

East Soley Equestrian Centre

Stag Hill, Chilton Foliat, RG17 0TX

AN EXCEPTIONALLY WELL EQUIPPED AND LOCATED COMPETITION CENTRE

Hungerford 3.5 miles • Newbury 12 miles • M4 (J14) 3.4 miles

Row of 10 boxes • Indoor school of 43m x 24m • Outdoor school of 20m x 60m

Two-bedroom flat • Fenced paddocks

Around 5.96 acres (2.41 Ha.) in all



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Introduction

East Soley equestrian centre. Previously operating as a commercial competition centre and livery yard, offers potential purchasers a lifestyle equestrian purchase or a commercial equestrian premises.

Set within 5.96 acres, East Soley equestrian comprises indoor and outdoor schools, stabling, fenced paddocks and internal accommodation.

Facilities

Most facilities are housed within the steel-framed barn. Within the barn are 10 Loddon boxes, 2 tack rooms, workshop, wash box and office. The flood-lit indoor school measures 43m by 24m. There is a mezzanine viewing area with kitchen facilities, a wooden topped bar with fridge underneath, plus a good sized office and a WC and shower.

There is an all-weather outdoor school of 20m by 60m, with judges box, lighting and a sound system. Behind this are a concrete base for a horse walker and a pair of garage stores.

Accommodation

Within the barn is a two-bedroom flat extending to 994ft². It also comprises a large living room, kitchen, office and family bathroom.

Land

There are around 3 acres of fenced paddocks, each served by water troughs. The land is Grade 3 on the Agricultural Land Classification map and is free-draining over chalk.

Location

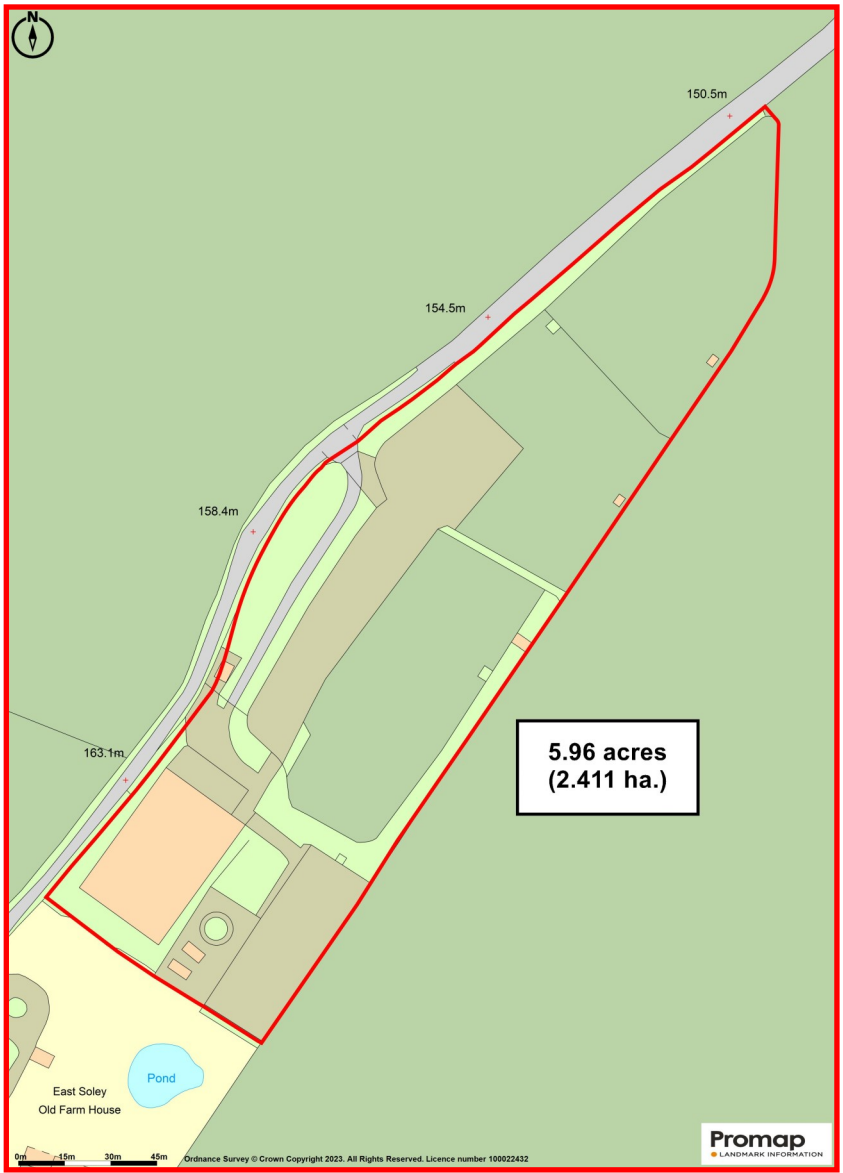
Chilton Foliat (1 mile) is a popular village on the Wiltshire/Berkshire border. It is serviced by a public house, primary school and village hall. Further amenities are in nearby Hungerford (3 miles) and Newbury (12 miles).

