



Connells

Lower Chatley Farm & Lakes, Woolverton
Bath

Lower Chatley Farm & Lakes, Wolverton Bath BA2 7RQ

for sale
£3,600,000



Property Description

A rare opportunity to acquire a farm extending to approx. 65 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.
- 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.

Lakes & Lodge Park

- Approx. 5 acres with two landscaped lakes, including islands and a weir.

- Planning permission in place for a luxury lodge park.

- Landscaped areas surrounding the lakes, providing scope for leisure or tourism use.

Land

Approx. 60 acres of productive pastureland, well suited for grazing and fodder production.

Development Potential

The combination of two dwellings, multiple barns, stabling, 60 acres of pasture and 5 acres with landscaped lakes and planning consent presents strong potential for further development.

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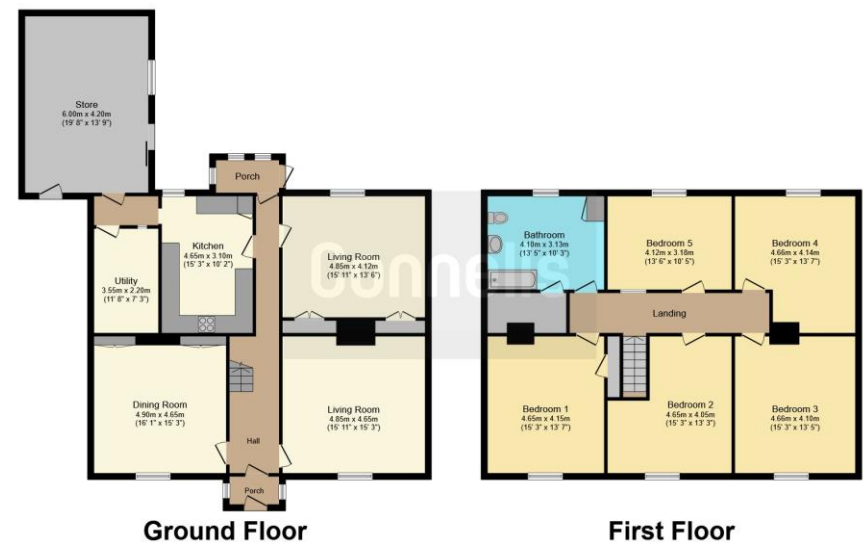
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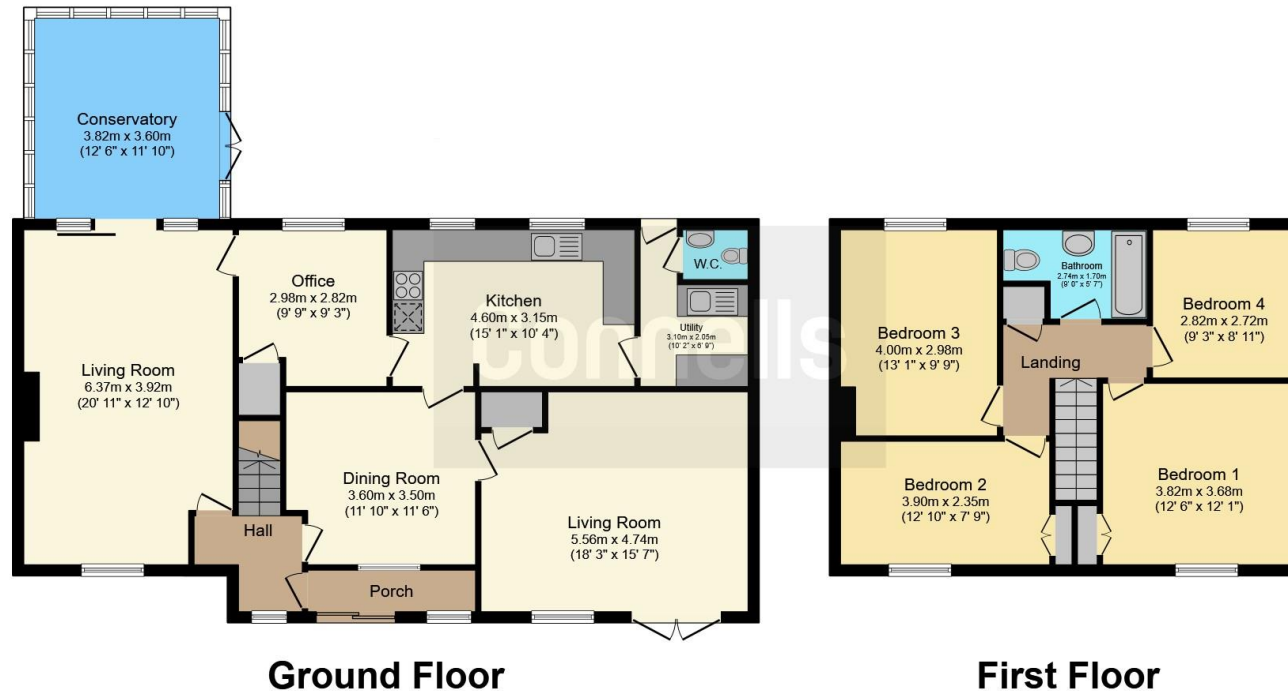




Total floor area 253.1 m² (2,724 sq.ft.) approx

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





Total floor area 165.3 m² (1,779 sq.ft.) approx

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To view this property please contact Connells on

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11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: Exempt
 Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307628



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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