



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

JDN/JL/WO/720C

WILTSHIRE

Approximate Distances:

Westbury 1½ miles : Bath 19 miles : Salisbury 28 miles

AN APPROX 8½ ACRE EQUESTRIAN AND THERAPY CENTRE WITH EXCELLENT INCOME POTENTIAL IN A POPULAR AND ACCESSIBLE LOCATION

Known as:

HEYWOOD EQUESTRIAN AND THERAPY CENTRE

CHURCH ROAD

HEYWOOD

WESTBURY BA13 4LP



General View



Indoor Arena

CURRENTLY ON SITE SINGLE STOREY CONWAY COTTAGE PARK HOME WITH THREE BEDROOMS, BATHROOM, HALLWAY, STUDY, SITTING ROOM, KITCHEN/DINING ROOM; LPG GAS CENTRAL HEATING : DOUBLE GLAZED WINDOWS VIRTUALLY THROUGHOUT : REAR GARDEN AREA WITH CABIN STORE SHED AND LPG GAS TANK

OUTLINE PLANNING PERMISSION FOR DETACHED RESIDENCE, SUBJECT TO EQUESTRIAN CONDITION OF OCCUPANCY

EXTENSIVE OUTBUILDINGS INC INDOOR RIDING ARENA c. 40m x 20m; OUTDOOR SCHOOL c.42m x 33m; TACK SHOP (CURRENTLY LET ON ONE-YEAR LICENSE); LORRY PORT, ATTACHED BUILDING WITH SOLARIUM AND STORE; PORTACABIN : BOX COMPLEX WITH RUG/WASHING ROOM, SHOWER CUBICLE, TWO WCs, OFFICE : FEED ROOM WITH ACCESS TO SECURE TACK ROOM WITH LOCKS AND ALARM : HAY STORE AREA; FOUR IAE EQUESTRIAN INTEGRAL LOOSE BOXES : ISOLATION BOX : LUNGEING ARENA : CLAYDON HORSE WALKER : TWO-BAY POLE BARN : MONO-PITCH BARN WITH TEN INTEGRAL LOOSE BOXES PLUS FOUR STORES (UTILISED FOR DIY LIVERIES) : FURTHER SEPARATE BUILDING COMPRISING EIGHT INTEGRAL BLOCK BOXES, THERAPY UNIT CURRENTLY WITH TREADMILL AND SPA WITH REAR IMPLEMENT STORE PLUS CHILLER FOR SPA

THE LAND ARRANGED IN NINE Paddock ENCLOSURES BY POST, RAIL AND ELECTRIC FENCING WITH WOODLAND AREA CONTAINING TWO CROSS-COUNTRY COURSES WITH 2'6 and 3'6 JUMPS, PLUS CANTER TRACK AROUND

**IN ALL EST APPROX 8½ ACRES (About 3.4 Hectares)
(TO BE CONFIRMED)**

THE ACCOMMODATION

The present accommodation comprises an attractive single storey *Conway Cottage* park home which, in the Agent's opinion, offers comfortable accommodation with the benefit of LPG gas central heating and double glazing virtually throughout. The vendors, in May 2008, acquired outline planning permission for a detached residence – Application number 08/005990OUT. A stipulation of the planning permission will be the removal of the *Conway Cottage* park home which, the vendors inform us, should be quite readily saleable and they have also applied for temporary planning permission on the other existing portacabin on site for use whilst the new property is being erected.