Potential dwelling

There may be scope to build a new house (subject to planning) on the site of the garage stores.



SITE PLAN









GENERAL REMARKS

Method of Sale: By private treaty.

Tenure and possession: The property will be sold freehold with vacant possession upon completion.

Title: The property is held in a single title. Title Number BK460925.

Services: Mains electricity, septic tank drainage, The water supply currently comes from the seller's retained property, the seller will install a borehole within six months of completion.

EPC: Band F

Council Tax: Council Tax Band - A (£1,399.10 payable 2023/24)

Local Authority: Wiltshire Council

<https://www.wiltshire.gov.uk/>

Tel: 0300 456 0100

Planning: The occupation of the flat is limited to persons solely or mainly employed or last employed, in the locality in the care or training of horses, in agriculture or forestry, and their dependants.

New dwelling: There is scope (subject to planning) to build a new dwelling on the site of the existing garages. There will be a covenant that the windows above the ground floor and facing the seller's retained property shall be of opaque or frosted glass.

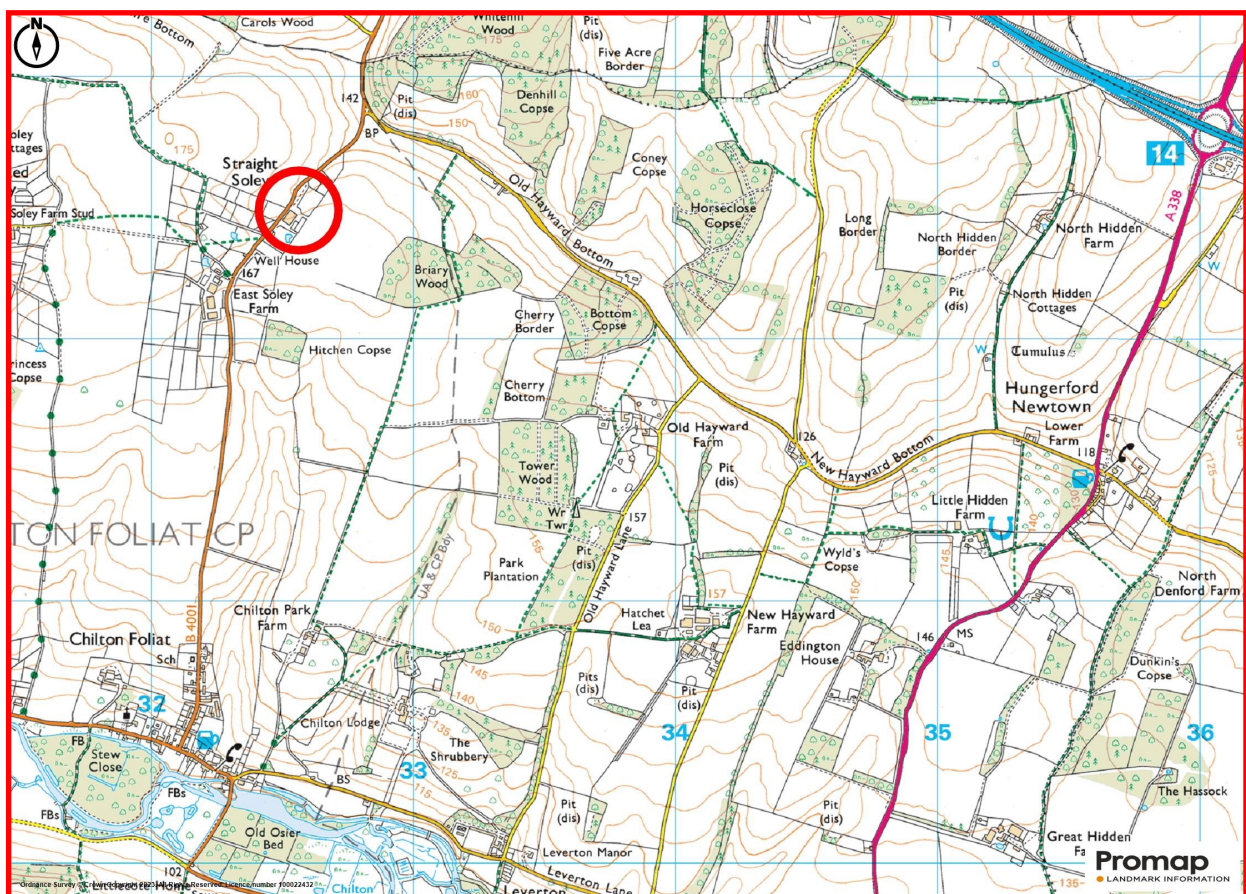
Business Rates: the property has a rateable value of £6,800 this is well below the minimum threshold for rates to be payable.

Viewing: Strictly by appointments with the agents.

Directions: From Hungerford, take the A4 towards Marlborough, then turn right onto B4192 towards Swindon/Ramsbury. In Chilton Foliat turn right on to the B4001, signposted for Lambourn. East Soley Equestrian Centre is after 1.4 miles on the right.

Postcode: RG17 0TX

LOCATION PLAN:



Important Notice

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