

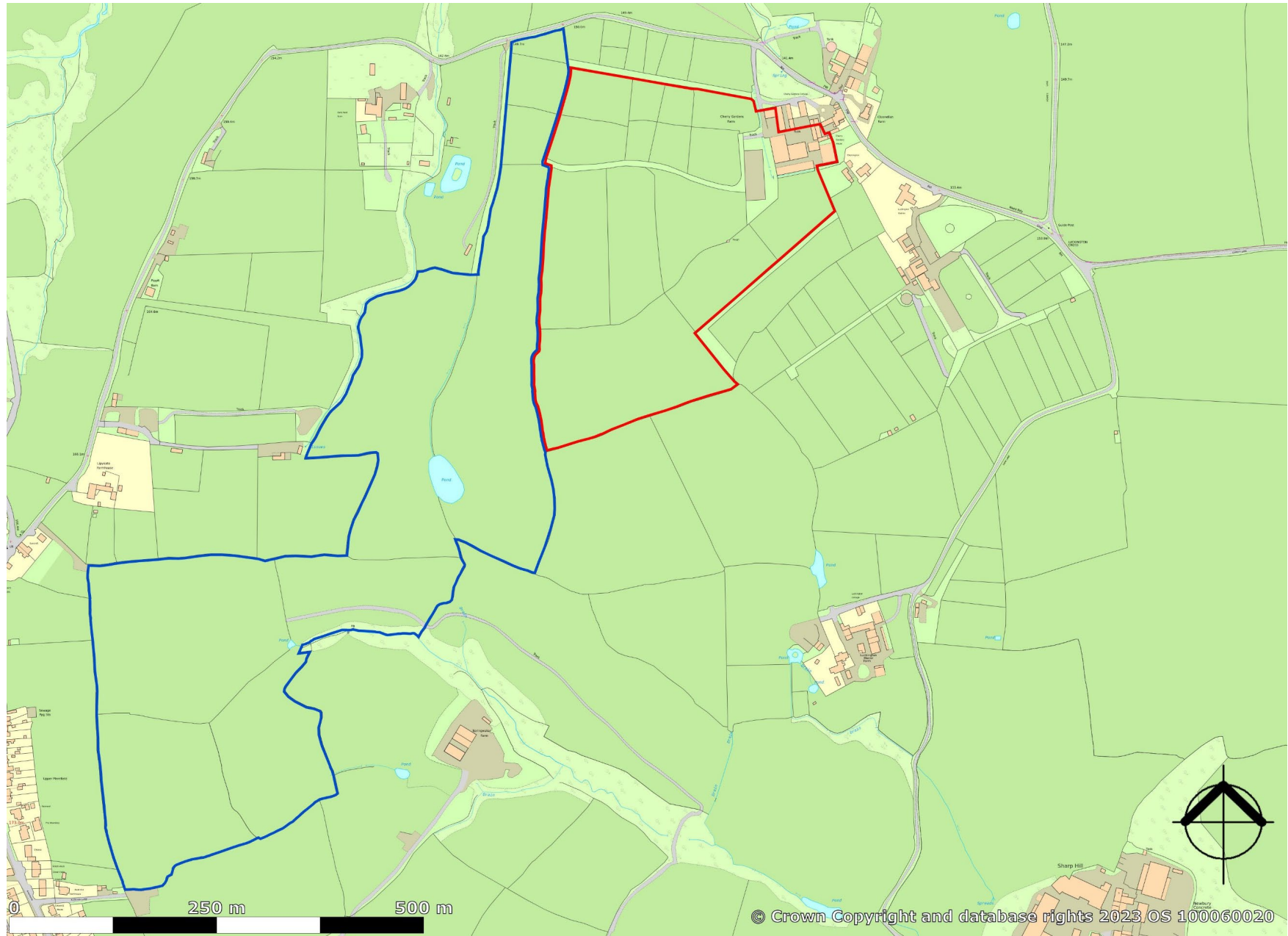


Cherry Gardens Farm, Newbury, Nr Frome

£1,275,000 to £1,325,000 as a whole  
Freehold

COOPER  
AND  
TANNER





# Cherry Gardens Farm

## Newbury, Nr Frome, BA11 3RL

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 4  3  1  79.19 acres  23 Stables EPC N/A

### Description

Cherry Gardens Farm is a fantastic blank canvas that gives the purchaser the opportunity to create a property to their own specifications. The farm is currently run as a successful livery yard and benefits from versatile facilities that would suit a variety of requirements including a continuation of the equestrian venture or a change of use back to agriculture or a similar use. The holding extends to approximately 79.19 acres and is being offered for sale as whole or in two lots.

### Lot One

**Cherry Gardens Farm. As edged red on the sale plan**  
**Guide Price £825,000**

### The Barn

Planning consent was granted on 26<sup>th</sup> November 2021 for conversion of a traditional stone barn into a residential dwelling under Part 3 Class Q of the GPDO 2015. The barn is tucked away on the side of the holding and is approached over a concrete driveway and yard area and overlooks the buildings.

