



WAYLAND STABLES

BEACON LANE, WINTERBOURNE, BRISTOL, BS36 1SB



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BRISTOL, BS36 1SB

An opportunity to purchase a well-maintained equestrian smallholding of approximately 9.27 acres (3.75 hectares) with a four bedroom log cabin (subject to occupancy condition), stabling and stores, all weather outdoor menage, doggie day care and business, and a range of buildings.

- Log Cabin (116m² / 1,250ft²)
- Approximately 7.64 acres of pasture
- Maintained equestrian facilities
- Existing doggie day care business

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: **£1,000,000**

Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

SITUATION

Wayland Stables is located off Beacon Lane on the western outskirts of the town of Winterbourne in South Gloucestershire. The town has amenities commensurate with its nature and size, including a church, schooling, a selection of public houses and a variety of local shops.

The regional centres of Bristol and Bath are 7.1 miles and 18.2 miles respectively. Local transport links include the mainline railway station at Bristol Parkway (2 miles) and access to the M32 J1 (2.3 miles). The M4 J19 is (3 miles) and Almondsbury Interchange (M4/M5 interchange – 3.8 miles).

DESCRIPTION

The property is a well-maintained equestrian complex extending to approximately 9.27 acres (3.75ha), comprising a four bedroom detached log cabin (subject to occupancy condition), stabling with associated tack room, office, doggie day care facilities, pole barn, polytunnel, horse walker, all-weather outdoor menage (40m x 20m) and approximately 7.64 acres (3.09ha) of permanent pasture, which has been divided into a number of individual paddocks.

The deceptively spacious residence was constructed in 2007, and the accommodation is predominantly arranged over one storey, with a first floor area providing a good-sized double bedroom with sky lights and built in storage. To the ground floor, a recently fitted kitchen/diner/living with central island and vaulted ceilings provides an attractive entrance. There are three bedrooms to the ground floor in addition to the first floor accommodation, with the master benefiting from an en suite shower room. There is also a family bathroom, understairs storage and office to the ground floor.

Externally, French doors lead from the lounge to a composite decking area and covered hot tub area. The property is accessed off Beacon Lane, with electric entrance gates which leads to an extensive parking area and very well-maintained landscaped gardens, and an ornamental pond.

In 2013, planning permission was granted for the permanent use of the log cabin, subject to the occupation being limited to a person solely or mainly working, or last working, in agriculture, forestry or equestrian purposes, or a widow or widower of such a person, and to any resident dependents.

Council Tax Band – A
EPC Rating D

LAND

The land extends to approximately 7.64 acres (3.09ha) of permanent pasture and is generally level, with the exception of the recently constructed acoustic bund. The land is bordered and subdivided by stock proof fencing in the main, with mature hedgerow and tree boundaries to the east. To the south west boundary, approximately 1,000 trees have been planted. The land is accessed from the residential and yard curtilage, with internal access between parcels and water connected in the form of water troughs.

BUILDINGS

The buildings at Wayland Stables are well maintained and fit for purpose, which includes an American Barn with eight stables along a central passage, with hay store, wash down area and tack room, in total measuring approximately 23m x 12m. There is an all-weather floodlit outdoor menage (40m x 20m), horse walker and a range of storage and equestrian facilities.

The property also benefits from an established Dog Day Care business, being fully licenced by South Gloucestershire Council and established in 2009, which provides a covered space with office, connected to water and electricity, together with additional purpose built facilities.

SERVICES

The double glazed windows are of a metal construction with a timber surround and the property is connected to mains water and electricity, with LPG heating and drainage to a septic tank.

BUSINESS

In addition to the equestrian nature of the property, a 'Dog Day Care' business was established in 2009 and is generating a successful annual turnover. The current business is licenced for 30 dogs; however, the existing facilities offer scope for expansion subject to achieving the relevant consents.

OVERAGE CLAUSE

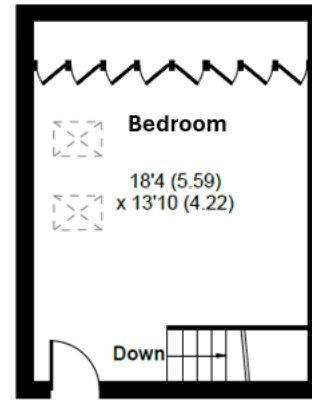
The land only will be subject to an uplift clause to the effect that if planning consent is granted, within 15 years of the sale, for anything other than agricultural or private equestrian use, then 15% of the uplift in value will be payable to the Vendors, or their successors in Title.

VIEWING

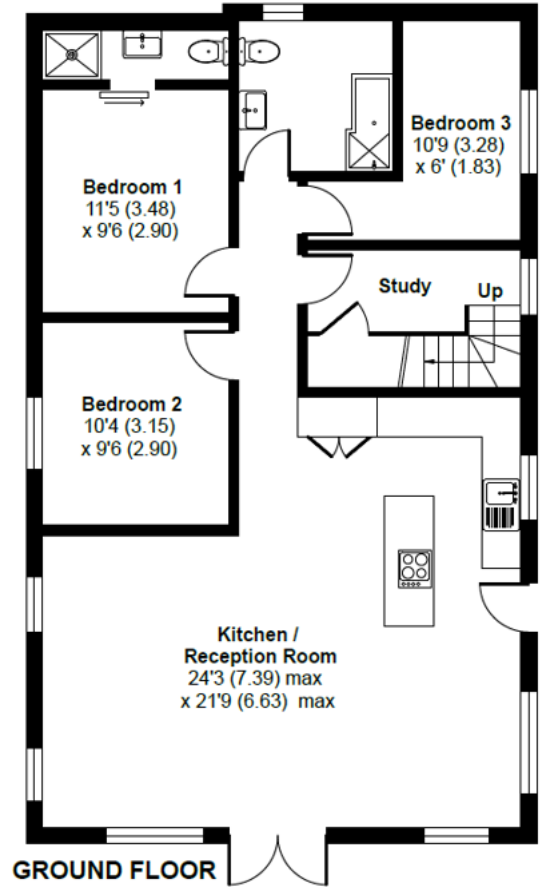
Strictly by appointment with the Agents: David James
Tel: 01453 843720. |







FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		