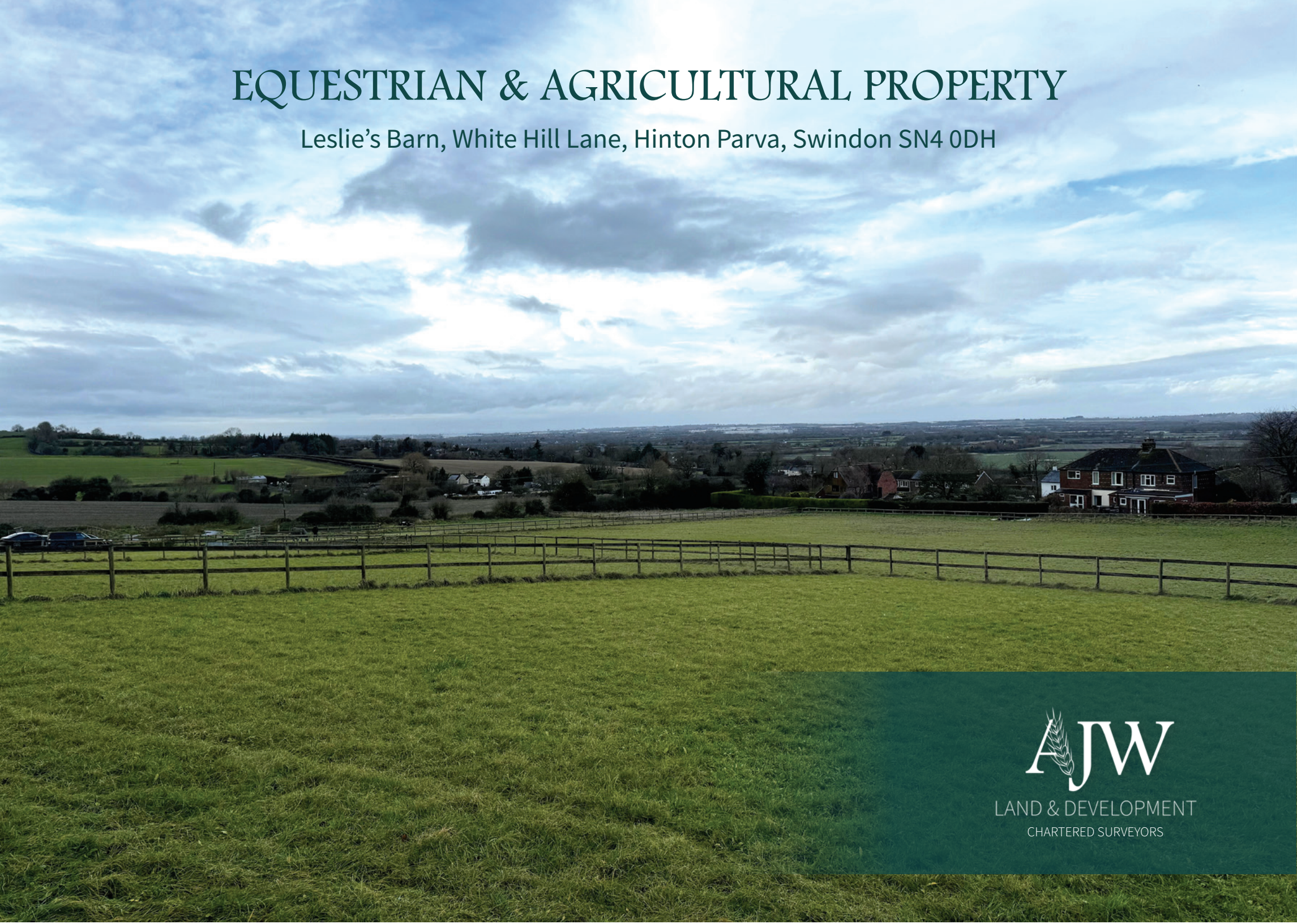


# EQUESTRIAN & AGRICULTURAL PROPERTY

Leslie's Barn, White Hill Lane, Hinton Parva, Swindon SN4 0DH



AJW

LAND & DEVELOPMENT  
CHARTERED SURVEYORS



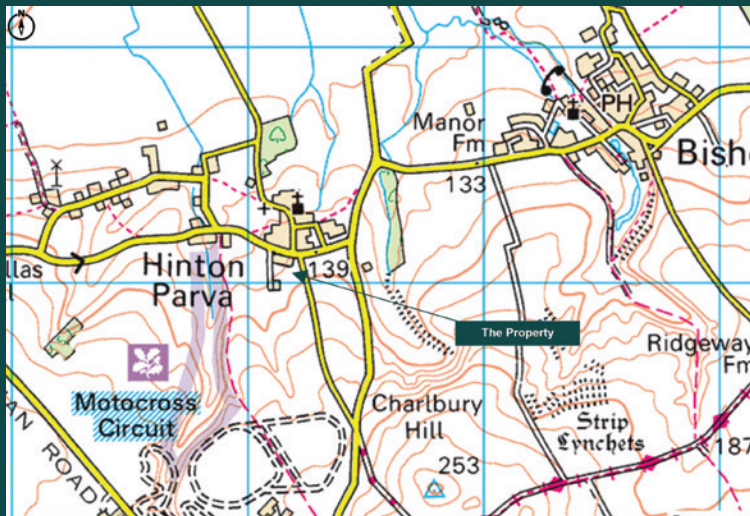
# Hinton Parva, Swindon

4.23 acres

A rare opportunity to purchase an equestrian and agricultural property known as Leslie's Barn, Hinton Parva, Swindon

## LOCATION

The land is situated in an elevated position on the edge of the attractive village of Hinton Parva approximately two miles east of the town of Swindon. The M4 motorway Junction 15 is approximately 3.5 distance. The Lambourn Downs are in close proximity to the property.



## DESCRIPTION

The property is accessed from White Hill Lane and comprises a pasture field and a 3 bay steel portal framed modern building utilised as stables for equestrian purposes. A number of internal post and rail fences have been erected to create small grazing paddocks. The boundaries comprise mainly established hedgerows. A right of way for agricultural access and services is available from Body Horse Hill Lane as coloured blue on the plan.

## TOWN AND COUNTRY PLANNING

Retrospective Change of Use was granted on 4th April, 2024 from agricultural land to private equestrian. The land falls within the North Wessex Downs Area of Outstanding Natural Beauty.





## VIEWING

At any reasonable time with a copy of these sale particulars.

## SERVICES

There are no known services connected to the property however it is understood but not guaranteed that a mains water connection is available to the north from Body Horse Hill Lane.



## PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the property.

## LOCAL AUTHORITY

Swindon Council, Civic Offices, Euclid Street,  
Swindon SN1 2JH. Tel: 01793 445500.

## TENURE

The property is freehold with vacant possession on completion.

## VENDOR'S SOLICITORS

Sewell Mullings Logie, 7 Dollar St, Cirencester,  
Gloucestershire GL7 2AS. Tel: 01285 650000





LAND & DEVELOPMENT  
CHARTERED SURVEYORS

Old Barn, Rodbourne Rail Farm, Rodbourne, Malmesbury, Wiltshire SN16 0ES

[anthony@ajwlanddevelopment.co.uk](mailto:anthony@ajwlanddevelopment.co.uk)

[www.ajwlanddevelopment.co.uk](http://www.ajwlanddevelopment.co.uk)

01666 318 992

07552 044 742

These particulars are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. In line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Particulars created: April 2024.