

FoxGrant



Superb & Rare 75 Acre Residential Equestrian Farm Set In An Elevated Parkland Setting, House, Extensive Outbuildings, Equestrian Facilities, Parkland & Pasture

Park Farm Hoggington Lane, Trowbridge, Wiltshire BA14 9NR  
Offers In Excess Of £1,000,000





## COMMUNICATION LINKS

Trowbridge 3 miles, A36 3 miles, Westbury 7 miles, Warminster 10 miles, Bath 15 miles, M4 (Jct 18) 23 miles, London 117 miles

## TRAINS

Westbury to London/Paddington (1 hr 30 mins), Westbury to Bath (25 mins)

## AIRPORTS

Bristol 35 miles

## SITUATION

Park Farm lies in an elevated parkland setting, located at the end of a private no through road on the western edge of the village of Southwick. Situated 3 miles south west of Trowbridge the property benefits from good communication links with the A36 providing easy access to Bath and M4 motorway & the A303 connecting London to the West Country.

## EDUCATION

The area abounds with good schools including Downside, Wells, Stonar and Dauntsey's. State primary schools are at Southwick and Trowbridge, with further schools at Westbury and Warminster nearby. For more details see [www.isc.co.uk](http://www.isc.co.uk) for independents and [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) for state schools information.

## LOCAL & RECREATIONAL

The village of Southwick provides a good range of services including a local store, public house, church, country park and a primary school with more comprehensive shopping, sporting, cultural and education facilities found in Trowbridge or Bath. Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside with sailing and water sports available on the south coast. Horseracing is at Bath, Salisbury and Wincanton, hunting is with the Avon Vale. Golf can be enjoyed at Cumberwell, Frome and Bradford On Avon.

## PARK FARM

Situated in an elevated parkland, enjoying far reaching rural views towards the Westbury White Horse, Park Farm is a residential equestrian farm with a good range of traditional and modern farm buildings, an international manège and 76 acres of productive pasture, all within a ring fence.

## FARM HOUSE

Park Farmhouse is an attractive period farmhouse of brick elevations under a tiled roof. Extending to some 2,285 ft<sup>2</sup>, the property provides flexible accommodation arranged on two floors, with rural views to the south & east from the principal rooms. There is potential to modernize and extend into a 1260 ft<sup>2</sup> derelict adjoining farm building to the NE of the House (Subject to planning) see block plan Building No 2 The accommodation comprises: Sitting & dining room Utility & boot room Study & studio 3 double bedrooms Kitchen/breakfast room Family bathroom & shower room South facing gardens Orchard Gravel turning circle

## FARM BUILDINGS

There is an excellent range of modern former dairy buildings extending to some 20,000 ft<sup>2</sup> to the west & north of the Farmhouse which are currently used for Storage purposes ( Peach 4-8 ) and for Equestrian use (Pink 9-12 - See block Plan ). The farmyard would be highly suitable for conversion to full Equestrian or Agricultural use or alternative uses subject to planning.

## FARM BUILDING DETAILS

??? Silage Barn (No.4) 4 Bay Steel Portal Frame barn with grain walling (60' x 30'), 1800 ft<sup>2</sup> ??? Silage Barn (No. 5) 4 Bay Steel Portal Frame barn with grain walling (60' x 32') 2070 ft<sup>2</sup> ??? Old Milking Parlour (No. 6) Mono pitched under block (45' x 30') 1280 ft<sup>2</sup> ??? Open fronted Dutch Barn (No.7) 3 Bay (60' x 20') 1480 ft<sup>2</sup> ??? Double Cubicle Barn (No.8) 5 Bay Steel Portal Frame Barn (75' x 84') 6,300 ft<sup>2</sup>

## EQUESTRIAN FACILITIES

There are good equestrian facilities to run a competition yard, livery yard or stud with scope to expand. (See block plan 9 -12) ??? Dutch Barn (No.9) with 4 American style stables & concrete floor. 1400 ft<sup>2</sup> (See Block Plan - Building No 9) ??? Stables (No.10) Block under sheet roof, providing 4 stables with adjoining tack room ??? Manège (No.11) International 60m x 20m Charles Britton Silica sand and rubber arena, with timber post and rail fencing ??? Concrete lorry Park (No.12) Former Silage clamp with earth bund ??? Good outriding ??? Post and rail paddocks ??? Close to competition centres at West Wilts & Heywood

## FARMLAND

The gently undulating land lies within a ring fence and is laid to permanent pasture, classified grade 3 on a mix of clay loams. The pasture is divided into a number of enclosures with many mature feature broadleaf hedgerows and trees. The land has good access from the yard with a central track running north from the buildings, with the majority of fields benefiting from mains fed water. In all the land amounts to some 76 acres.

## AGENTS NOTES

Property Misdescriptions Act 1991 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 The Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## HEALTH & SAFETY

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around farm buildings and machinery. Children must be supervised by their parents on site.

## 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 & 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 land (marked as FP on the sale plan) and a private right of access to Trowbridge. A private right of way will exist between points A-B on the sale plan.

## **LOCAL AUTHORITY**

Wiltshire Council Tel: 0300 456 0100

## **SOLICITORS**

Goughs, Corsham Tel: 01249 712193

## **COUNCIL TAX**

Band E, £1,787.22 payable 2012/13

## **SERVICES**

Mains water and electricity, private drainage to a septic tank, oilfired central heating.

## **TENURE**

Park Farm is sold freehold with vacant possession given upon completion.

## **FIXTURES & FITTINGS**

Unless mentioned specifically all fixture, fittings, garden ornaments & Farm Machinery are excluded from the sale but may be available by negotiation.

## **SINGLE FARM PAYMENT**

The farm is not registered for any entitlements.

## **PARTICULARS**

Prepared by William Grant & Adam Field in June 2012.

## **DIRECTIONS**

postcode BA14 9NR From Frome head northwest (A361) for Trowbridge. Just after Hooper's Pool and Lamberts Marsh turnings, turn left into Hogginton lane. Continue for approximately 1.2 miles, bear right at the fork and proceed to the end of the lane where you will arrive at the entrance gates to the property. See location map for alternative routes.

## **VIEWINGS**

All viewings strictly by appointment through the agents on 01722 782727. Please contact William Grant, Adam Field or Phil Howard for further details or email [adam@foxgrant.com](mailto:adam@foxgrant.com)