The accommodation of the *Conway Cottage* park home, with approx sizes is as follows:

KITCHEN/DINING ROOM 19'6 x 13' max (About 5.8m x 4m) arranged in two areas:

DINING area 13' x 8'8 max (About 4m x 2.6m) with radiator, front door and window, telephone and TV points

KITCHEN area 13' max x 8'5 max (About 4m x 2.5m) wall and base units, 1½ bowl sink and drainer with mixer tap, bow window, four ring LPG gas hob and extractor, work surfaces, inset ceiling light

UTILITY ROOM 7'5 x 6'6 (About 2.2m x 2m) stainless steel sink and drainer, mixer tap, work surfaces, wall units, plumbing for washing machine, double glazed rear door

SITTING ROOM 19'6 x 18' max (About 6m x 5.5m) two bow windows, further window, double glazed double doors to outside, TV point, three radiators, LPG gas *Living Flame* stove

OFFICE/STUDY 9'5 x 5'2 max (About 2.8m x 1.5m) window and radiator

INNER HALL cupboard having wall mounted LPG gas fired boiler, access to loft space

BEDROOM THREE 10' x 6'7 max (About 3m x 2m) bow window, radiator, four-door wardrobe

BATHROOM bath having mixer tap, wash hand basin, wc, bidet, radiator, shaver light point

BEDROOM ONE 11'7 x 9'5 (About 3.5m x 2.8m) built in bed furniture and vanity unit with drawers and radiator, archway leading to:

EN-SUITE SHOWER ROOM shower cubicle, wash hand basin, wc, window

BEDROOM TWO 10' x 9'6 max (About 3m x 2.9m) built in wardrobe, window, radiator, fitted drawer units

THE OUTSIDE

The property is approached off the Church Road via a splayed tarmacadam entrance driveway which leads into the main tarmacadam driveway with electric gates; the driveway then leading down on past the park home and onto the stable yard. Opposite the park home, there is a very good sized parking/turning and hardstanding area, also utilised as a store area. On the edge of this hardstanding area there is a TACK SHOP c. 39'6 x 14'6 (About 12m x 4.5m) with electricity connected.

N.B.

We are informed the tack shop is currently let on a one-year rent-free basis from the end of 2007.

Beyond the arrival area, there is then an extensive range of equestrian facilities and buildings estimated to be in excess of 17,800ft² which, in all, includes 23 stables, 6 feed rooms, 2 tack rooms, an office plus utility room, showering facility and two wc's; as well as a therapy unit and solarium.

THE OUTBUILDINGS and EQUESTRIAN FACILITIES are as follows, with approx sizes:

OUTDOOR SCHOOL c.42m x 33m floodlit; sand and rubber surface

INDOOR ARENA c.42m x 22m of mainly clearspan steel frame construction with part block walling, having sand and rubber surface, light, power, mirrors, judging box and viewing gallery area, plus watering facilities. To the front of this building there is also an attached **LORRY PORT**.

Attached to the rear of this building there is a **FORMER FORGE**, now divided into two rooms approx 10m x 6m and 6m x 5m incorporating the **SOLARIUM** and ventilator as well as a good sized **TACK ROOM/STORAGE AREA**.

Beyond this building, there is a gated access through to a **PORTACABIN** which has been much improved by the vendors and is currently utilised for storage facilities. There is a gated access to the side of the indoor arena to a large concrete yard area off which there are the main outbuildings with approx sizes:

BOX COMPLEX ONE approx 100' x 20' narrowing to 9'6 (About 30.4m x 6.1m <2.9m) mainly of block construction and corrugated roof on a concrete base with electricity connected. There is a **RUG/WASHING ROOM** with stainless steel sink and drainer with mixer tap, a separate shower cubicle and two wc's. There is also an office with front window and working surfaces. A door leads through to the stabling. There is a **FEED ROOM** with **HAY STORE** and access to secure **TACK ROOM** with locks and alarm. There are then **FOUR IAE EQUESTRIAN BOXES** each approx 12' x 14' (About 3.6m x 4.3m) with sliding doors to front plus an end **ISOLATION BOX** attached to the outside, approx 11' x 9' (About 3.3m x 2.7m) with a small enclosed paddock area adjoining.

