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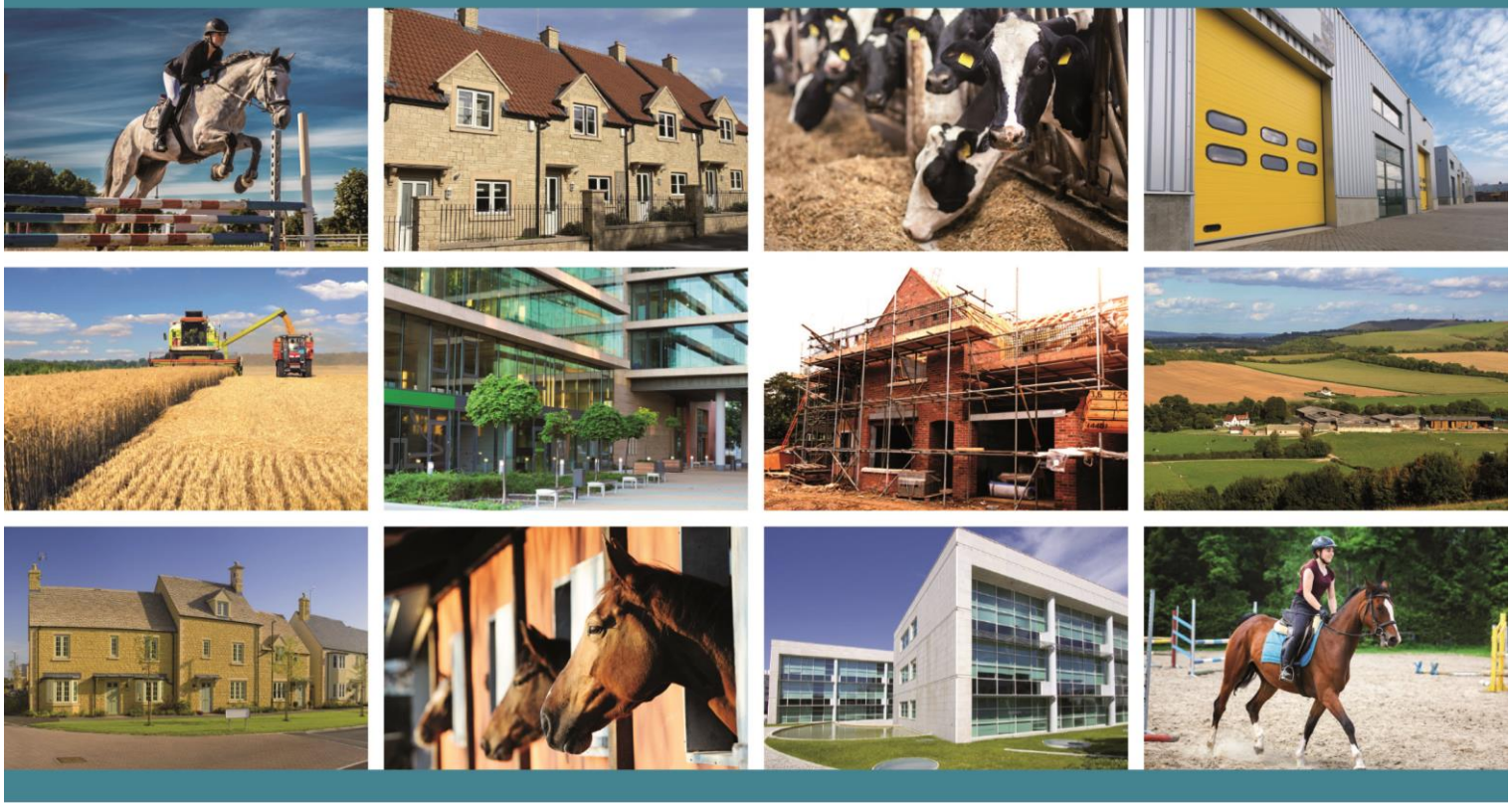

Site: The former clinic building at Ludlow's Farm, Bradley Road, Warminster, Wiltshire, BA12 7JY

Proposal: Change of use of former clinic building to separate residential unit (retrospective)

On behalf of: Ms P Day

Date of Issue: September 2023

RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

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1.0 INTRODUCTION

1.1 This statement has been prepared on behalf of the applicant to support their retrospective full planning application for the conversion of a former clinic building at Ludlow Farm to a separate residential unit.

