

Whites Park Equestrian

Whiteparish , SP5 2QQ



**WOOLLEY
& WALLIS**

WOOLLEY & WALLIS

Guide Price £650,000 for the whole or in 2 lots

£450,000 Lot 1

£200,000 Lot 2

The Property at a Glance

- American Barn containing 12 stables
- Separate block of 5 stables
- Hay store
- 60m x 25m post and rail enclosed school
- Attractive pasture land divided into paddocks
- Established livery yard
- Easily accessible
- Close to the New Forest
- Approximately 17.94 acres in total
- Available as a whole or in two Lots

Property

Whites Park Equestrian is a first class equestrian holding which is currently run as a well known established livery yard. The holdings is available as a whole or in 2 lots:

Lot 1

Lot 1 comprises approximately 12.63 acres in total with an American Barn containing 12 internal loose boxes and W/C & tack room. There is a lean-to hay barn at the rear. The Barn was reroofed in 2023.

At the front of the American Barn is a 60m x 25m, post and rail fenced sand school which has recently been resurfaced.

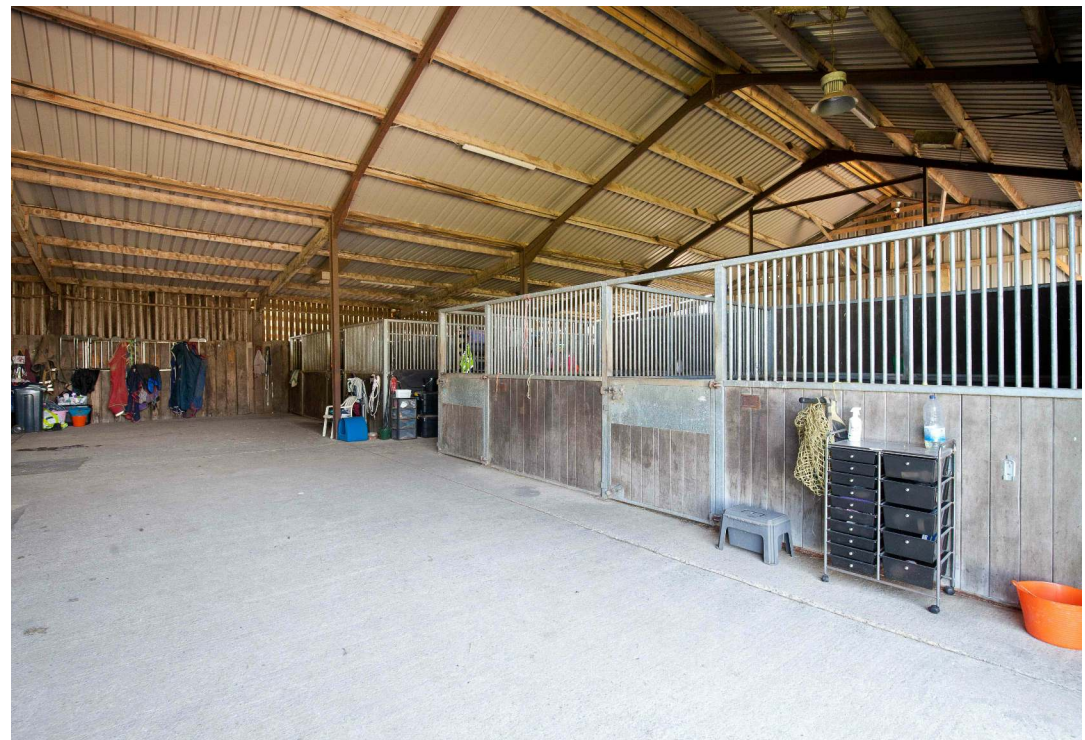
The land is divided into useful sized paddocks enabling the grazing to be rotated over the year.

Lot 2

Lot 2 comprises approximately 5.31 acres in total with a useful block of 5 stables with a concrete yard, located at the entrance to the holding. The land is divided into grass paddocks and lie on either side of the drive.

Services

Mains water and electricity are connected to the property.





The Situation

Whites Park Equestrian is situated in an easily accessible location close to the nearby village of Whiteparish not far from the New Forest National Park. Whiteparish lies on the Hampshire/Wiltshire borders and benefits from amenities including a post office/general stores, doctors surgery, church, well regarded primary school and public house. There is easy access to numerous good walks and riding in the surrounding countryside.

The land is well located with excellent transport links, being close to both the A36 linking Salisbury to the M27 for Southampton and on to the M3, and the A27 which goes to Romsey. There are airports at both Southampton and Bournemouth and mainline railway stations from Southampton and Salisbury both with connections to London Waterloo.

Local Council

Wiltshire Council Tax

Directions

Post code: SP5 2QQ

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From Salisbury head south east on the A36 toward Southampton. Continue past the traffic lights and turning on to the A27 to Whiteparish. Then take the next left hand turn on to Newton Lane. Continue for approximately 300m and the entrance to Whites Park Equestrian will be found on the right hand side.

Method of Sale

The property is offered for sale in 2 lots a whole by private treaty.

Tenure & Possession

Whites Park Equestrian is being offered for sale on a freehold basis with vacant possession

Wayleaves, Rights & Easements

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 public or private rights of way, wayleaves, easements and other rights of way affecting the property.

The vendors are retaining the driveway in order to access the land to the south of Whites Park Equestrian. The purchaser(s) of Whites Park Equestrian will be given an unrestricted right of access over the drive and will be required to contribute to the upkeep of the drive.

