



WHITES PARK EQUESTRIAN WHITEPARISH, WILTSHIRE

Superb and Immaculate Equestrian Property, Abutting the New Forest National Park.
For Sale as a whole or in three lots. Total About 46.4 acres

The Salisbury railway station has a regular service to London Waterloo, or to Bath, Bristol, and South Wales. Golf can be enjoyed at Hamptworth Golf & Country Club. Sailing and water sports are available on the south coast within 30 minutes' drive. Horseracing is at Salisbury & Goodwood. Fishing can be enjoyed on the River Avon. See www.wiltshire.gov.uk and www.thenewforest.co.uk for further information.

EQUESTRIAN FACILITIES

Whites Park Equestrian is well set up for equestrian use, the current vendors have used the property for individual livery's as well as renting the barn as a whole. There is an American barns of 12 stables and a separate barn with 5 stables.

- American barn - 12 indoor stables (new roof 2023)
- Separate block of 5 stables
- Arena 60x 25m sand & rubber
- Haystore
- Hot & cold mains water
- Mains electrics
- Container; dry storage/tack room
- W/C & tack room
- Approx. 20 well fenced paddocks
- About 29.4 acres
- Loam based grazing
- About 29.4 acres
- Lot 2 – 9.6 acres
- Lot 3 – 7.3 acres

LAND

The land extends to total **about 46.4 acres** of predominantly level pasture. Available as a whole or in three lots – see sale plan.

- High conservation and wildlife interest
- Loam base pasture
- Well fenced paddocks
- Woodland
- Mature trees and hedgerows
- Mains water

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

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Wiltshire Council 0300 456 0100

Council Tax not rated

Energy Performance Certificate N/A

Services Mains water and electric. Private drainage.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Footpaths Marked FP on the sale plan. Along the most northerly boundary and diagonally across lot 3.

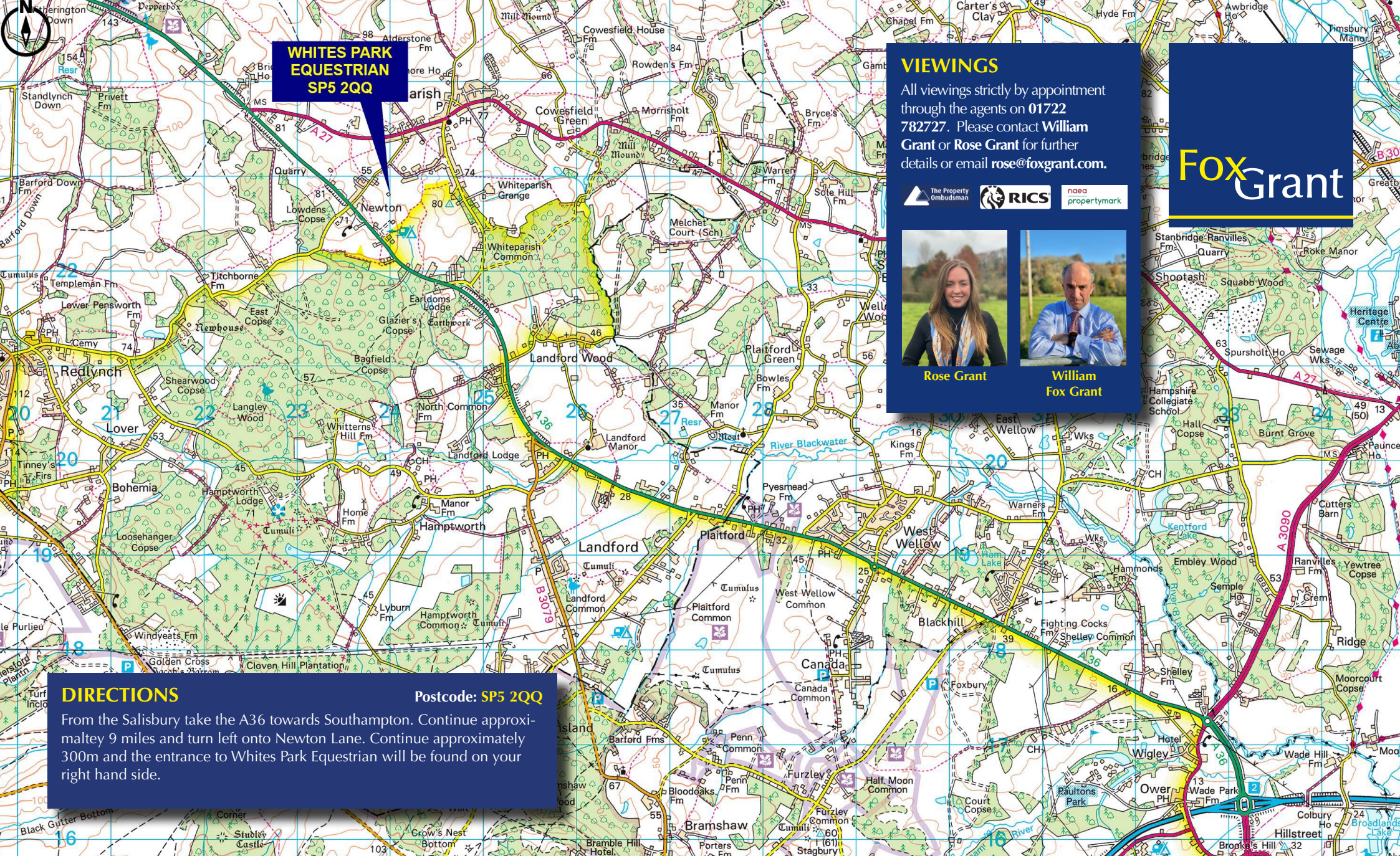
Lot 2 will provide a right of access over its gateway for Lot 3 (see sale plan).

Lot 3 will be required to fence the access track to the main field.

Fencing Please note Lot 2 and 3 do not have a secure perimeter fence, if sold separately the buyer/s will be required to fence.

Particulars Prepared by Rose Grant January 2023





**WHITES PARK
EQUESTRIAN
SP5 2QQ**

VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **William Grant** or **Rose Grant** for further details or email rose@foxgrant.com.



Fox Grant



Rose Grant



William Fox Grant

DIRECTIONS

Postcode: **SP5 2QQ**

From the Salisbury take the A36 towards Southampton. Continue approximately 9 miles and turn left onto Newton Lane. Continue approximately 300m and the entrance to Whites Park Equestrian will be found on your right hand side.

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**



**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**