1.2 The statement will examine how the proposed development relates to the site and its context. The statement will also provide an explanation and justification for the scheme having regard to the national and local plan policy context.

2.0 BACKGROUND AND SITE CONTEXT

Background

2.1 This application concerns a two-storey, brick, and stone building, associated with Ludlow Farm, a 27-acre equestrian holding in Warminster. It is referred to as 'The Annex' throughout this statement.

2.2 Ludlow Farm is a long established commercial equestrian yard, having been originally established as a racehorse training yard, with its own training gallops, prior to the installation of the bypass. It was then run as a stud farm and veterinary practice with equestrian facilities, where the previous owner was a veterinarian who occupied the principal dwelling on site until April 2017. Up until this time, the application building was used as a clinic associated with the veterinary element of the previous business. It was also attached to the main house that previously stood at the site

2.3 The wider site was purchased by Ms Day, the applicant, in May 2017 and is now run as an 'Equestrian Centre', offering a range of training facilities and livery units. As part of the upgrading of the facilities on site, Ms Day has demolished and replaced the main house (17/11493/FUL) as well as created livery units, a new indoor exercise arena and replaced the outdoor arena (17/09294/FUL). Under this latter consent, permission was also approved for the use of a replacement caravan as a holiday let. The replacement caravan is in place but has not been used for holiday let use.

2.4 The application building was previously attached to the original dwelling that stood on the site and used as a clinic. However, planning permission 17/11493/FUL approved the replacement and relocation of the original dwellinghouse. Consequently, the former clinic building became separated from the residential dwellinghouse and the applicant invested heavily in its renovation and upgrading, with the works being carried out alongside the construction of the replacement dwelling. Upon completion of the works, Ms Day has been renting it out on assured shorthold tenancies, unaware this represented a change of use that required planning permission. It has only just been brought to her attention and this retrospective application seeks to rectify and regularise the situation in respect of gaining the necessary planning approval.

Site context

2.5 Ludlow Farm lies on the edge of the Market Town of Warminster where it is located within close proximity of the A36/ A350, known locally as the Warminster bypass. Ludlow Farm is located just off Bradley Road and is accessed via the bridge which crosses the bypass from the town. Here, the site is ideally placed to provide easy access to the town and its facilities, including the local transport infrastructure, whilst also offering easy access to adjacent countryside, as is required by the vast majority of equestrian businesses.

2.6 The Annex is discretely positioned, along with the remainder of the site, in a low-lying bowl within the landscape. Therefore, there are no prominent, long-range, views from the top of Cley Hill. Furthermore, the wider site is bordered by trees and hedgerows and there is no landscape, cultural or heritage

designations covering the site. The site does lie within the River Avon Special Area of Conservation (SAC) catchment. Public footpaths (WARM61 / 62) are located to the north and north-east of the site, partially following the route of the access drive.

2.7 The annex building is not sited within close proximity to any other residential properties, other than Ludlow Farm itself (in which the applicant resides).



Figure 1: Aerial photograph showing the site in relation to Warminster and Bradley Road (source: GoogleEarth)



Figure 2: Site block plan, showing position of Annex (purple line denotes public right of way)



Figure 3: The Annex



Figure 4: The Annex as viewed from the driveway of the replacement dwelling

2.8 This statement will now move onto a discussion of the proposed development and planning policy context before the discussion of the planning merits and heritage implications of the proposal. It should be read alongside the following report:

- Viability Report by Andrew Martin, Strakers

3.0 PLANNING POLICY

3.1 The main planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS) and the Warminster Neighbourhood Plan (2016).

3.2 At the national level, National Planning Policy Framework 2021 (NPPF) is the foremost material consideration. This is supplemented with the National Planning Practice Guidance (NPPG).