The proposed accommodation could, subject to planning consent, be altered if required but currently comprises an entrance hall with stairs rising to the first floor and a door leading to the kitchen and study. There is a bedroom and bathroom on the ground floor. A door leads from the dining room to a wonderful drawing room which has been designed to be open to the eaves with a mezzanine providing a master bedroom with a dressing room and bathroom shared with the adjoining bedroom. There is a further bedroom and bathroom on the first floor. Accessed from the outside is a useful utility room.

### The Stable yard

Cherry Gardens Farm comprises a range of modern agricultural buildings that have been adapted to provide a range of boxes and equestrian facilities.

Three of the barns have been set up in an American Barn style and comprise 23 boxes of varying sizes. They are good, light airy barns and the internal partitions could be altered to provide a different layout if required.

The largest of the barns has been used as an indoor school of approximately 31m x 17m with a wood chip and fibre surface. More recently this space has been used to house an electric five horse walker.

Overlooking the front yard is an open fronted barn which is used for loose housing and undercover storage. The rear stable block has a lean-to to either side. Both are useful storage spaces and could be put to other uses.

Due to the proximity to the proposed dwelling, it is likely that the open fronted barn and the left hand lean to of the rear stable block would be removed.

There is a further open fronted barn, with a workshop to one end, that has space for under cover storage for horse boxes, machinery, equipment, hay and bedding.

Set quietly away from the stable yard is an all-weather school of approximately 26m x 60m, enclosed by post and rail fencing and with a sand and fibre surface.



