



Green Mead Farm | The Green | Great Cheverell | Devizes | SN10 5UY

**WOOLLEY
& WALLIS**

An opportunity to acquire an excellent equestrian property with new equestrian barn, welfare building and gravel access track set within approximately 35.48 acres (14.36ha). Available as a whole or in two separate lots.

PROPERTY AT A GLANCE

- | Split into manageable paddocks
- | Mature trees and managed hedgerows
- | Large modern stable block with internal storage
- | Welfare unit for apicultural use (beekeeping)

SITUATION

Green Mead Farm is located on the outskirts of the village of Great Cheverell, Wiltshire. The village offers the usual amenities, a primary school, public house, church and community centre. Further afield, Devizes (3 miles to the North) offers more commercial and retail facilities.

Outriding from the property is excellent with a superb local network of quiet lanes, bridleways and byways.

Green Mead Farm is a quality equestrian property set in about 35.48 acres (14.36 ha). The property includes a new gravel track, a new apiary (beekeeping) welfare unit and modern barn with 7 stables and plenty of internal storage. The property benefits from no rights of way crossing the land offering privacy. The property is available as a whole or in 2 lots.

LOT 1

Lot 1 extends to 28.83 acres of permanent pasture and can be seen outlined blue on the attached plan. The land is split into manageable paddocks by stock proof fencing and mature hedgerows. The soil is productive lime-rich loam which is suitable for grass cropping as well as grazing.

The block is accessed via a gravel track leading to the apiary welfare unit and on towards the modern equestrian barn.





The apiary welfare unit, built in 2022 under permitted development, is used for collection and processing of honey produced from the land. It has south facing solar panels which provide electricity to the unit.

The 90ft x 40ft steel portal frame equestrian barn has 7 stables, concrete flooring throughout and water connected. Behind the stables is perfect weatherproof storage which provides a perfect fodder store and tack room.

PLANNING

The equestrian building was built under application 20/20718/FUL and the apiary welfare unit under application PL/2022/00858.

LOT 2

Lot 2 extends to 6.67 acres of permanent pasture land with a separate access off Cheverell Green Road marked with an X on the accompanying plan. The parcel is enclosed by mature hedging and stock proof fencing.

Again, the soil is productive lime-rich loam which is suitable for grass cropping as well as grazing.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions, and obligations whether to specifically in these sale particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof.

The property is not crossed by any public rights of way.

SERVICES

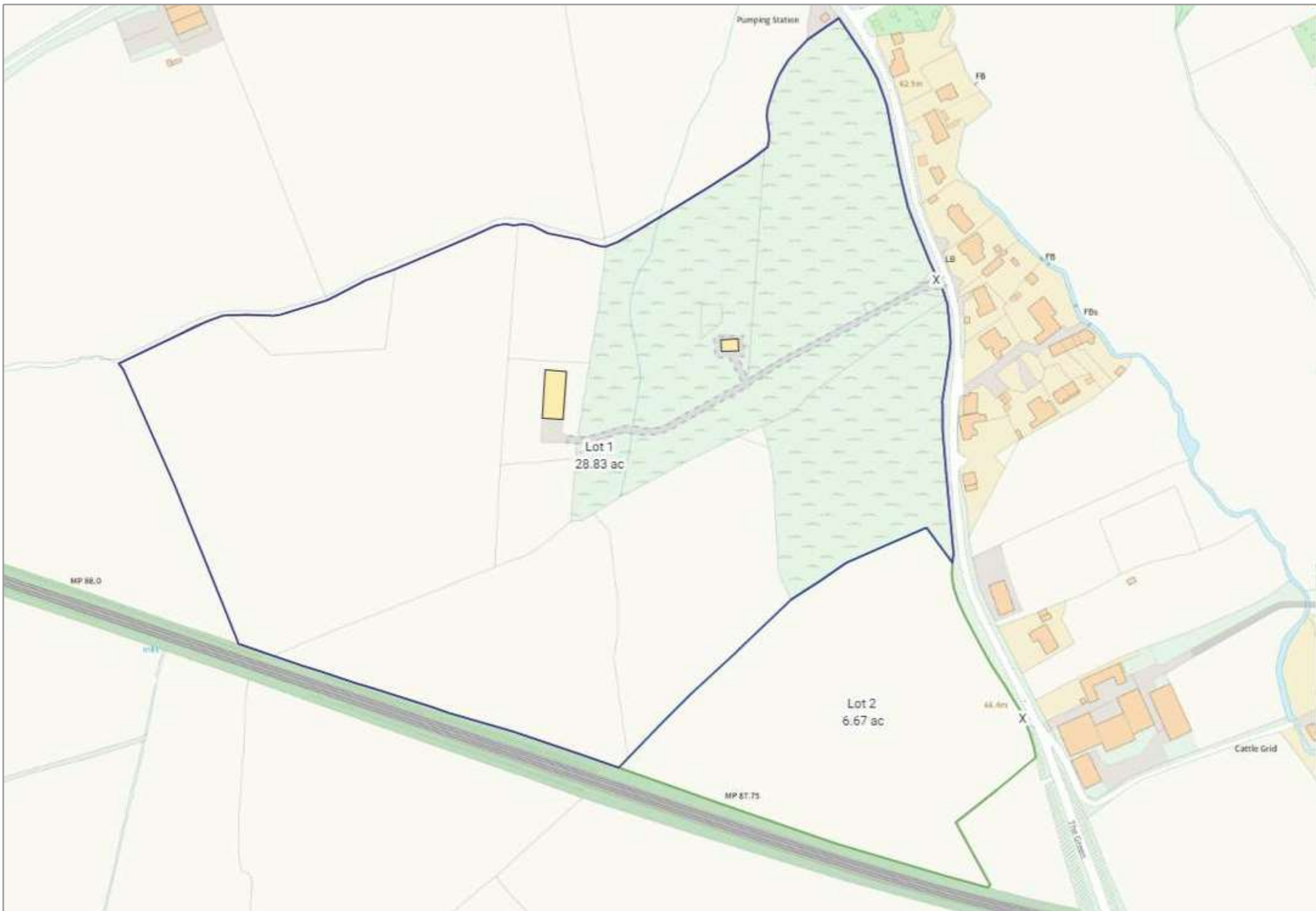
The apiary welfare unit is serviced by mains water and drainage with solar panels on the roof. Mains electricity is installed at the end of the driveway.

DIRECTIONS

From Devizes: Take the A360 south and follow the road for 4.2 miles, turn right onto Cheverell Road, follow the road for 0.5 miles and turn right onto The Green. Follow the road for 0.3 miles and the property will be on your left with a Green Mead Farm sign hung from the gates.







LOCAL AUTHORITY

Wiltshire Council: 01249 706111 (www.wiltshire.gov.uk)

TENURE AND POSSESSION

Access to the property is over Common Land and the property itself is freehold with vacant possession upon completion.

VIEWINGS

All viewings are strictly by appointment only and to be conducted in reasonable daylight hours in possession of a set of the sale particulars arranged through our Farm, Rural and Equestrian department in the Marlborough office 01672 515252.



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AGENT'S NOTES

Woolley & Wallis 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 an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of 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 Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in November 2023