

SOUTH COAST EQUESTRIAN **CHICKERELL ROAD, WEYMOUTH, DORSET**

**An Outstanding Equestrian Farm with Strong Livery & Tourism Business
Situated in a Stunning Coastal Location**

SITUATION

Weymouth 3 miles, Abbotsbury 6 miles, Dorchester 9 miles
Mainline Train Services: Weymouth to London Paddington
 2 ¾ hours and Bristol

International Airports: Bournemouth, Bristol and Exeter International Airports within 1 ½ hours.

South Coast Equestrian is situated just under 0.5 miles from the town of Chickereil, and enjoys an elevated rural position, with stunning views over the adjoining countryside and World Heritage, Jurassic Coastline. Located approximately 3 miles north west of the coastal resort of Weymouth, the property benefits from good communication links with easy access to the A37, A35 and A303 with the picturesque villages of Portesham and Abbotsbury within easy reach.

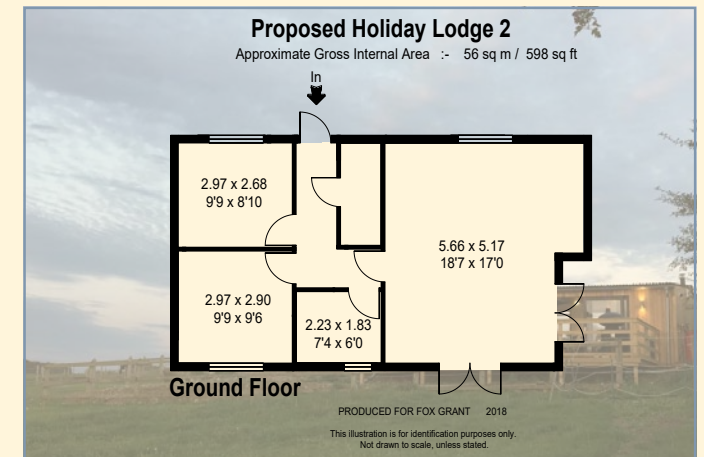
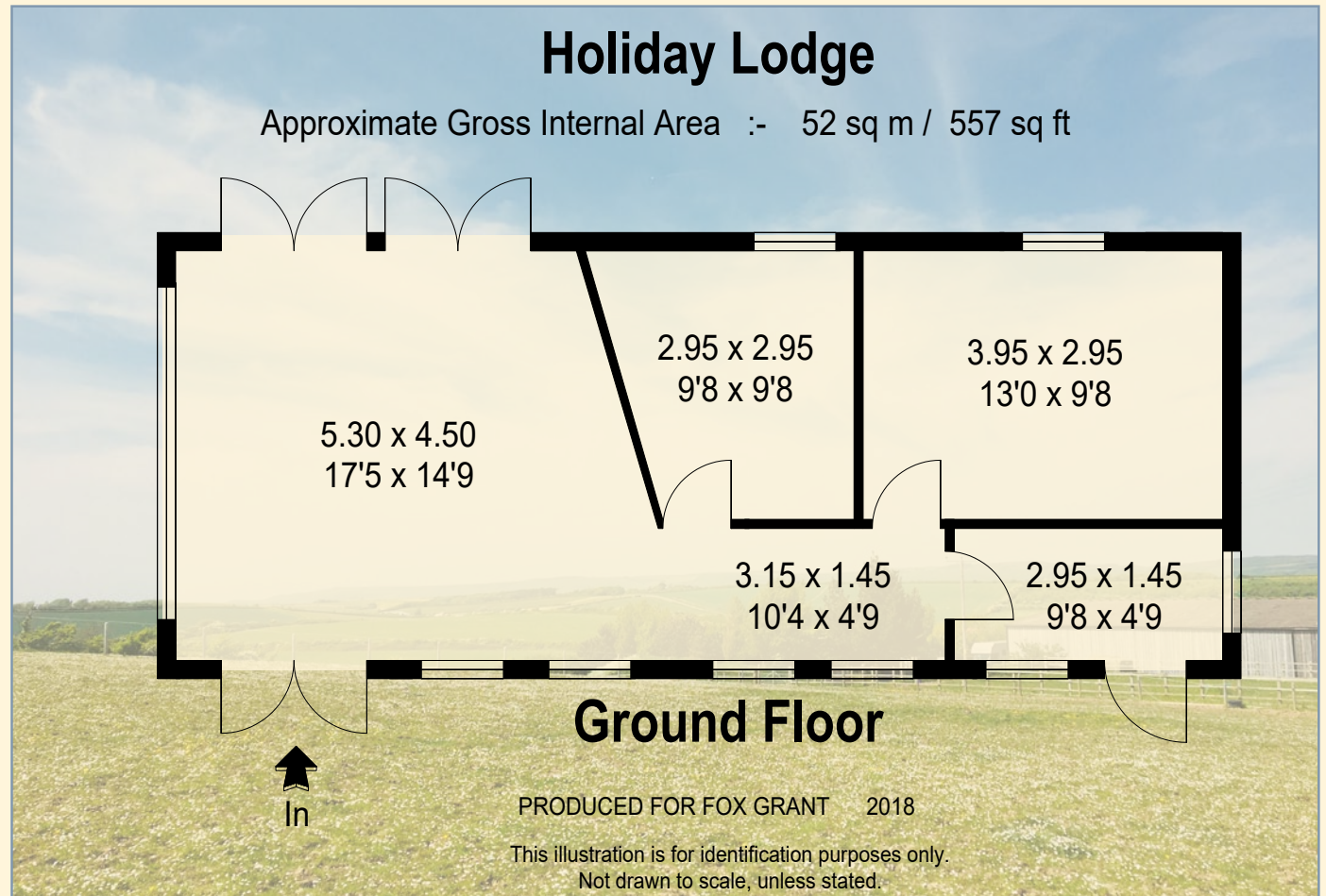
Education There is an excellent selection of private schools in the area including Sunninghill Preparatory School in Dorchester, Milton Abbey, Bryanston and Sherborne boys and girls, Portesham Primary School and Budmouth College in Weymouth. For more details see www.isc.co.uk for independents and www.dorsetforyou.com for state schools information.