3.3 The relevant policies and guidance are set out in the tables below:

NATIONAL PLANNING POLICY FRAMEWORK

Chapter	Title
5	Delivering a sufficient supply of homes
9	Promoting sustainable transport
11	Making an effective use of land
12	Achieving well designed places
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

WILTSHIRE CORE STRATEGY

Chapter	Title
CP1	Settlement strategy
CP2	Delivery strategy
CP31	Spatial Strategy for the Warminster Community Area
CP48	Supporting rural life
CP51	Landscape
CP57	Ensuring high quality design and place shaping
CP60	Sustainable transport
CP61	Transport and new development
CP64	Demand Management

SAVED POLICIES - FORMER WEST WILTSHIRE LOCAL DEVELOPMENT PLAN (2004)

Chapter	Title
U1a	Foul Water Disposal

WARMINSTER NEIGHBOURHOOD PLAN (2016)

Chapter	Title
L1	Design
E5	Surrounding Environment
GA4	Rights of Way

4.0 PLANNING ASSESSMENT

4.1 The key issues for the consideration of this proposal are:

- The principle of the development
    I. Housing Land Supply
    II. Policies of the Wiltshire Core Strategy and Neighbourhood Plan
- Design and visual impact
- Highway safety
- Impact on biodiversity;
- Residential amenity
- Impact on heritage assets
- Planning balance

Principle of development

I. Housing land supply in Wiltshire

4.2 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the advice and guidance contained within the National Planning Policy Framework (NPPF). The NPPF requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs, with an appropriate buffer. Where Councils are unable to demonstrate this, planning policies concerning housing delivery (including those within a made neighbourhood plan) are considered out of date and applications for housing development should be considered in line with paragraph 11d of the NPPF.

4.3 The 'Housing Land Supply Update' (May 2023) confirms that Wiltshire Council can only demonstrate 4.6 years of housing land supply (based on April 2022 data). As such, policies CP1, CP2 and CP48 of the WCS are considered out of date and applications for housing development should be considered in line with paragraph 11d of the NPPF. The relevant extract is set out below:

> For **decision-taking** this means:
>
> c) approving development proposals that accord with an up-to-date development plan without delay; or
>
> d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date[8], granting permission unless:
>
> i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed[7]; or
>
> ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.4 Whilst it is accepted that the triggering of paragraph 11d) of the NPPF does not mean out-of-date development plan policies should be ignored, the weight afforded to them is weakened and the 'tilted balance' is engaged. The term 'tilted balance' is used to define Paragraph 11 of the NPPF when engaged as the 'planning balance' is tilted from a neutral balancing exercise where if the harms outweigh the benefits planning permission is usually withheld, to a tilted balance where the harms should significantly and demonstrably outweigh the benefits for permission to be withheld.

4.5 Focussing now on the contents of subsection d) paragraph 11 of the NPPF, the application site is not within 'an area of particular importance' nor does it 'contain any assets of particular importance' (as defined by footnote 7). The proposal will therefore be assessed in terms of its 'benefits' and 'harms', using the planning policies of the local plan as a starting point. Section 5.0 of this statement will conclude with a discussion of the 'planning balance'

II. Development Plan Policies - Wiltshire Core Strategy and Neighbourhood Plan

4.6 Having regard to the principle of residential development in this location, CP2 of the WCS identifies exceptions to the general approach of the core strategy towards the location of new development. These exceptions seek to respond to both local circumstance and national policy. One such policy is CP48 – conversion of rural buildings.

4.7 The policy 'exception' to the provision of housing only in the most sustainable of locations has been permitted in order to help meet the Government's clear aim to significantly boost housing supply as set out in Chapter 6 of the NPPF and numerous ministerial statements, through in this instance, the re-use of existing under-utilised rural buildings. This is a better means of providing housing by efficiently using buildings which are already in existence, to limit the pressure on untouched countryside to provide for the growing demands on housing supply. Both national and local policy accept that residential conversions may be deemed acceptable even in isolated rural locations, which is certainly not the case here, given the sites very close proximity to the large market town of Warminster.

4.8 The NPPF at paragraphs 79 and 80 support the principle of new housing in rural locations in certain exceptional situations. At paragraph 79 the NPPF states:

"*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities*".

Paragraph 80 of the NPPF concerns development which would secure the reuse of a redundant building in the countryside, stating:

"*Planning policies and decisions should avoid the development of isolated homes in the countryside unless* ***one or more*** *of the following circumstances apply:*

….b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting…"

4.9 In the first instance, policy CP48 of the core strategy seeks the use of the building for employment, tourism, cultural or community uses. If this is not a practical proposition, a residential use would then be considered.