LUNGEING PEN c.15m dia

CLAYDON FIVE-HORSE WALKER rubber floor and walls, part covered

BLOCK MUCK HEAP
TWO-BAY POLE BARN/HAY STORE

STABLE BLOCK ONE c.98' x 22' max (About 30m x 6.7m) mainly block and corrugated construction with dividing walkway and yard on far side, comprising in all TEN LOOSE BOXES plus FOUR FEED ROOMS, currently utilised for the DIY liveries. This building has interior and exterior lighting plus water supply.

AMERICAN STYLE BARN plus ATTACHED THERAPY UNIT c.60' x 50' max (About 18.4m x 15.2m) of mainly steel stanchion portal frame construction part shiplap and part block work, corrugated roof; divided into two areas and containing EIGHT INTEGRAL BLOCK BOXES to one side with central work/feed passageway plus THERAPY ROOM with SPA and TREADMILL plus partition and doorway leading through to rear IMPLEMENT and JUMP STORE housing CHILLER for spa. This building again has interior and exterior lighting, water supply etc

THE LAND

The land is divided into NINE MAIN PADDOCK AREAS which are currently enclosed by a mixture of post and rail and post and electric rope fencing and is mainly level and very gently sloping. In the Agent's opinion the land is extremely well cared for and looked after, grazed on a rotational basis. The balance of the land comprises a wooded area with 2'6 and 3'6 (About 0.8m and 1.1m) CROSS COUNTRY COURSE, mature woodlands and a CANTER TRACK surrounding.

**IN ALL EST APPROX 8½ ACRES
(About 3.4 Hectares)
(TO BE CONFIRMED)**

SERVICES

MAINS WATER, MAINS ELECTRICITY, PRIVATE DRAINAGE, LPG GAS CENTRAL HEATING, TELEPHONE (connected and available subject to normal transfer regulations)

LOCAL AUTHORITY

WEST WILTSHIRE DISTRICT COUNCIL

Tel. 01225 776655

WILTSHIRE COUNTY COUNCIL

Tel. 01225 713000

PLANNING NOTE

Outline planning permission was granted on 8th May 2008 Application No. 08/00599/OUT
Copy available with Agents

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited HEYWOOD EQUESTRIAN CENTRE but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

GENERAL AND SITUATION

An excellent opportunity to acquire a well-known equestrian centre with excellent income potential in a very accessible location. The property is currently utilised as a therapy centre and livery yard, probably running at about approx 50% capacity at present with the owners keeping three of their own horses and having 11 DIY liveries and two therapy liveries at the time of writing in May 2008.

The yard is currently BHS Approved with the vendors giving lessons, therapy, schooling as well as livery and they also hire out the indoor school on a number of evenings a week for dog agility classes also providing a very useful income. The vendors also rent out a number of storage containers on site which are also available by separate negotiation.

All liveries are currently paid one week in advance and all are on contract with weekly bills. The vendors management accounts from July 2004 to April 2005, which can be made available to seriously interested potential purchasers who have viewed the property.

In the Agent's opinion this is an extremely well kept and run equestrian centre, offering great scope and potential for further development, with the planning permission now granted for a main residence and viewing is highly recommended.

DIRECTIONS

From Devizes take the A342 westwards out of the town and then bear left onto the A366 signed for Trowbridge. Follow this road out and turn left at the next roundabout onto the A350 signposted for Westbury. Continue on up to the next roundabout at Yarnbrook and turn left again onto the A350 and having passed a large wooded area, the property will be seen on the right hand side; go past this and take the next right hand turning into Church Road, where the entrance to the property will be found shortly afterwards on the right hand side.



General View



Outdoor Arena



The DIY Liveries



View over Land



The IAE Boxes



Yard View



Yard View



Horse Walker



General View



The Therapy Centre



Integral Boxes



Solarium



DIY Liveries (Rear View)



Yard view to Office



View over Land

VIEWING

Very strictly by appointment only with the Agents **RURAL SCENE** Tel. **01264 850700**

NO CASUAL VIEWINGS WILL BE PERMITTED

PRICE: Best offer invited based on a GUIDE PRICE of: £675,000