Local, Sporting & Recreational Facilities Weymouth is one of the top ten beach destinations in the UK. On the Jurassic Coastline it has a wide range of seaside attractions including a Sealife Centre, theatre and many restaurants as well as high street shops and supermarkets. Good hacking, walking and cycling opportunities abound from the property into the surrounding countryside with sailing and water sports available along the south Jurassic coast. Racing is at Wincanton, Exeter and Taunton. Several competition centres are available within an hours drive with local hunts including the Cattistock and South Dorset. Fishing can be enjoyed on the coast or many local rivers by licence. There are numerous golf clubs within motoring distance.

SOUTH COAST EQUESTRIAN

Situated in a semi rural location enjoying views over its own land South Coast Equestrian is a high specification equestrian centre with an excellent livery business. Equestrian facilities include an indoor and outdoor school, stabling and individually fenced turnout paddocks all with water and own access.

South Coast Livery was established 2 years ago and is now a thriving livery business with an excellent reputation and a waiting list for spaces. Facilities are excellent including the exceptional layout of the paddocks and access. Prior to the current livery business, South Coast Equestrian was run as a very successful riding school. The current vendor is a well known and highly qualified instructor and has a list of established clients.



- Outdoor Arena with sand and rubber surface (50m x 25m)
- Indoor Arena with a recently upgraded surface of sand and soft fibre (23m x 42m)
- American style barn comprising 24 stables
- Feed room
- Secure tack room
- Staff room / rug room
- Separate mens and womens WC
- Office
- Large hay barn attached to indoor school
- 1 lean to pony stable
- Hard standing for lorry / trailer parking
- 2 wooden pony stables within a paddock

LAND

On the far side of the drive, the fields are divided into 1 acre individual paddocks with Tornado Horse Wire. Each paddock has its own access from a hard standing track and its own automatic drinker. Beyond the stables and schools are four 2 acre fenced paddocks, a small isolation paddock and 6 acres of sloping pasture fenced with hedges.

In all the land amounts to some 17.5 Acres.

SOUTH COAST EQUESTRIAN BUSINESS

- 22 Livery Horses
- Regular Hire of Indoor and Outdoor school to private clients and clubs
- Established brand, website and Facebook community

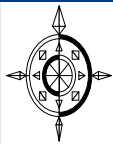
HOLIDAY LODGE

The Woodhouse is a recently constructed 'Scandi Villa' finished with an immaculate contemporary Chic décor with polished concrete floors, enjoying stunning views over the adjoining paddocks. The lodge offers accommodation for up to 4 guests with a fully equipped kitchen, wood burner and an outdoor decked area with a wood fired pizza oven and hot tub. Since implementing, the lodge has enjoyed an exceptionally high level of occupancy through Air BnB with current bookings in place up to Christmas 2018. The accommodation comprises of:

