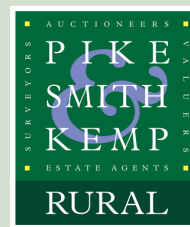


THE GOSLINGS
BOTTOM LANE, SARRATT
HERTFORDSHIRE
WD3 6DL





THE GOSLINGS

BOTTOM LANE, SARRATT, HERTFORSHIRE, WD3 6DL

EQUESTRIAN PROPERTY WITH ANCILLARY ACCOMMODATION

SARRATT - 0.9 MILES

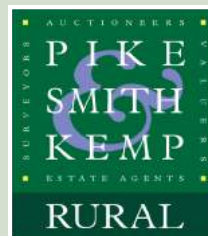
CHORLEYWOOD - 3 MILES

RICKMANSWORTH - 4.5 MILES

LONDON - 20 MILES

- American style barn containing 2 stables and a tack/feed room
 - 2 separate stables and storage area
 - 20m x 40m arena with sand and fibre surface
 - 1 bedroom residential accommodation
- 2.6 acres of pastureland bordered by post and rail fencing
- Within walking/hacking distance to two horse/dog friendly pubs
- Accessed by a double gated entrance with hardstanding for car and lorry parking

GUIDE PRICE - £875,000.00



Pike Smith & Kemp Rural

Tel: 01628 777666

Email: john@pskrural.co.uk



Ancillary Residential Accommodation

If you have ever wanted to keep your horses at home then this is the perfect property for you.

A beautifully presented, recently converted, modern one bedroom property with a recently renovated kitchen and bathroom.

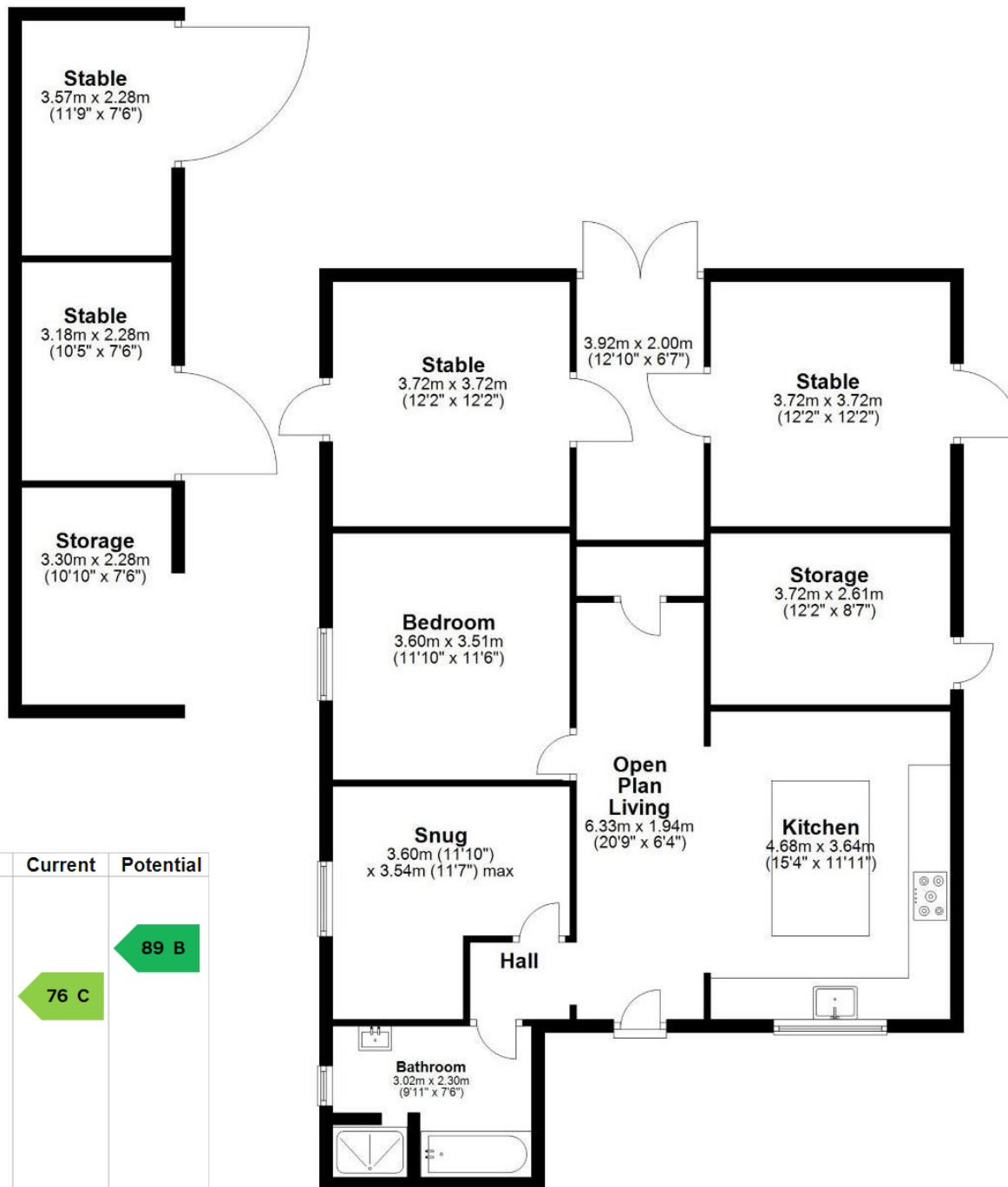
The property benefits from picturesque views on to the adjoining land from the kitchen.