4.10 Policy CP48 states:

"*Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:*

i. The building(s) is / are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and
ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and
iii. The building can be served by adequate access and infrastructure; and
iv. The site has reasonable access to local services ***or***
v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.' ***(Taken from adopted version of WCS which has not been correctly transposed in the online version)***

Only where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy".

4.11 It is not necessary to demonstrate compliance with both criterion iv) and v) of policy CP48, but only one of the two. In this case, we will be demonstrating compliance with criteria iv).

4.12 To accept the principle of a residential use of the site, CP48 firstly requires applicants to demonstrate that the conversion and/or re-use of the building for employment, tourist, cultural and community uses cannot be made viable or are not practical propositions. To this end, a viability assessment has been commissioned to inform this process, to assess the returns against the

investment made, and to help establish a viable use for the building. Although this is a retrospective application, the actual build costs have had been assumed on the basis of the age, previous condition, and nature of construction of the building. This is because the works to repair and upgrade The Annex were carried out as part of the overall scheme to create the Equestrian Centre, install the log cabin and erection of replacement dwelling and it has not proved possible to separate the build costs of the various schemes. Strakers are extremely experienced in assessing such proposals and the methodology and costs used are detailed within their report.

4.13 The viability report concludes that the conversion of the building for other potential uses would simply not have been viable or practical propositions, given the likely values/rents achievable and the investment needed.

4.14 Furthermore, in terms of whether an alternate use would have been a practical proposition at the time of conversion (and now), we highlight that the site is located very close to Warminster - a settlement that already benefits from a large range of services and facilities, including the Civic Centre and The Athenaeum Centre. There is, therefore, unlikely to be the need, desire or funding for a further community building in this location. Moreover, an alternative community, cultural or employment use is likely to generate much higher levels of traffic than the proposed dwelling, with associated demands for increased parking provision, which would impact on the Equestrian Centre and would be unsuitable along Bradley Road. Increased vehicular trips associated with these alternative uses would also be likely to generate sustainability concerns.

4.15 The submitted viability report undertaken by Strakers demonstrates that the conversion of the building for other potential uses would simply not have been a viable proposition, given the likely values/rents achievable and the investment needed to facilitate the conversion of the building for such uses. With no active use or financial input into the repair and upkeep of the building, the building would have remained redundant, and its physical condition would deteriorate, to the detriment of the building and would represent the waste of a valuable resource, i.e. a building that has already been constructed. It is clear therefore that a sympathetic residential conversion of the building was the only practical and viable option.

4.16 This statement will now address the five criteria of CP48, having regard to the principle of development.

i) Is the building capable of conversion

4.17 The building was and still is in an overall good state of repair, as can be observed from external and internal inspections of the building. The building had been in active use as a clinic prior to its conversion and the works did not require any major rebuilding elements and only required areas of localised repair and upgrading. The building was (and remains) of generally heavyweight construction and was in a sound construction and the works necessary for the conversion were carried out without significant structural

intervention. The photographs attached at Appendix A show the building mid-conversion and clearly demonstrate the sound state of repair it was in. Moreover, there was no mention in the previous planning officer's report of the dilapidated or poor state of repair of the building.

4.18 Attached at Appendix B are the sales particulars from Cooper & Tanner where The Annex (then attached to the original dwellinghouse that stood at the site) was referred to as being readily available for a range of uses. It was described as a two-storey building consisting of four rooms, and a cloakroom that could be an office suite, annexe, or workshop. There was no mention of any significant structural works as would have been required if this were the case.

4.19 It is clearly evident from the photographs and sales details that The Annex was of sound construction at the time of the conversion and that no significant modification or demolition took place.

ii) The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas

4.20 The proposal is for a sensitively designed, small-scale development, converting an established building within an established Equestrian Centre to provide one dwelling. The works that have taken place were of a high standard, retaining the 'rural' character of the building.

4.21 In terms of landscape and visual impact, it is worth noting that Ludlow Farm lies outside of the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and in close proximity to both the bypass and the town, as well as a number of other equestrian developments and the large glamping facility and buildings at Botany Farm.

4.22 The outbuilding is associated within the Ludlow Farm complex, directly adjacent a number of other buildings. The building is not therefore seen as isolated or prominent and, instead, forms part of a well-established group of buildings. The residential conversion of the building therefore has little impact upon both the character and appearance of the area. There was no requirement to extend the building, encroach into any part of the countryside and all works to create the parking and garden were contained within the Ludlow Farm Equestrian Centre complex.