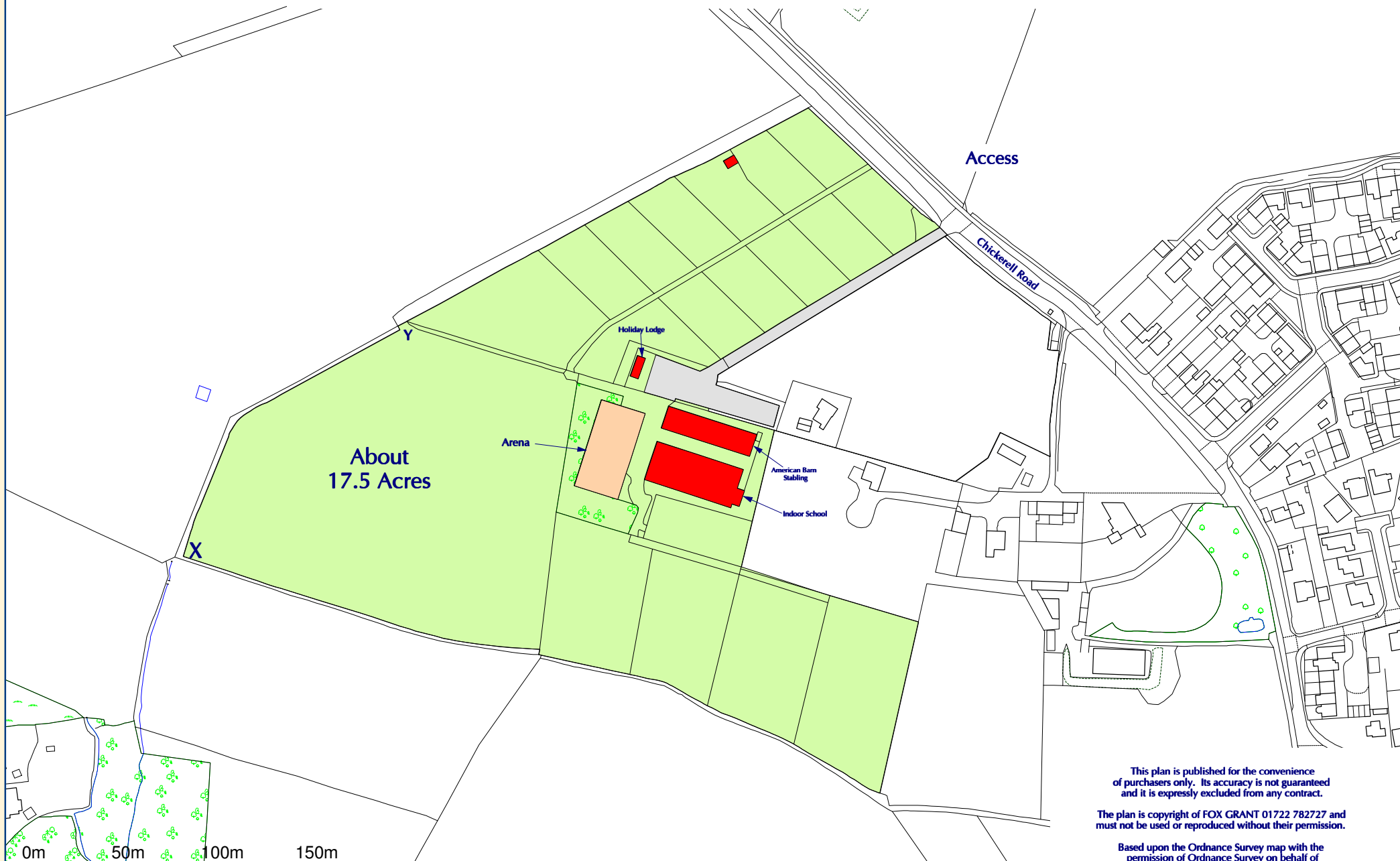
- Fully fitted kitchen
- Sitting room
- 2 double bedrooms
- Outdoor decking area
- Ample parking
- Planning consent for a second lodge

A full set of accounts will be made available to bona fide purchasers following viewing the property.





SOUTH COAST EQUESTRIAN, CHICKERELL, WEYMOUTH, DORSET DT3 4DL



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Based upon the Ordnance Survey map with the permission of Ordnance Survey on behalf of

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 form any 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 have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Health & Safety Health & Safety Planning Outline planning consent was granted on 1 February 2018 by Wiltshire Council (Ref 17/08184/OUT) for the erection a single storey, equestrian workers dwelling. The occupation shall be limited to a person solely or mainly working, or last working, in the training/keeping/breeding of horses, in agriculture or in forestry in the locality, or a widow or widower of such a person, and to any resident dependents.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Rights of Way There is a public footpath which crosses part of the property marked X-Y on the sale plan.

Authorities Weymouth & Portland Borough Council Tel: 01305 221000

Council Tax Pending.

Planning Consent Permission was granted on 6th July 2017 to build a second holiday lodge. Application No:WD/D/17/000569

Services Mains water, drainage and electricity.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and Farm machinery are excluded from the sale but may be available by negotiation.

Particulars Prepared in May 2018.





**SOUTH COAST EQUESTRIAN
DT3 4DL**



William Grant



**Cantie Speid
Soote**

DIRECTIONS

From **Dorchester** head south on the A354 towards Weymouth. After going over Ridgeway, turn left signed Bincombe/Upwey. At the bottom of the slip road turn left onto the Dorchester Road. Continue for about a mile, over the lights and take third left hand turn signed Nottingham. On entering Nottingham village turn left and proceed south and after 1/2 mile turn left into the entrance driveway.

Postcode: **DT3 4DL**

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact **Cantie Speid Soote, William Grant**

foxgrant.com

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SALISBURY
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