





Little Leigh Farm

Opportunity to own a lifestyle and dream business in the Hampshire countryside



- ▶ Hampshire Countryside on the Edge of Rowlands Castle Village
- ▶ Established and Successful Livery Business
- ▶ Lease with Zero Ground Rent
- ▶ Secluded and Enclosed Family Garden Areas
- ▶ 44 stables with Floodlit Menage and Lunge Pen
- ▶ Charming Three Bedroom Cottage
- ▶ Double Glazed Windows Throughout
- ▶ Gas Fired Heating

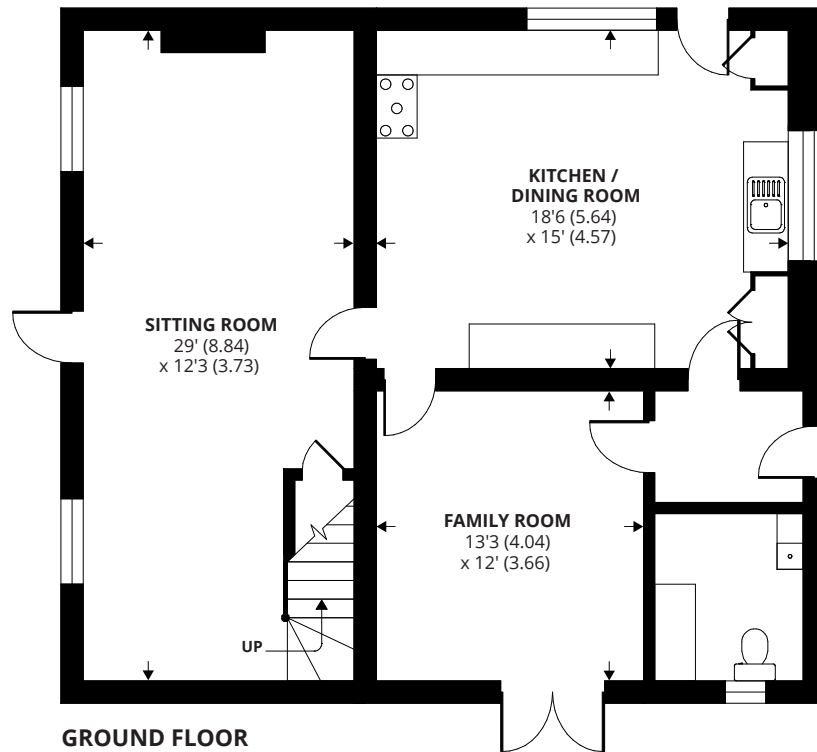
Henry Adams is delighted to present Little Leigh Farm, a charming and thriving Equestrian Centre with 58 acres in a beautiful countryside location, close to the village of Rowlands Castle and between the popular towns of Havant and Emsworth. The owners currently own and run a successful livery business with superb facilities to include: 20m x 40m floodlit dressage arena, lungeing pen, 20m x 60m area for lorry, trailer and car parking, 44 stables and 58 acres of grazing pasture, and this is offered as part of the sale as a going concern.

Little Leigh Farm also boasts a charming three double bedroom cottage. Downstairs the accommodation is spacious with a large kitchen breakfast room, utility room and cloakroom, a cosy sitting room, leading out to a stunning secret garden, plus a large lounge and dining room. Upstairs there are three double bedrooms, one ensuite, and a spacious family bathroom.









Little Leigh Farm, Prospect Lane, Rowlands Castle

APPROX. GROSS INTERNAL FLOOR AREA 1549 SQ FT 144 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

Outside on the front lawn of the cottage are the owners 2 private stables, feed rooms and storage areas. There are a further two secluded and enclosed family garden areas and a large vegetable garden to the rear of the property which are east, west and south facing. Little Leigh Farm is offered with a 104 year lease with zero ground rent payable for the entire term. In addition to the existing annual turnover, there is further income potential for training clinics, show days, car boot sales and a caravan site.

Location

Little Leigh Farm is situated on the corner of Whichers Gate Road and Prospect Lane on the outskirts of Rowlands Castle. The village lies on the edge of the South Downs National Park in southern Hampshire, 9 miles south of Petersfield and on the border with West Sussex. It is a quiet residential village, with 4 pubs, hardware and general stores and a Post Office. Rowlands Castle station is on the London Waterloo to Portsmouth line. with the renowned Rowlands Castle golf course situated nearby. The A27 and the A3M are approximately 2.5 miles away.

Directions

From Emsworth, proceed north on the B2148 underneath the railway bridge and continue for about three miles onto Whichers Gate Road. Turn left onto Prospect Lane and the farm will be found along on the left hand side.

18th May 2017