4.23 Within the short-lived and glimpsed views from the right of way and Bradley Road, the alterations to the building and change of use to residential are barely perceivable.

4.24 The proposals did not therefore result in any significant alterations to the character or appearance of the rural landscape with views being largely as they were – of a two-storey timber, brick, and stone building set alongside the range of buildings associated with Ludlow Farm.

4.25 There are no immediate neighbours to the property whose amenities would be adversely affected by the proposals.

4.26 As such, the proposal would comply with Core Policies 51 and 57 of the WCS, chapters 5, 11, 12 and 15 of the NPPF and policies L1 and E5 of the neighbourhood plan.

iii) The building can be served by adequate access and infrastructure

4.27 The proposed plans show that the existing vehicular access serving the site (leading to and from Bradley Road) serve the dwelling. This access has historically been used for traffic associated with a range of equestrian and related veterinary uses. The traffic generation associated with this single one-bedroom dwellinghouse would be much less. It is therefore concluded that the building can be served by adequate access.

4.28 The driveway itself offers excellent visibility in both directions over the wide roadside verge. It too, has a relatively straight alignment over its c.100metre length.

4.29 There are two dedicated parking spaces serving The Annex and there is sufficient parking and turning space to serve these spaces.

4.30 In view of these matters, the proposals would not be detrimental to highway safety nor would they result in any 'severe' transport impact, the threshold set out in paragraph 111 of the NPPF for local planning authorities to consider refusing development on highway grounds.

4.31 Mains electricity, mains water supply and foul drainage already existed at the site as they were required for the previous clinic use. There was no change to these.

4.32 For the aforementioned reasons, we therefore submit that the proposal conforms to criteria iii) of CP48.

iv) The site has reasonable access to local services

4.33 In considering this criterion, it must firstly be remembered that policy CP48 is a policy which seeks to permit rural development within the countryside, outside of the usual 'sustainable' settlements. It therefore follows that 'access to services' in this regard should not be assessed in the same manner as non-exceptional development located within the settlements, and that there will necessarily be reliance on the private car to access local services. Nonetheless, we submit that this site is not unduly remote.

4.34 The NPPF, at paragraph 105, also emphasises that "*opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making*". This is very much the case here with a site that lies close to Warminster centre where there is a wealth of job, retail, leisure, and community opportunities and, in reality, is no more or less sustainable that other properties on the outskirts of the town in terms of distance and accessibility.

4.35 Although the site is located outside the defined settlement boundary for Warminster, it is well related to this large market town, being within an easy and very short cycle or car distance. The site is located only a short distance from the town of Warminster and its main roads, including the Warminster bypass. From the bridge across the bypass, the road offers a straight alignment and is

two car width in places. In single width sections, this section of road offers numerous passing places.

4.36 Although occupiers of the property likely rely on cycling and private car for the majority of day-to-day trips (there is a Tesco Express less than one mile and 7 minutes cycle away), given the short distance to the centre and Warminster (which includes its own train station which is only 2.5km away by road) most car journeys will be relatively short.

4.37 Indeed, similar conclusions have been formed by Wiltshire Council in locations far less sustainable than this, beyond the limits of development of villages and market town. In these cases, it was recognised that the proposals would result in a modest increase in traffic movements but this was not considered sufficiently harmful to override the benefits the additional dwelling would provide towards housing land supply. These examples are discussed within the Planning Balance section.

4.38 For the purposed of CP48 and in light of the permissive policy context regarding 'rural buildings', we submit that it can be fairly concluded that the site has reasonable access to local services.

Other Matters

4.39 A further matter to be addressed is that of phosphate neutrality. The application site falls within the River Avon Special Area of Conservation (SAC) catchment and in such locations, developments have the potential to contribute to elevated phosphorous through foul water discharges from sewage treatment works and package treatment plants. For planning applications that could adversely affect the SAC, appropriate assessments must be carried out by Wiltshire Council in line with the Habitats Regulations. Being a dwellinghouse complying with CP48 of the WCS, the proposal can be assessed under the Council's generic appropriate assessment and mitigation strategy. This document sets out how development will be made phosphate neutral and funded through the Community Infrastructure Levy. Suitable mitigation for the associated increase in phosphate arising from the scheme is therefore in place.

