage building.
<b>Horse Walker 10</b>	A 5 horse 'Claydon' electric reversible horse walker.
<b>Arena 1</b>	60m x 40m sand and fibre outdoor floodlit arena.
<b>Arena 2</b>	40m x 20m silica sand and fibre mix outdoor floodlit arena. (Resurfaced and fenced Jackson Arenas 2024).
<b>All Weather Turnout Pens</b>	3 adjoining the yard and Arena 2.

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**FIRST FLOOR**

**BUILDING 1**

Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID1211707)



Approximate Gross Internal Area = 281.3 sq m / 3028 sq ft

Staff Kitchen , Shower and Toilet



Area = 26.6 sq m / 286 sq ft

Stabling



Area = 250.9 sq m / 2701 sq ft

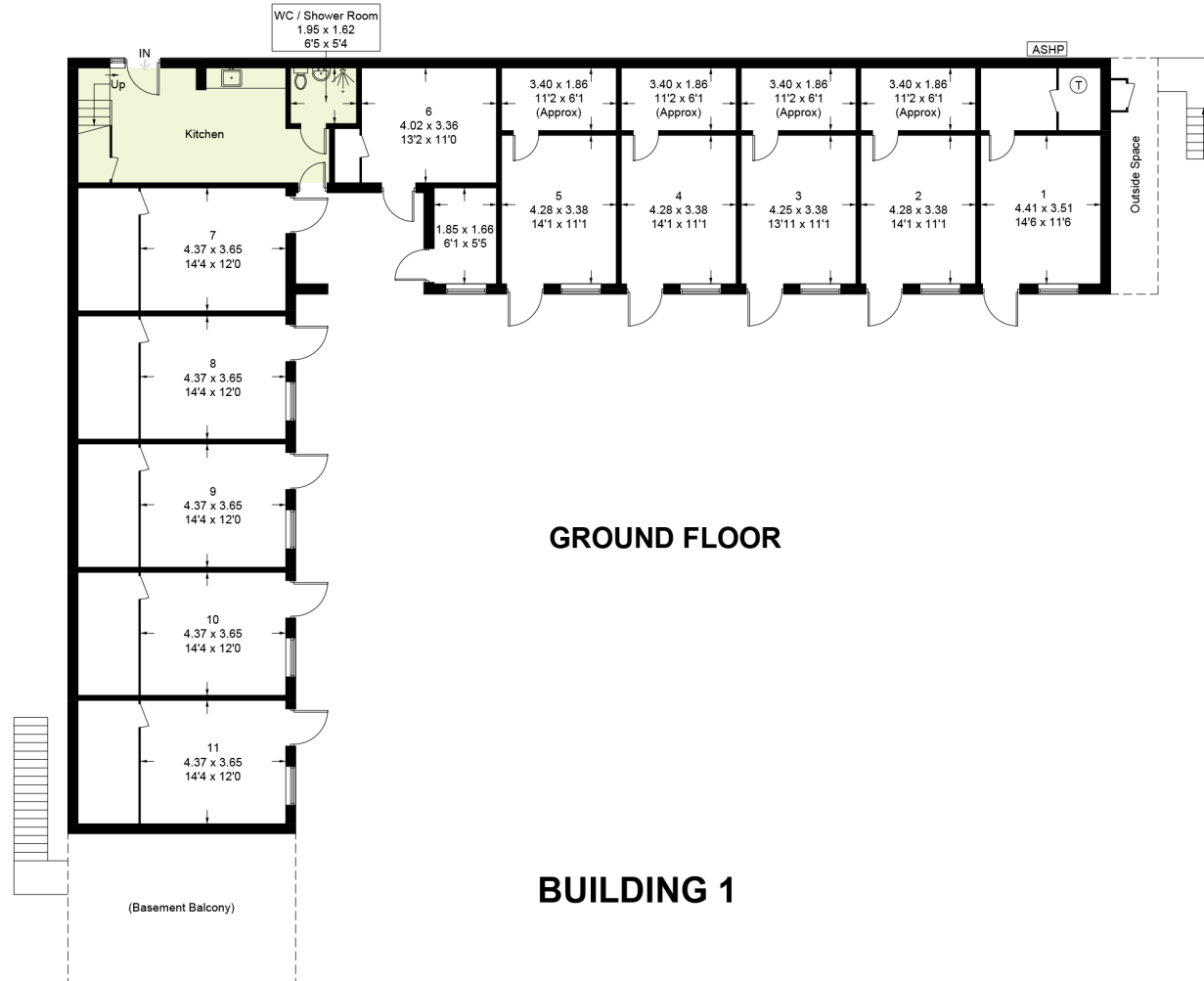

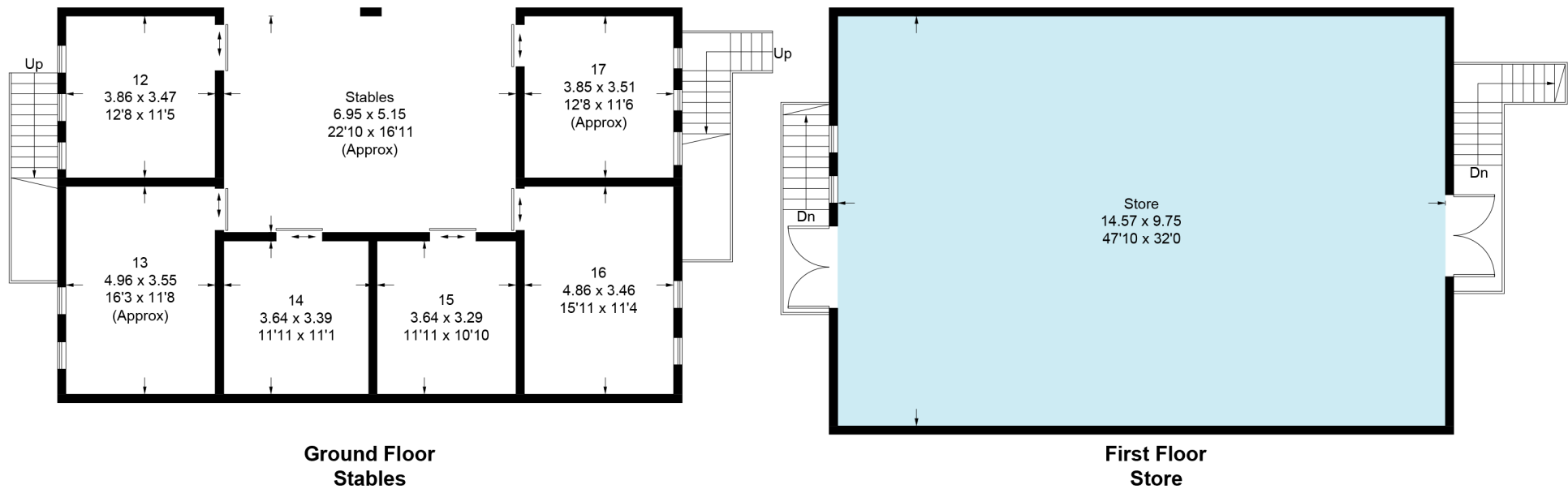


Illustration for identification purposes only, measurements are approximate,  
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Ground Floor Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft



