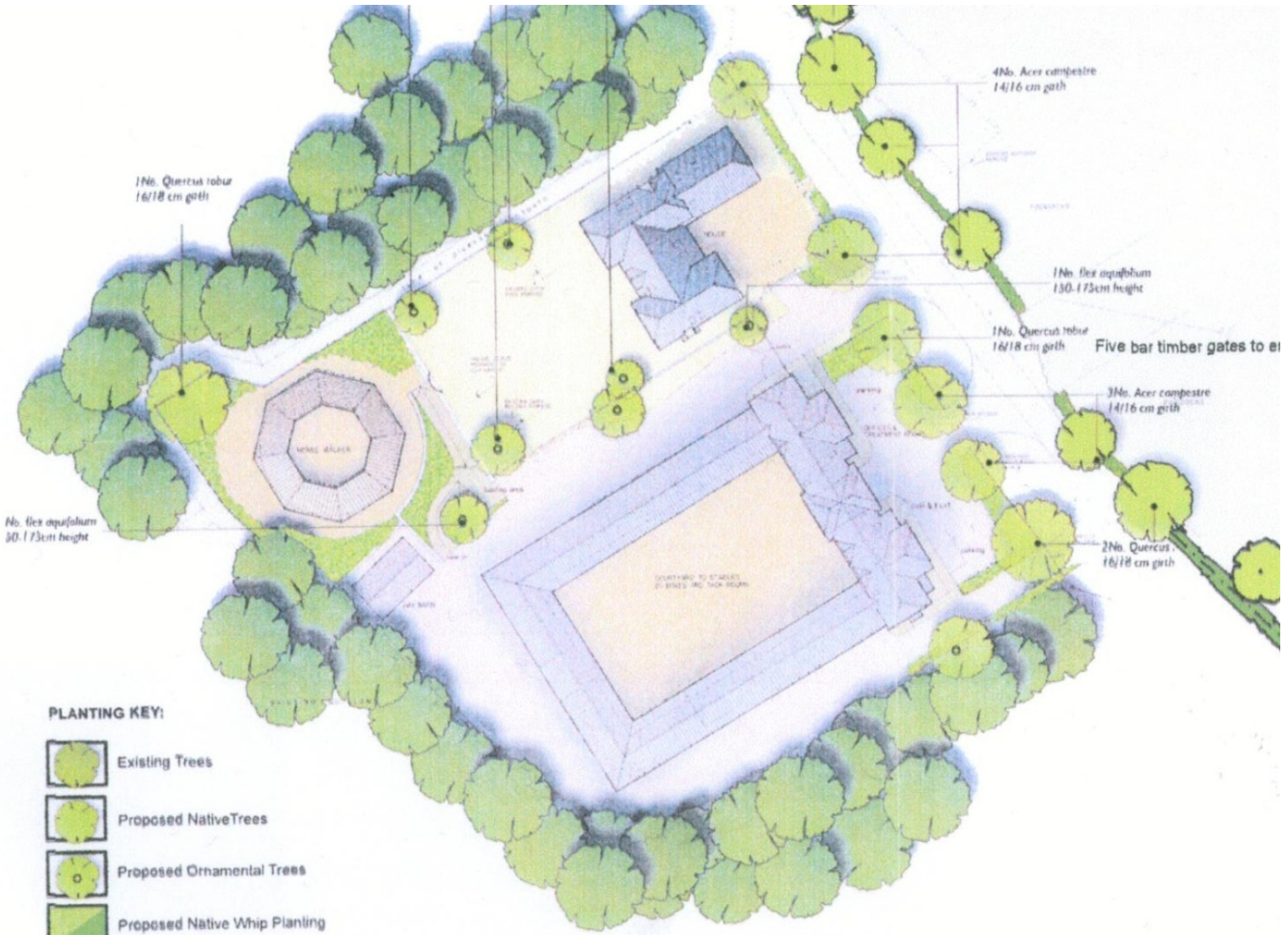


Draft Details only
BERKSHIRE - HUNGERFORD
UNIQUE EQUESTRIAN DEVELOPMENT OPPORTUNITY



ADDRESS: Upper Slope Farm, Bagshot, Nr Hungerford, Berkshire, RG17 0RX

SITUATION:

The site is located in a secluded rural location yet less than a mile off the A338 Hungerford to Salisbury road, with Hungerford being just 3 miles distant, Marlborough 8 miles, Newbury 10 miles and the M4 4 miles. The site is elevated and enjoys far reaching views across the countryside.

DESCRIPTION

Currently comprising of a range of redundant farm buildings and land extending to approximately 12 acres on which planning permission has been obtained to create an equine veterinary and rehabilitation centre. This unique opportunity would create a much needed facility in this prime equestrian area, though it is possible that the current permitted use could be extended or changed, subject to planning.

The current detailed planning permission approved on the 6th October 2005 application number K/51540, worded as: Demolition of redundant agricultural buildings. Change of use of land to equine establishment/clinic for treatment of injured horses and riders including stable yard (comprising 20 stables, treatment rooms, gym, staff room, offices and flat), hay barn, horsewalker and 6 bed detached house. Alterations to vehicular accesses

Application Number K/58535/VAR: allows for 2 variations on the conditions:

1: The occupation of both the manager's house and the staff flat permitted by K/51540/F shall be limited to a person solely or mainly working, or last working, in equine activities carried out at the application site, or in agriculture or forestry, or a widow or widower of such a person, and to any resident dependents. REASON: The site lies within the open countryside where new residential development, other than that required in the interests of agriculture, forestry or other employment essential to the countryside, would be contrary to the policies contained in the approved Development Plan and to government advice contained within PPS7

2: The development to which this permission relates shall be first used for the purpose of an equine therapy clinic for the

treatment of injured horses and riders. REASON: To ensure that the applicant implements the very particular proposal for which he made a case for planning permission, in the interests of the integrity of the planning system

MAIN RESIDENCE

Approximately 4000 sq ft with 6 ensuite bedrooms, entrance hall, study, sitting room, dining room, family kitchen, cloakroom, utility room,

Staff Flat

1 bedroom and open plan kitchen / living room and bathroom.

Equestrian Facilities:

20 Stables, horse walker, hay barn, tack and feed rooms.

Clinic:

2 Treatment rooms, gymnasium reception area, changing rooms and toilet facilities.

Local Authority

Kennet District Council, Browfort, Bath Road, Devises, Wiltshire, SN10 2AT. Telephone: 01380 724911

Full plans and details of the planning permissions are available for inspection on request. Alternatively by viewing the web site of the Kennet District Council at:

<http://mvm-planning.kennet.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

putting in the application numbers: K/51540/F and K/58535/VAR

Services:

Mains Electricity, Mains Water.

Directions

From junction 14 of the M4 follow the signs for the A338 and the town centre, continue through the town and follow the road for about a further 2.5 miles tuning right up to Bagshot, continue up the hill and the road will turn right and level out, the site will be found on the left.

VIEWING: Although the buildings are currently empty, prospective purchasers are asked to register their interest in viewing with Pelhams Equestrian Rural & Land Agents in case they are challenged.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Pelhams, nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to this property.
3. Any photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
4. Any reference to or alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained, these matters must be verified by the intending purchaser.
- 5 The property is sold subject to all rights of way whether public or private, light support, drainage, water and other pipes, whether referred to in the particulars or not