Planning Balance

4.40 As outlined in paragraphs 4.2 - 4.5 of this statement, as the Council cannot demonstrate a 5-year housing land supply, the relevant local plan policies are out of date and the 'tilted balance' as set out in Paragraph 11(d) is therefore engaged.

4.41 As detailed within this report, the proposed dwelling fully complies with the core policies of the local plan, being the conversion of an existing rural building that specifically complies with the criteria of CP48. As shown on the submitted plans, the scheme is well designed and does not result in any adverse impact upon the host building or the character and appearance of the surrounding landscape. Furthermore, this statement has also demonstrated that the impact

of the dwelling upon neighbours is considered acceptable as are its impacts in terms of highway safety. The dwelling contributes towards the persistent lack of housing supply within Wiltshire.

4.42 It is accepted that this proposal only relates to the gain of one dwelling, but the cumulative impact of such developments play an important contribution to housing land supply at the County level. This has been the case for other applications across the County where the erection of a single dwelling was considered to make a small but important contribution to the lack of housing land supply. In the examples cited below, the contribution a single dwellinghouse made to housing provision was an important material consideration.

72 West Winds, Netherstreet, Bromham, SN15 2DP: Outline planning permission was approved under PL/2021/04596 for the demolition of a bungalow and erection of two dwellings. The relevant committee report notes that "*the development would bring a benefit in terms of a net increase of one dwelling in the local housing stock*" (paragraph 9.3). The site was described as being part of a "*small linear enclave*" of Netherstreet and the development was permitted despite the site being c0.5 miles beyond the closest point of the LOD of Bromham.

18 Locks Lane, The Common, Purton, SN5 4HD: Outline planning permission PL/2021/06368 approved alterations and extensions to the existing dwelling, alongside the erection of a detached four-bedroom dwelling (in place of an existing workshop). Here, the site is positioned alongside only one neighbouring dwelling and 0.12 miles from the LOD boundary of Purton. The delegated report considered the scheme in terms of its 'planning balance' and noted the lack of housing land supply and the position of the site in relation to existing built-form. The report also states that "*due to its relationship to the settlement of Purton, it is considered that the proposed dwelling would be located where it would, to a limited degree, maintain the vitality of a rural community*". In conclusion the limited harm arising from the conflict with policy was weighed up against the benefits the scheme, this was despite the fact that the Council openly acknowledged it was "*considered unrealistic to believe that future residents would walk to Purton*" and "*the proposal would likely lead to a reliance on the private car*".

The Brick Store, Dunkirk Hill, Devizes, Wiltshire SN10 2BD: Appeal decision APP/Y3940/C/20/3261363 relates to the occupation of a holiday let as a permanent dwelling (in breach of an occupancy condition). The Inspector acknowledged the site was outside of the LOD for Devizes (some 0.3miles) and that it is "*not one where unrestricted residential development would normally be permitted*". It was also accepted that it would be likely that there would be heavy reliance on travel by car, but this harm would be limited, because of the closeness of the site to Devizes, so that many car journeys would be short.

Having regard to the lack of housing land supply and planning balance the Inspector stated:

> **Housing land supply**
>
> 15. The Council accepts that it cannot demonstrate a 5 year housing land supply. Whilst the shortfall is not great, it has worsened in the time that the appeals have been under consideration. Although there is no shortfall in this particular part of the county, this does not prevent paragraph 11(d) of the National Planning Policy Framework from being applied here, and the relevant policies most important for determining the appeal are out-of-date. There are no policies applicable here which protect areas or assets of particular importance, and thus the presumption in favour of sustainable development applies.
>
> 16. I have identified small harm arising from the need to travel, along with a conflict with the development plan. Although the addition of the dwelling to the housing stock would make the smallest possible increase, in view of the importance which the Government attaches to increasing the supply of housing, I give this benefit modest weight. Weighing these factors, I find the adverse effects of allowing the appeals would not significantly and demonstrably outweigh the benefits.

4.43 In terms of benefits, the proposal contributes toward the persistent lack of housing land supply within Wiltshire. It is acknowledged this is only the provision of a single dwelling, but other decisions (cited above) have given this weight, particularly considering the NPPF's requirement to support the Government's objective of significantly boosting the supply of homes.