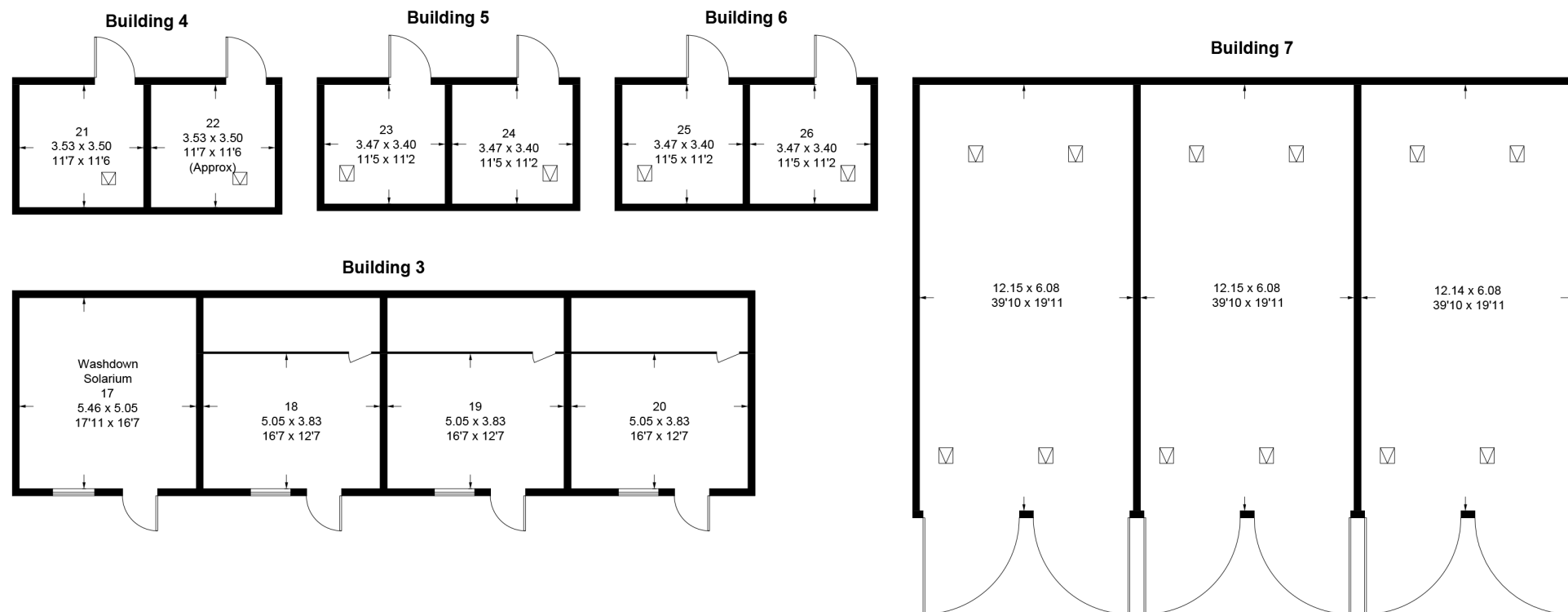
First Floor  Area = 140.9 sq m / 1517 sq ft



## BUILDING 2

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1211707)

Approximate Gross Internal Area = 414.4 sq m / 4460 sq ft



## BUILDING 3-7

### STABLES AND YOUNGSTOCK BUILDINGS

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1211707)

## THE LIVERY BUSINESS:

Currently managed and operated by the Vendor, providing 'serviced' livery access across the range to customers. The Customers can take advantage of the various facilities for all riding disciplines and with secure storage for tack, feed and kitchenette and toilet facilities, parking all on site. See the following website which provides current prices and more details. Purchasers may well wish to provide additional services and expand the number of stables and facilities, subject to planning where needed.



## THE LIVING ACCOMMODATION



## THE FUNCTION ROOM AND BALCONY









## OTHER INFORMATION:

Bow Lake Equestrian Centre have a number of show centres within easy reach including Sparsholt College and Crofton Manor holding both affiliated and unaffiliated dressage and show jumping. For our liveries who event there are gallops and cross country courses in a drive away and plenty of affiliated events, hunter trials nearby.



## RIGHTS OF WAY:

A Public Footpath crosses the Property (Pasture area Lot 2) as identified by the purple line on Site Plan 1.

## DESIGNATIONS:

No environmental designations affect the Property.

## HEIGHT ABOVE SEA LEVEL:

The Property lies between approx. 25m (Lot 1) and 50m (Lots 2 and 3) above sea level.

## SERVICES:

Mains water connected. Mains electricity connected. Private Drainage (Treatment Plant). Electric Car Charging Point.

## OUTGOINGS:

Flat: Council Tax - Property Band = C. 2025/2026 - £2,029.42.

Business Rates: Rateable Value £17,750. 2025/2026 Charge - £5,314.35 after deductions (ask Selling Agent for more details).

## ENERGY PERFORMANCE CERTIFICATE (EPC):

[EPC Certificate](#) - Energy Rating C.

