



Connells

Lower Chatley Farm, Lower Chatley  
Woolverton Bath

# Lower Chatley Farm, Lower Chatley Woolverton Bath BA2 7RQ

For Sale



## Property Description

A rare opportunity to acquire a farm extending to approx. 60 acres, with two residential properties, a substantial range of barns and stabling, and a floodlit riding arena. Currently operating as a working livery, the property offers flexibility for equestrian, agricultural or alternative uses.

### Residences

- Grade II listed farmhouse providing family accommodation.
- Second house, suitable for family, staff or rental.
- Both properties connected to mains water.

### Buildings & Facilities

- Covered barn (approx. 75ft x 90ft) with 9 stables and open plan area.
- Barn (approx. 60ft x 45ft), open plan.
- Enclosed building (approx. 30ft x 15ft).
- Stone barn (approx. 70ft x 20ft), enclosed.
- Main yard with 10 stables and wash room.
- Concreted yard areas.
- Floodlit all-weather riding arena (60m x 30m).

### Water Supply

- Private underground reservoir provides drinking water for animals.
- River Frome runs through the property, feeding the lakes.
- One lake included with the farm.

### Land

- Approx. 60 acres of pastureland.
- A further parcel of approx. 5 acres, including two lakes, is available via separate negotiation. Planning permission is in place for the development of holiday lodges on this land.

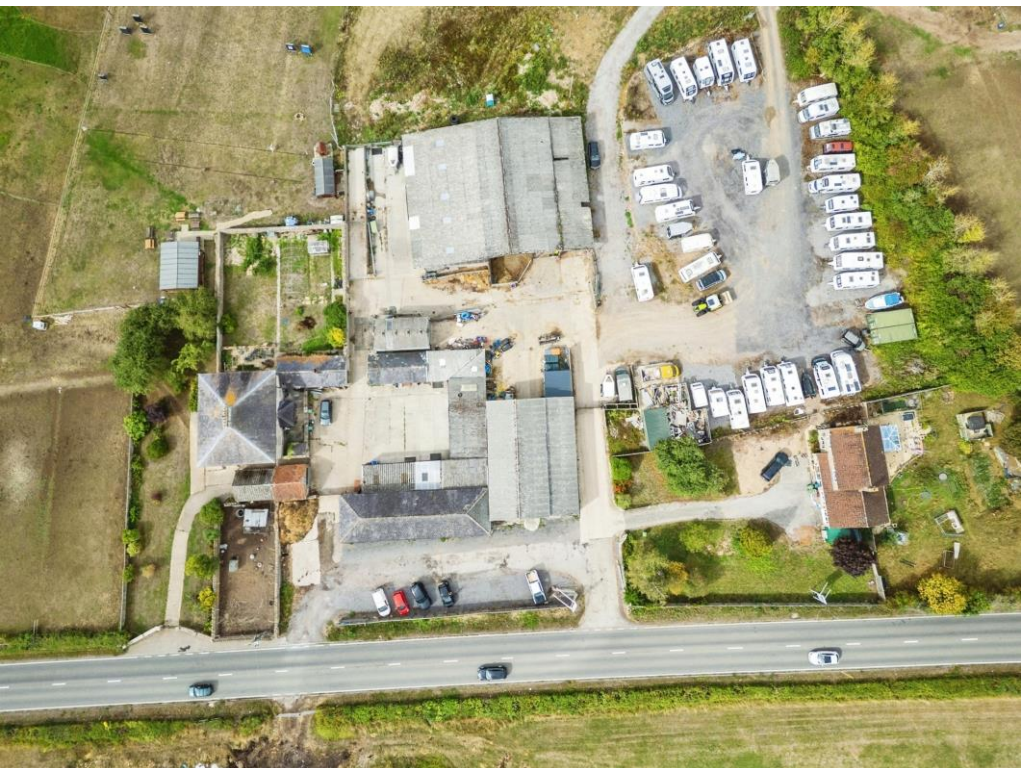
### Development Potential

The combination of two dwellings, multiple barns, stabling, and land with planning consent presents strong potential for further residential, holiday or leisure development, subject to planning permissions.

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Total floor area 418.4 m<sup>2</sup> (4,503 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
 TROWBRIDGE BA14 8HA

EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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