The Goslings also boasts a beautiful sun terrace which looks over the arena and fields and down towards the stables, allowing you to share your breakfast time with your horses.

There is a large area of hardstanding at the entrance to the property allowing parking for several cars, or a trailer/horsebox.



Approx. 136.0 sq. metres (1464.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 136.0 sq. metres (1464.3 sq. feet)

Whilst every attempt has been made to measure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability and performance can be given.



The Stables and Land

There are two 12' by 12' stables within the American Barn which also contains the tack/feed store. The stables in the barn also benefit from two entrances allowing for more ventilation and light than regular stables. The further two stables in a separate building along with a storage area which could be used for hay or bedding.

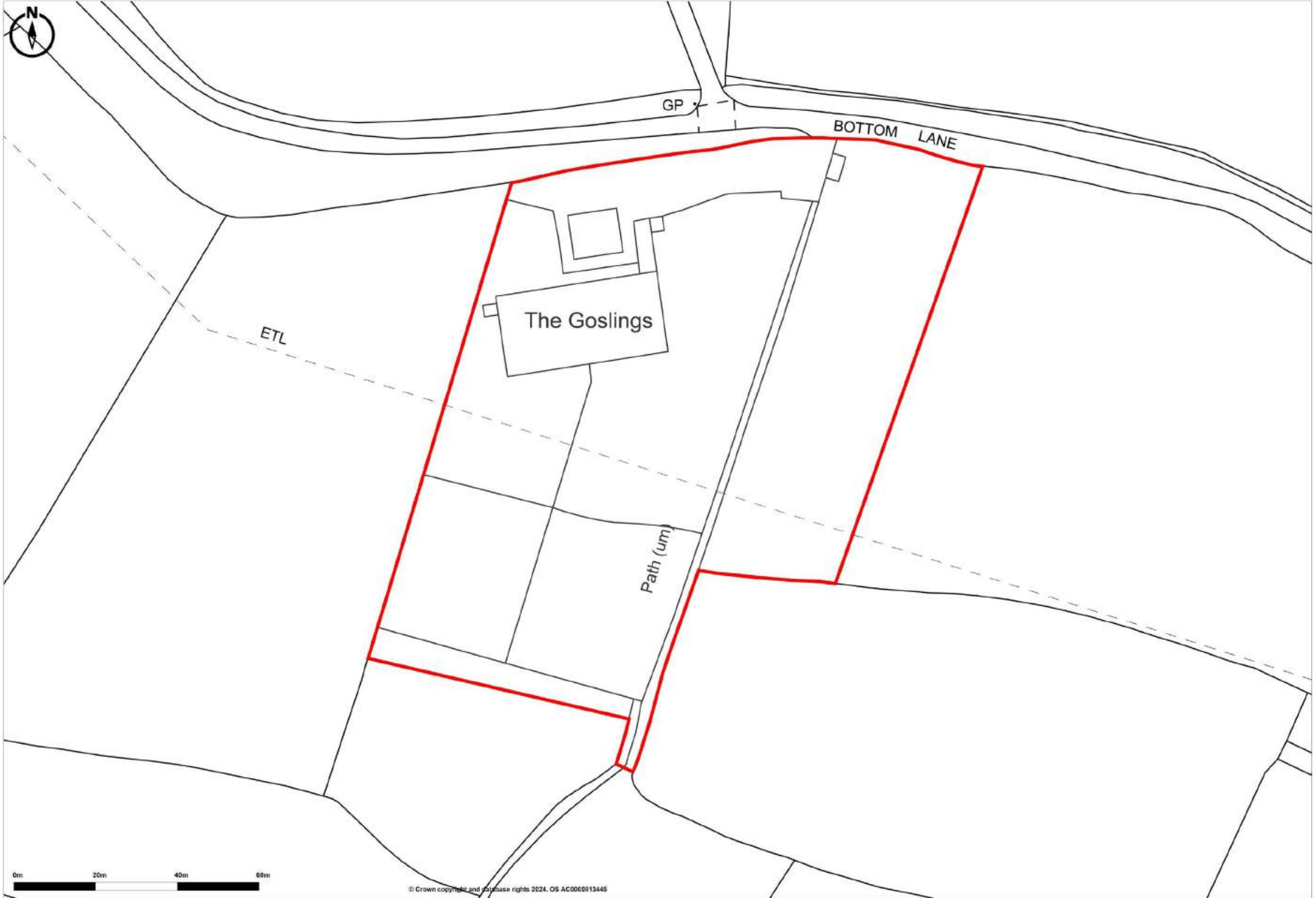
A 20m x 40m all weather riding arena was built by Beta-Ride Pro-Equestrian Surfaces which the current owners installed in 2014 and has been well maintained with a sand and fibre surface.

The 2.6 acres of pastureland is on a gentle incline and is watered and fenced with a mixture of post and rail and stock fencing.