## FIXTURES AND FITTINGS:

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. They could however be made available by separate negotiation.

## **LOCAL AUTHORITY AND PLANNING AUTHORITY:**

Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [www.winchester.gov.uk](http://www.winchester.gov.uk)

## **GENERAL REMARKS:**

### **OCCUPANCY CONDITION:**

By a Planning Appeal in 2005 the occupation of the first floor living accommodation in Building 1 shall be limited to a person who is working at the site in connection with the operation of a competition livery yard.

### **TENURE AND POSSESSION:**

Freehold with vacant possession at completion. The Property is sold freehold with vacant possession granted subject to ongoing Livery Customers.

### **SALE OF THE LIVERY BUSINESS AS A GOING CONCERN:**

The Property is to be sold with the inclusion of the Goodwill of the existing business as a 'going concern'.

### **METHOD OF SALE:**

The farm is offered on a Private Treaty basis, either as a whole or in up to 3 Lots as described within this brochure. Interested parties are free to suggest alternative Lotting arrangements if they wish. For all enquiries including viewing arrangements, which must be by prior appointment only, please contact Dominic Plumptre, a Director of Giles Wheeler-Bennett Ltd, who's contact details are telephone: 07780 000201 or email: [dominic@gw-b.co.uk](mailto:dominic@gw-b.co.uk)

### **VAT:**

Any Guide Price quoted or discussed are exclusive of VAT in the event that the sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the Purchaser.

### **OFFER INSTRUCTIONS:**

Please see the Additional Document on Selling Agent's website for instructions as to how to make an offer by Private Treaty.

## EASEMENTS AND WAYLEAVES:

There is an overhead Electricity Pylon that crosses the pasture land at the Southern end of Lot 1 and across Lots 2 and 3.

The property is being sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for pylons, stays, cables, drains and water and other pipes whether referred to in these particulars or not.

The Vendor is mindful to retain a share of any future revenue created by any renewable energy development in connection with the Electricity Pylon line that crosses the Property.

## SHOOTING, TIMBER AND MINERALS RIGHTS:

The shooting, timber and mineral rights are in hand and as far as they are owned are included in the freehold sale.

## PLANS, AREAS AND SCHEDULES:

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the Purchaser will be deemed to satisfy themselves as to the description of the Property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.



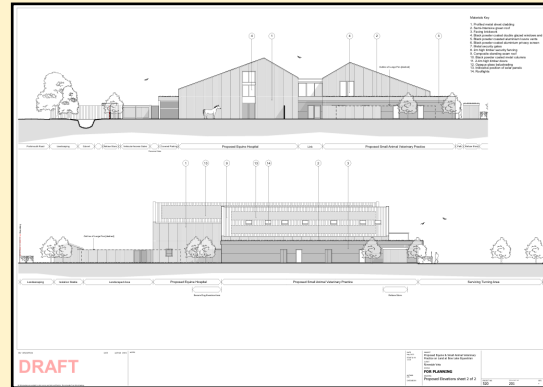
## PROPOSED VETERINARY CLINIC:

In 2023 the Vendors sold off a small area of adjoining pasture at the road frontage of Lot 1.

They imposed a covenant that the land shall be used only as a veterinary clinic and associated care and diagnostic facilities, with staff and client accommodation.

Planning Permission was granted on 5th May 2023 - [22/01542/FUL Change of use from equestrian to E\(e\) and erection of new equine veterinary hospital with new access](#). See Veterinary Plan on Selling Agent's website. The clinic will have its own independent access directly to the Portsmouth Road B2177.

The Vendors are not connected to the development of this new facility.



