



WHITES PARK EQUESTRIAN WHITEPARISH, WILTSHIRE



WHITES PARK EQUESTRIAN

Whites Park Equestrian offers potential purchasers a unique opportunity to take on an established equestrian facility with healthy income from the livery business. There is also significant potential to further develop the property and potential in the agents opinion for a tied dwelling on licence or full planning

Lot 1

- American barn of stables (12 indoor stables)
- Barn (5 stables)
- Hay Barn
- 60 x 25m Arena
- Well fenced paddocks with mains water
- Hacking route
- Loam soil base
- About 29.4 acres

Lot 2

- Gently undulating mature pasture
- XC jumps
- Separate access
- About 9.6 acres

Lot 3

- Level pasture
- Separate access track
- Abutting A36
- About 7.3 acres

SITUATION

Salisbury 9 miles, Southampton 15 miles, Winchester 23 miles **International airports:** Southampton 16 miles, Bournemouth 24 miles, Heathrow 72 miles

Mainline Train Services: Salisbury to London/Waterloo 88 minutes

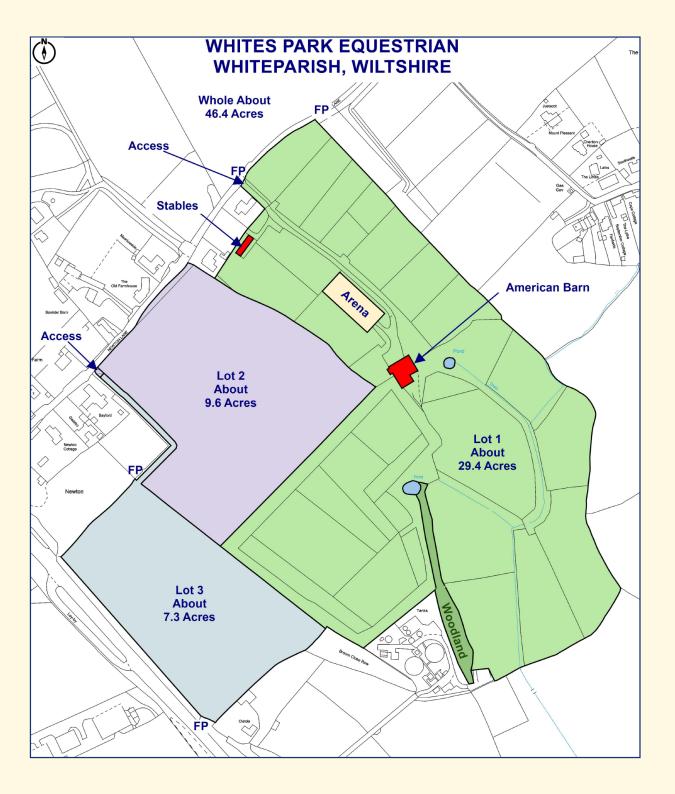
Whites Park Equestrian is situated in Wiltshire to the south east of the city of Salisbury, on the edge of the popular village of Whiteparish. Which offers a pub, primary school, post office, village shop and church. More extensive shopping and dining facilities can be found in Salisbury.

Education As well as the local Whiteparish Church of England Primary School and Alderbury and West Grimstead Church of England Primary School, there is a good range of schools easily reachable in Salisbury: South Wilts and Bishops Wordsworth Grammar Schools. Independent schools; Godolphin, Chafyn Grove and Leehurst Swan. Southampton has a wide range of schools, notably; King Edward VI and Charlton House. Further details for independents can be obtained from **isc. co.uk or via wiltshire.gov.uk/schools-learning.**

Competition Venues

Sparsholt Eq. Centre 19 miles Quob Stables Eq. Centre 21 miles Tedworth Eq. Centre 22 miles Parley Eq. Centre 25 miles Crofton Manor Eq. 27 miles Warminster Saddle Club 30 miles Dorset Showground 34 miles West Wilts Eq. Centre 40 miles Wellington Riding 50 miles

Local, Sporting & Recreational Exceptional walking, riding and cycling opportunities abound: within minutes from the property you are into the New Forest National Park where there are 219 square miles of walks and trails over varying terrains. The nearby city of Salisbury benefits from a number of excellent shopping facilities, three supermarkets including a Waitrose, schooling and a wide range of other amenities which include doctors' and dentists' surgeries, hospital, theatre, and library.



The Salisbury railway station has a regular service to London Waterloo, or to Bath, Bristol, and South Wales. Golf can be enjoyed at Hamptworth Golf & Country Club. Sailing and water sports are available on the south coast within 30 minutes' drive. Horseracing is at Salisbury & Goodwood. Fishing can be enjoyed on the River Avon. See www.wiltshire.gov.uk and www.thenewforest.co.uk for further information.