There are also two timber open fronted field shelters based within the fields



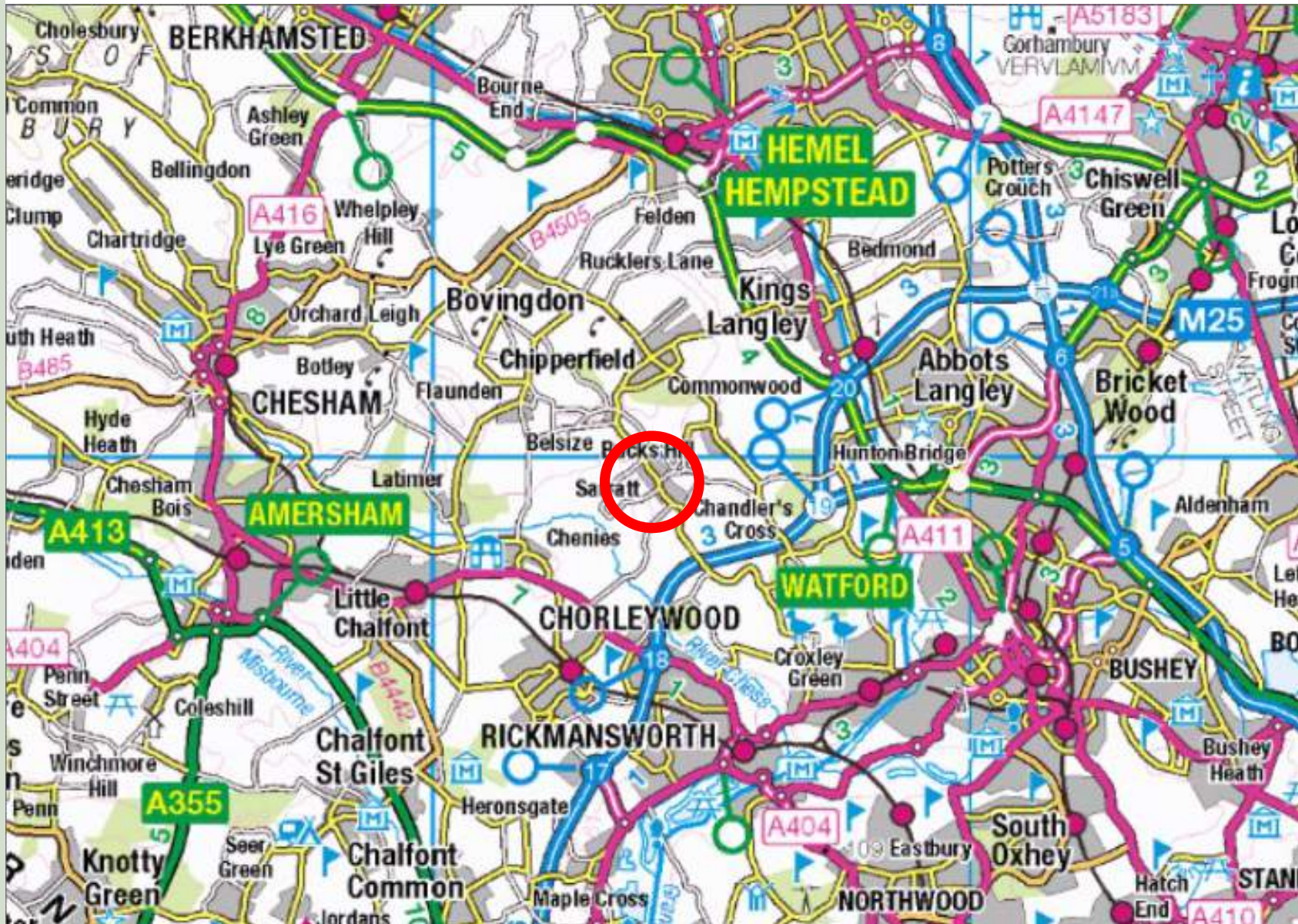




LOCATION

The property is located off the Bottom Lane.

Junction 18 of the M25 is 3 miles away



GENERAL REMARKS AND STIPULATIONS

ACCESS

The land benefits from a double gated access off Bottom Lane which leads into an area of hardstanding where there is space for several vehicles

SERVICES

The land benefits from mains water and electricity. We understand that the property also has mains drainage.

PLANNING AND DEVELOPMENT

The property is located in the administration area of the Three Rivers District Council and is designated as both Greenbelt and a Landscape Conservation Area

A Certificate of Lawful Use, Ref: 22/0604/CLED was permitted in May 2022 , which confirmed that the use of part of the existing stable building for residential purposes ancillary to the wider equestrian use of the site is lawful.

Further details are available on the Three Rivers website.

METHOD OF SALE

The property is being offered for sale as a whole by private treaty sale.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

PLANS, AREAS AND SCHEDULES

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the land as scheduled. All quoted areas, measurements and distances are approximate.

SPORTING RIGHTS & MINERAL AND TIMBER RIGHTS

These are included insofar as they are owned.

BOUNDARIES

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property. There is a footpath which is fenced on both sides.

VALUE ADDED TAX

All guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or a part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable by the purchaser.

LOCAL AUTHORITY

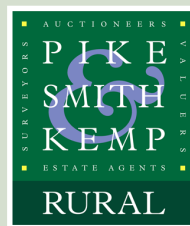
Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL
Telephone: 01923 776611

VIEWINGS

By prior appointment with Pike Smith & Kemp Rural

CONTACT

Pike Smith & Kemp Rural - John Hunt on 01628 777 666



IMPORTANT NOTICE

Pike Smith & Kemp Rural give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.