4.44 In line with Paragraph 11 of the NPPF, a conclusion needs to be drawn as to whether the identified harms significantly and demonstrably outweigh the identified benefits as listed above. It is clearly evident that in this case there are no harms arising from the proposal and it should therefore be approved.

5.0 CONCLUSION

5.1 This statement has justified why the proposed scheme is entirely compatible with the Wiltshire Core Strategy, the Warminster Neighbourhood Plan and the advice and guidance contained within the NPPF.

6.1 This statement, together with the submitted viability report has justified that the conversion to residential was the only realistic use which would have allowed for the viable conversion of the building, thereby securing its long-term future in a manner that is sensitive to the wider landscape. The compliance of the scheme with policy CP48 and the relevant policies of the neighbourhood plan has been explained within this statement.

6.2 The proposal therefore complies with planning policy at all levels and accordingly, the Council is requested to approve this application.

Appendix A – Photographs of The Annex whilst construction works to convert it to residential use were taking place


























EcoTherm







Appendix B – Cooper & Tanner sales brochure detailing the site at the time of purchase



Ludlow Farm, Bradley Road, Warminster BA12 7JY

Guide Price £995,000

COOPER & TANNER

THE ART OF AGENCY

Ludlow Farm, Bradley Road, Warminster BA12 7JY

A charming equestrian smallholding set in a peaceful setting on the outskirts of the Longleat Estate, with period farmhouse, a detached studio, stables and in all 26 acres.

- Three bedroom farmhouse
- Period fireplaces and beams
- Detached two storey studio
- Courtyard of 18 stables
- Further outbuildings
- Stock proof paddocks
- In all 26 acres
- Access to Longleat woods
- Quiet, peaceful location

Viewing
Strictly through Cooper & Tanner on 01985 215579

Description

A period three bedroom farmhouse tucked away at the end of a tree lined driveway, with a range of outbuildings, paddocks and stables. The range of versatile outbuildings are suitable for many types of use and would suit a busy family or someone wishing to combine home and business premises. A well-equipped courtyard of enclosed stables offer the space for up to 18 horses, with some larger foaling boxes. The land is gently undulating and is divided into paddocks with a central track giving direct access over the land to the woods beyond.



The Accommodation

A pretty stone and tiled entrance porch leads to the wooden front door opening into the sitting and dining rooms that are combined into one larger room. At one end the sitting area has exposed beams and a stone fireplace with a wooden laminate floor. The dining area has a red brick fireplace with a wood burning stove inset. An open staircase rises to the first floor. There are steps down to the kitchen/breakfast room, which has windows to the side and rear. It is fitted with a range of white wall and floor cabinets with a built-in electric oven and hob. To the rear of the kitchen is a rear lobby with a utility room and boot room with a separate downstairs cloakroom.

The first floor accommodation comprises of a double room with a fireplace, exposed beams and view of the gardens to the front. There is a single bedroom also enjoying views to the front. A family bathroom, with a white suite completes the first floor accommodation.

The master bedroom suite is on the second floor and offers a Velux window to the front and a dormer window to the rear, an en-suite bathroom and a separate dressing room.



The Outbuildings

A detached two storey building consisting of four rooms, and a cloakroom that could be an office suite, annexe or workshop, subject to the necessary consents. A mobile home, with planning consent sits in the corner of the gardens.

An excellent stable yard arranged in an enclosed courtyard, with 18 stables of block built construction, with power and light. There are some larger foaling boxes, feed room and undercover grooming/wash area.