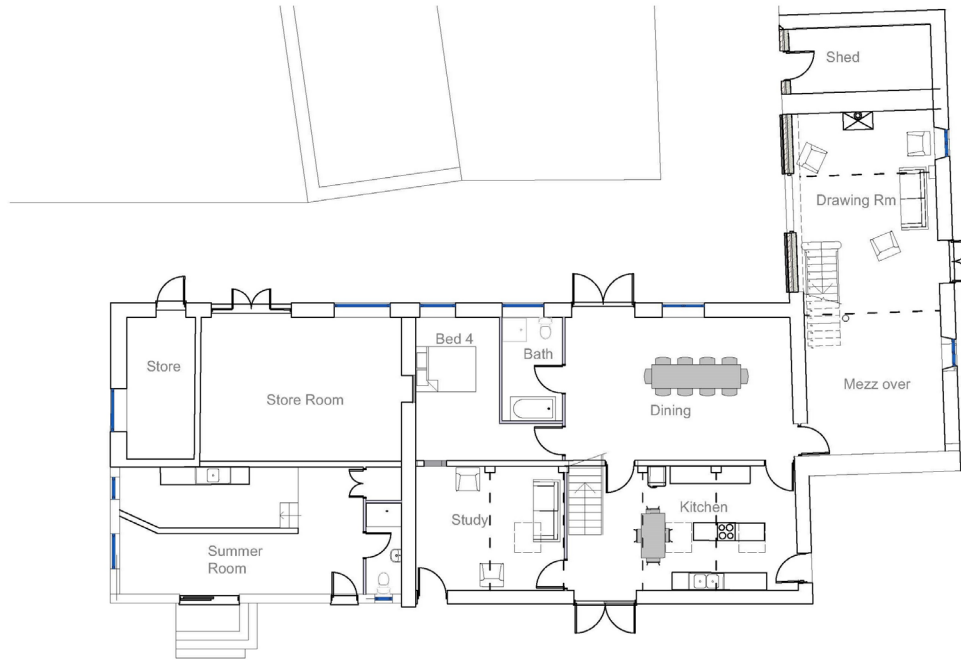
WEST ELEVATION





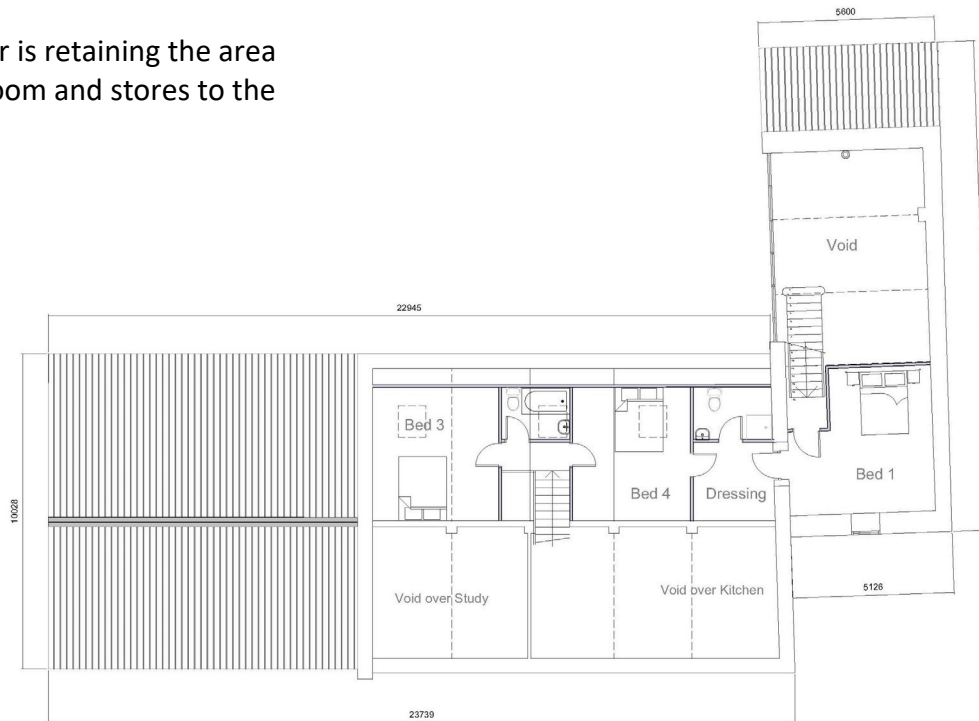






**Proposed accommodation**

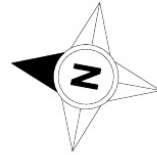
Please note that the vendor is retaining the area occupied by the summer room and stores to the rear.



# Cherry Gardens Farm, Newbury, Frome, BA11

Outbuilding(s) = 20802 sq ft / 1932.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 1036085

## The Land

The land is level in aspect and can be seen almost in its entirety from the driveway and school. The perimeter boundaries are made up of good mature hedges and fencing and then have been subdivided in part into conveniently sized paddocks with some of the fields left open. In total Lot One extends to approximately 27.73 acres.

## Lot Two

**Approximately 51.46 acres.**

**As edged blue on the sale plan**

**Guide Price £450,000 to £500,000**

A block of productive agricultural land held in a ring fence close to the outskirts of the village of Coleford. The land benefits from a good gated access point from the lane that runs to the north.

The boundaries comprise mature hedges and trees which provide good natural shelter.

The land has been used for grazing and fodder production and would suit a number of uses including conservation as well as, of course, agricultural or equestrian use, subject to gaining the necessary consents.

Please note that Lot Two will not be sold as a separate lot until a sale has been agreed on Lot One.

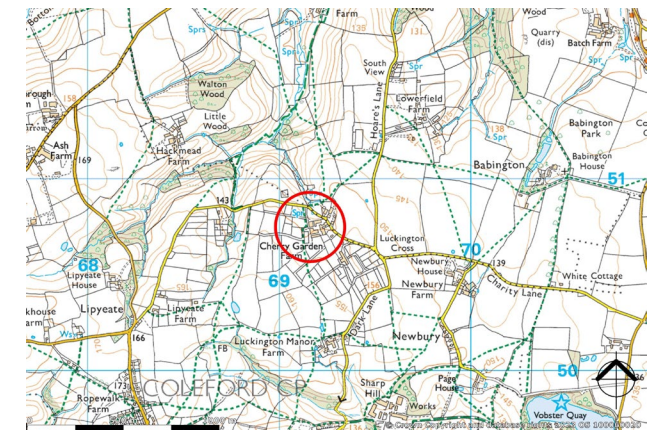
## Location

Cherry Gardens Farm is in a popular rural position between the villages of Mells and Coleford in the small hamlet of Newbury, home of Babington House.

Both Coleford and Mells offer a good range of local amenities including primary schools, village shops and Post Office facilities. A wider choice is available in the nearby towns of Shepton Mallet and Frome with the cities of Bath, Wells and Bristol all being within easy commuting distance.

Cherry Gardens Farm is in a good location for those looking to commute further afield with a choice of mainline rail services available into London, Bristol and the South West as well as Bristol Airport.

There are excellent equestrian opportunities close by with a wide choice of training and competition venues offering both affiliated and unaffiliated competitions including Mendip Plains at Ston Easton and West Wilts at Holt. There is a choice of riding clubs and pony clubs in the area to choose from including Bath Riding Club and Saxon Dressage Group, Wylve Valley and Mendip Pony Clubs.



**Services:** Mains water and electric are on site and the purchaser will be required to separate the services from the vendors retained property. A sewage treatment plant has been installed on site and is being used by another property. The proposed accommodation will be granted the right to connect into this.

**Rights of Way:** There is a single footpath that crosses Lot One and three that cross Lot Two as indicated by the broken green lines on the location plan.

The vendor will retain the first part of the access drive and full rights of access will be granted to the buyer of Lot One



### Equestrian Venues

- Mendip Plains EC
- West Wilts EC



### Train Links

- Westbury - London and Bristol
- Bath - London and Bristol

**Tenure:** Freehold

**Viewing:** Strictly by appointment through Cooper and Tanner on 01373 455050





## FROME OFFICE

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