DIGITAL PROPOSAL

## LOOSE BOX BUILDING

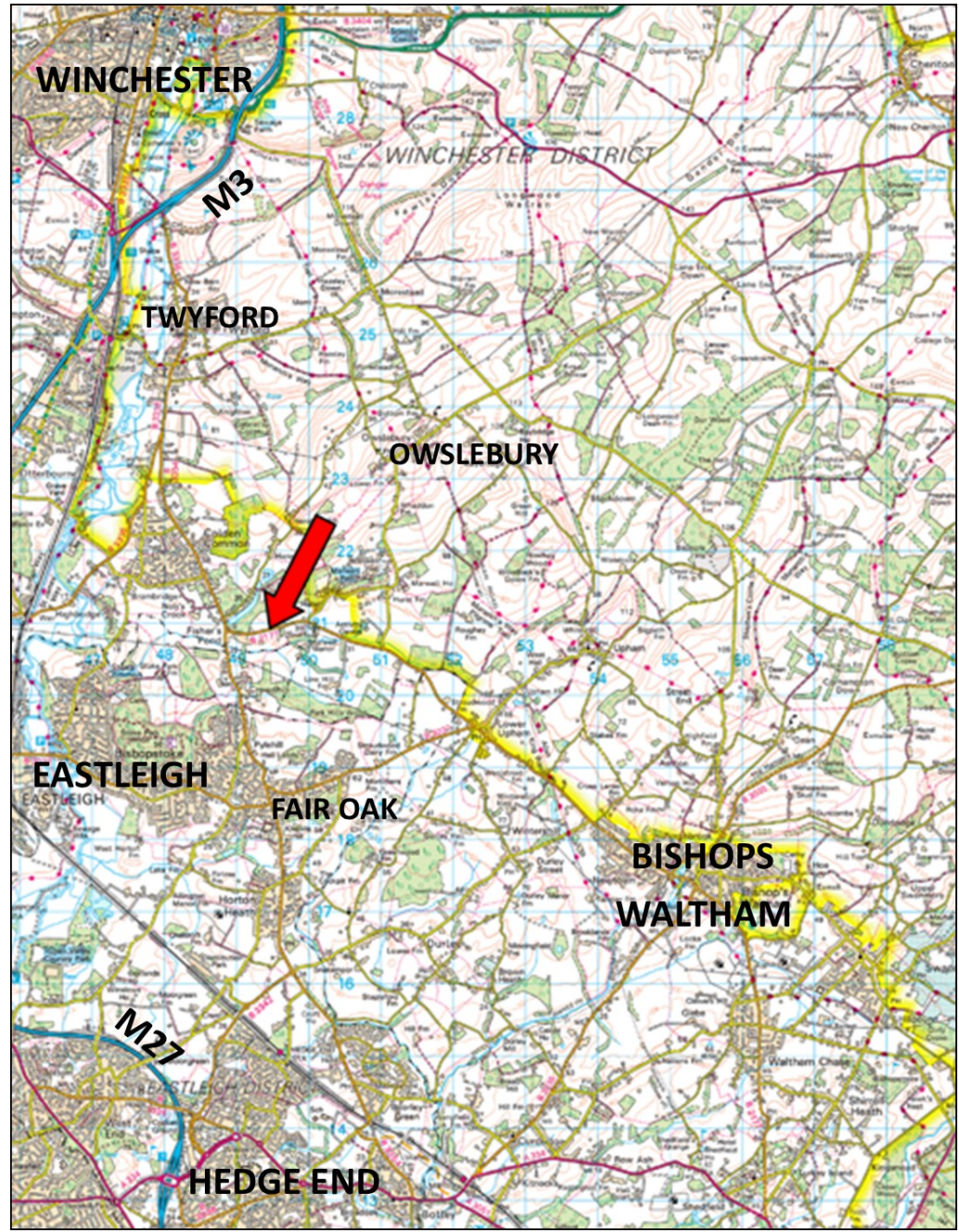


**IMPORTANT NOTICE**

1. All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. A working farm is a potentially hazardous environment and for prospective purchasers own personal safety please be vigilant when viewing the farm, particularly around the farmyard and in fields containing stock. GWB for themselves and for the Vendors of the property whose agents they are give notice that:-

- The photographs used in this brochure were taken during the Spring 2025.
- These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers should seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition, necessary permissions for use and occupation, and all other details are given in good faith and are believed to be correct. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

No person in the employment of GWB has any authority to make or give any representation or warranty whatsoever in relation to the property or the particulars.



**A SEPARATE COPY OF THIS PLAN IS AVAILABLE ON THE SELLING AGENT’S WEBSITE.**



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