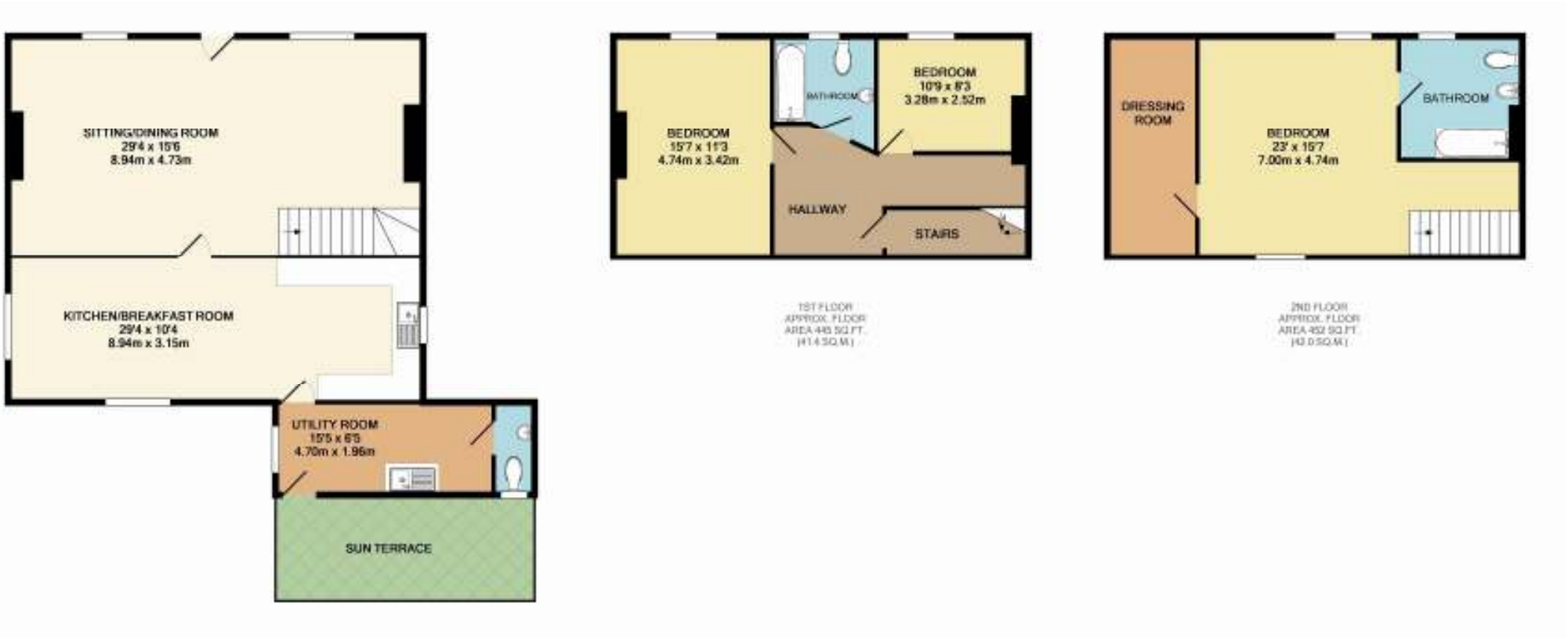
A lean-to hay barn measuring 8.667 x 4.369m sits to the rear of the yard.

There is a four bay open barn suitable for storage. An old metal Dutch barn lies in a corner of the field at the end of the track and could provide further storage for hay or vehicles.

The Gardens

The pretty gardens lie to the front of the house and are planted with a variety of mature shrubs and bushes.





IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.










26.942 acres
(10.903 ha)
Promap







The Land

The land is undulating and slopes gently in some places and surrounds the property. The majority of the land lies to the rear, and provide direct access into Longleat. Arranged into stock-proof paddocks, enclosed by mature hedges providing excellent shelter. A track leads through the land with access into the woods beyond. This provides a safe and direct access onto the woods and network of quiet lanes.

Location

Set in open countryside between the Longleat Estate and the town of Warminster, the property provides a super opportunity to develop and enhance this well located smallholding to suit the new owners requirements. Warminster has an excellent range of shopping and leisure facilities from a recently built Waitrose supermarket, many high street shops and some more individual shops selling clothes, antiques and a other goods. There is a railway station with a link to London. Connections to the A36 and A303 are good with Bath, Bristol and Salisbury all within a commutable distance. Local schooling is good with Warminster having well respected Private and State schools, Westbury, Frome, Bath and Salisbury also have a good range of schools for all ages. Excellent leisure pursuits can be found on Salisbury Plain, Longleat, Cley Hill, Shearwater and Stonehenge.



Tenure

Freehold.

Services

Private drainage, water, electricity and BT are all connected.

Heating

Oil fired central heating.

Local Authority

Council Tax Band **'F'**

EPC Rating

Rating D.

Directions

At the roundabout on the A362 just outside the Longleat Picket Post roundabout, follow the sign to Center Parcs and then turn left before reaching Center Parcs towards Crockerton. Follow this woodland road along 'The Red Way' and then take a left turn into Bradley Road. The turning for Ludlow Farm will be found on the left hand side. Follow the driveway and the parking area is behind the house and stables.

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