



Lot 2 Manor Farm Barns 1 & 2, Chicklade, Hindon, Wiltshire SP3 5SU

Traditional stone and brick barns with potential for a variety of uses. In all about 0.44 acres.

- Traditional stone & timber clad barn and red brick former stables
- Income potential from barns
- No onward chain
- Scope for variety of uses
- Excellent A303 location for commercial purposes
- 0.44 acres

Guide Price **£200,000**
Freehold

OUTSIDE

The property is approached via a drive and wooden five-bar gate to an area of parking for a number of cars. To the north east of the house are two traditional barns - a stone and timber clad barn and brick built former stables. In all about 0.44 acres.

BARN 1

A stone and timber clad barn under a pitched tiled roof measuring about 1263 sq ft internally with full height double wooden doors, window in the eastern gable end and attractive exposed wall and roof timbers. There is a further store and two bay carport adjoining the western end. The barn is currently used for storage but has tremendous potential for a number of alternative uses subject to any necessary consents. Power and light connected. Most recent rent £430 pcm.

BARN 2

A red brick former stable block under a pitched tiled roof measuring 1277 sq ft internally over two floors. The space is currently divided into office/workshop with a kitchen area and WC accessed via a wooden door and a pair of double wooden doors opens to a storage area. An external staircase to the rear leads to the first floor which would make a super airbnb subject to the necessary consents. Planning Permission was granted a number of years ago for the conversion of redundant stable block to B1 small business units. Current rateable value 1st April 2023 to present £5,800. Power, light and water connected. Most recent rent £950pcm.

The barns stand in an area measuring just under half an acre with plenty of space to the rear and ample parking for several vehicles.

SITUATION

Chicklade itself is linear and about a mile away from the larger village of Hindon which has a Post Office, Church, Doctors Surgery, Primary School, two Pubs and Nursery School. The Cathedral city of Salisbury is approximately 17 miles and has a wide range of cultural and shopping facilities, secondary schools and a railway station with links to London Waterloo and the West Country. Tisbury station just 4 ½ miles away is on the same line.

DIRECTIONS

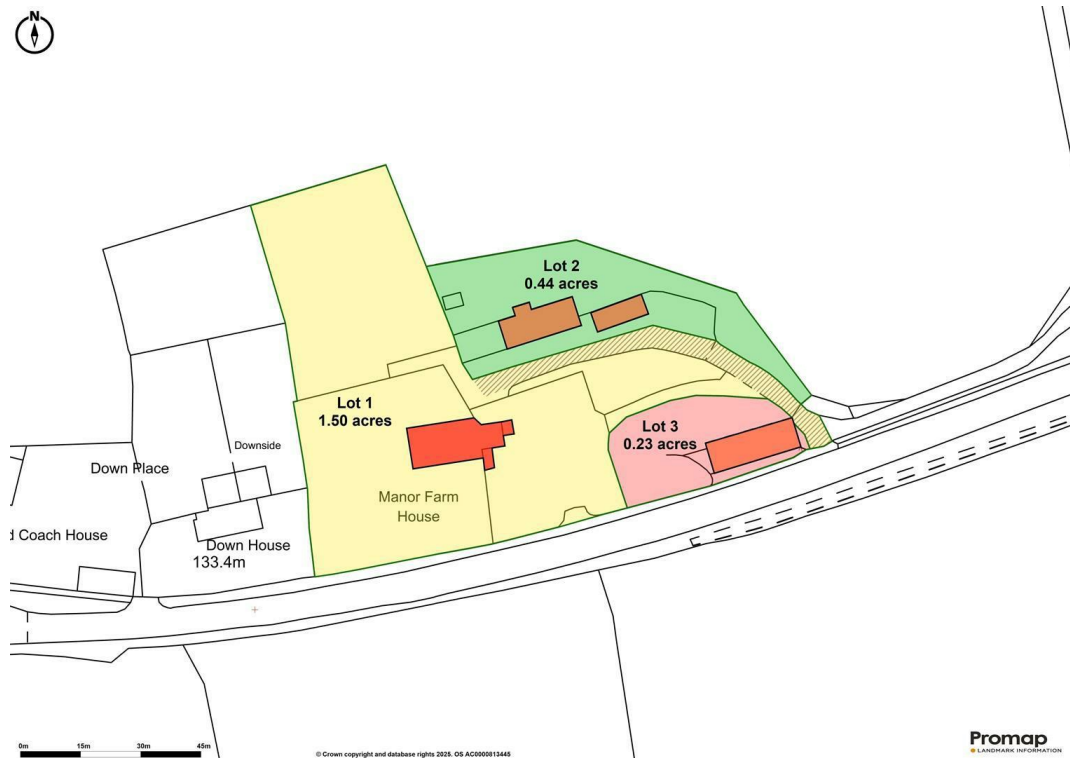
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SERVICES

Barn 1 has power and light connected.
Barn 2 has power, light and water connected.
Barn 2 connected to the treatment plant.

MATERIAL INFORMATION

Standard & ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Ofcom <https://www.ofcom.org.uk>)
Restrictive Covenants: TBC
Agents Notes: TBC
Rights of Way: TBC



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