EQUESTRIAN FACILITIES

Whites Park Equestrian is well set up for equestrian use, the current vendors have used the property for individual livery's as well as renting the barn as a whole. There is an American barns of 12 stables and a separate barn with 5 stables.

- American barn 12 indoor stables (new roof 2023)
- Separate block of 5 stables
- Arena 60x 25m sand & rubber
- Haystore
- Hot & cold mains water
- Mains electrics
- Container; dry storage/tack room

- W/C & tack room
- Approx. 20 well fenced paddocks
- About 29.4 acres
- Loam based grazing
- About 29.4 acres
- Lot 2 9.6 acres
- Lot 3 7.3 acres

LAND

The land extends to total **about 46.4 acres** of predominantly level pasture. Available as a whole or in three lots – see sale plan.

- High conservation and wildlife interest
- Loam base pastureWell fenced paddocks
- Woodland
- Mature trees and hedgerows
- Mains water

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not many part of an offer or contract and must not be relied upon as statements or representations of fact.
3. 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 necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Wiltshire Council 0300 456 0100

Council Tax not rated

Energy Performance Certificate N/A

Services Mains water and electric. Private drainage.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

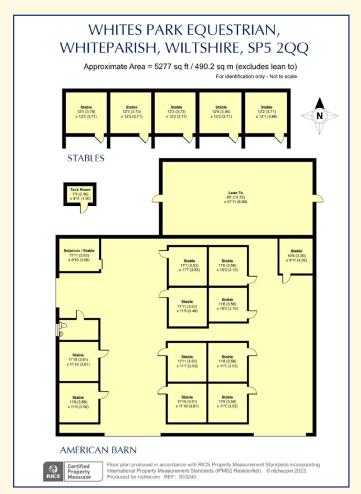
Footpaths Marked FP on the sale plan. Along the most northly boundary and diagonally across lot 3.

Lot 2 will provide a right of access over its gateway for Lot 3 (see sale plan).

Lot 3 will be required to fence the access track to the main field.

Fencing Please note Lot 2 and 3 do not have a secure perimeter fence, if sold separately the buyer/s will be required to fence.

Particulars Prepared by Rose Grant January 2023

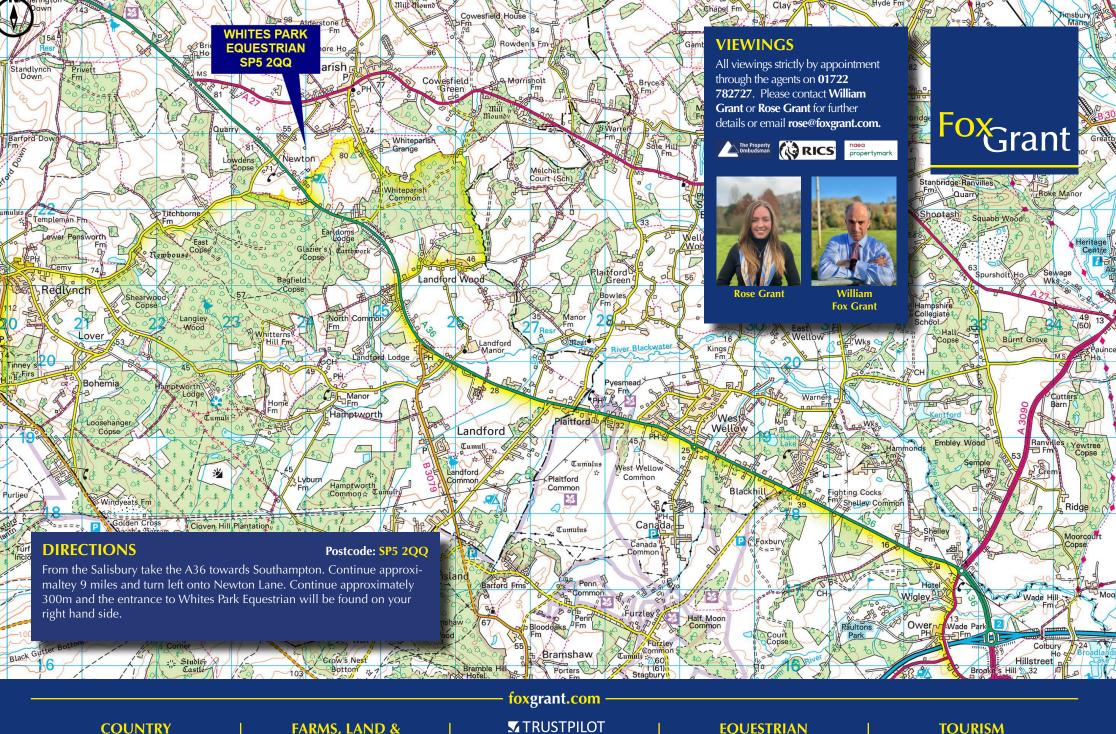












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