Viewings

All viewings strictly by appointment arranged through Woolley & Walls. Contact Sophie Clotworthy on 07467 145524.

Health & Safety

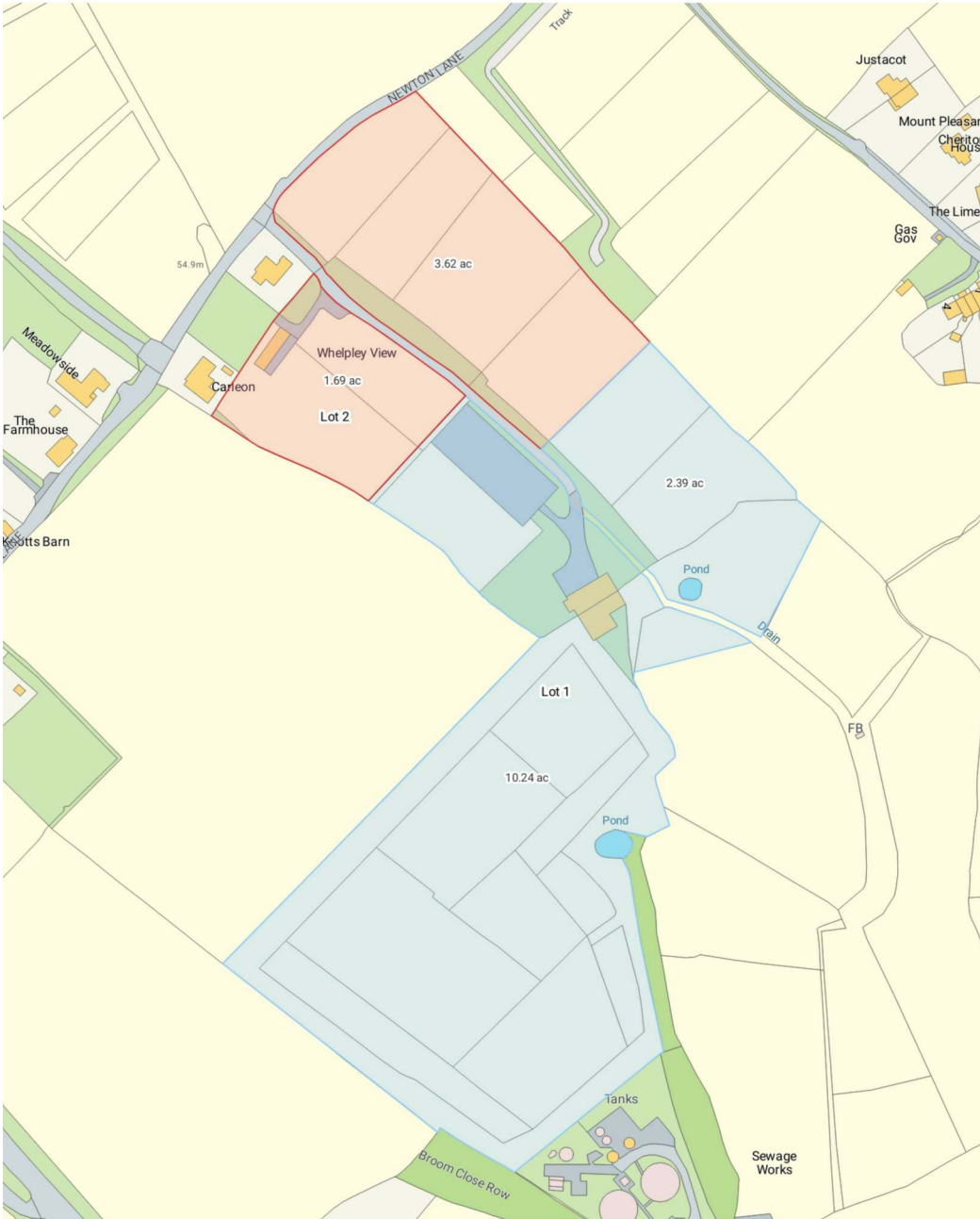
We would ask you to be as vigilant as possible for your own personal safety when making your inspection.



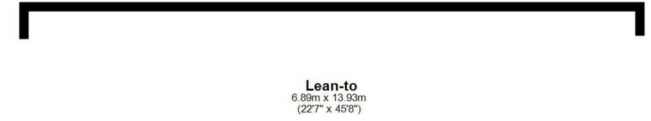
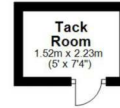
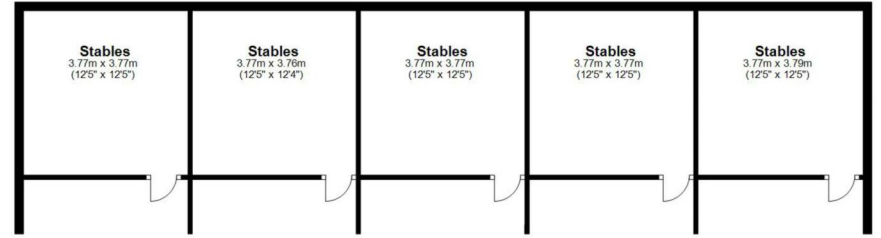


AGENT'S NOTES

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 September 2023.



White Park Equestrian
Approx. 606.7 sq metres (6530.8 sq feet)



Total area: approx. 606.7 sq metres (6530.8 sq feet)

