



*Fognam Farm*

UPPER LAMBOURN, BERKSHIRE

**Carter Jonas** | Simply better  
property advice



FOGNAM FARM  
UPPER LAMBOURN  
BERKSHIRE  
RG17 8RB

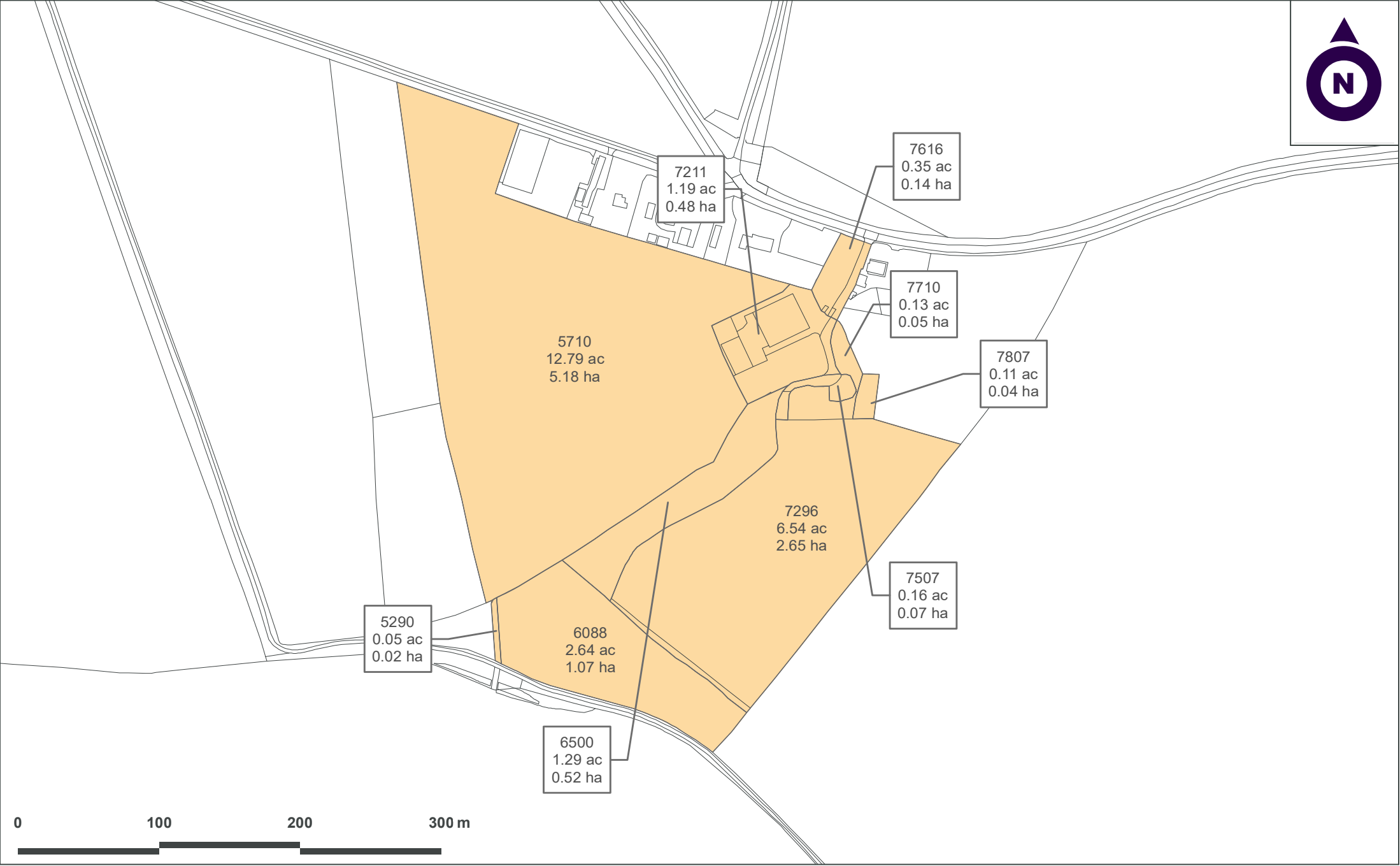
A well located and diverse  
small holding with equestrian  
planning consent on the edge  
of the Valley of the Racehorse.

Fognam Farm is a smallholding with consent  
for an equine pre-training, rest, rehabilitation  
and recuperation facility with managers  
house, stabling, horse walker, canter track and  
associated facilities.

The site has a parcel of established pasture  
land adjacent to the equestrian yard and a  
former quarry designated as a SSSI to the  
south easterly boundary.

In all extending to 25.14 acres (10.17 hectares).

For Sale by Private Treaty as a whole.



LOCATION

The property is located about 1 mile west of  
Upper Lambourn on the south side of the  
B4000 which runs from Highworth  
to Newbury.

FARM BUILDINGS

The farm buildings comprise two steel portal  
frame barns and a concrete yard.

Building 1 is a 4 bay general purpose  
accommodation clad on two sides extending  
to circa 3,450 sq ft. This is due to be  
demolished as part of the planning consent  
gained. Building 2 is a 7 bay covered yard  
with a central feed passage extending to circa  
9,200 sq ft.

LAND

The land lies in three main blocks, with  
one paddock to the west of the buildings

extending to 13.2 acres (5.35ha). The second  
parcel is a steeply sloping bank accessed via  
the western paddock extending to  
3.97 acres (1.61 ha).

The final parcel is the former quarry and Site  
of Special Scientific Interest with steep sides,  
scrub and scattered trees extending to 6.65  
acres (2.69 ha).

Classified as Grade III on the Agricultural Land  
Classification Maps the soil is further described  
as being a freely draining lime-rich soil over  
chalk or limestone soil well suited to its current  
use as permanent pasture.

PLANNING

The site has recently been granted planning  
consent via 20/01264/FULMAJ for  
development to form an 'Equine pre-training,  
rest, rehabilitation and recuperation facility  
for racehorses, including removal of existing

building, erection of new three bedroom  
managers house, garage store building with  
overnight / temporary accommodation  
above, conversion of existing building to form  
28no. stables, new horse walker, new lunge  
pen, all weather turn out and canter track and  
associated parking and landscaping.'

In addition there are several historic planning  
applications for equestrian development  
on the site. These consents for which have  
now lapsed.

OVERAGE

The yard area only will be subject to an  
overage should wider planning gain  
be achieved outside of of non-residential  
equestrian or agriculture. This will reserve  
30% of the increase in value over a 30  
year period.



## METHOD OF SALE

For sale by Private Treaty as a whole.

## TENURE & POSSESSION

Freehold with vacant possession available upon completion.

## BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included within the sale.

## DESIGNATIONS

The property is situated within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), Berkshire Downs Nitrate Vulnerable Zone (NVZ) and Fognam Down and Ashdown Park Groundwater Safeguard Zone.

The former quarry is designated a Site of Special Scientific Interest for its high quality chalk soil.

## SERVICES

Mains water and electricity are connected.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

The Neighbour has a right of way up the access track and the right to turn around on a specified area.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of

the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

## HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes any responsibility.

## SPORTING TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale where available.

## LOCAL AUTHORITIES

West Berkshire Council  
<https://www.westberks.gov.uk/>

## VIEWINGS

Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

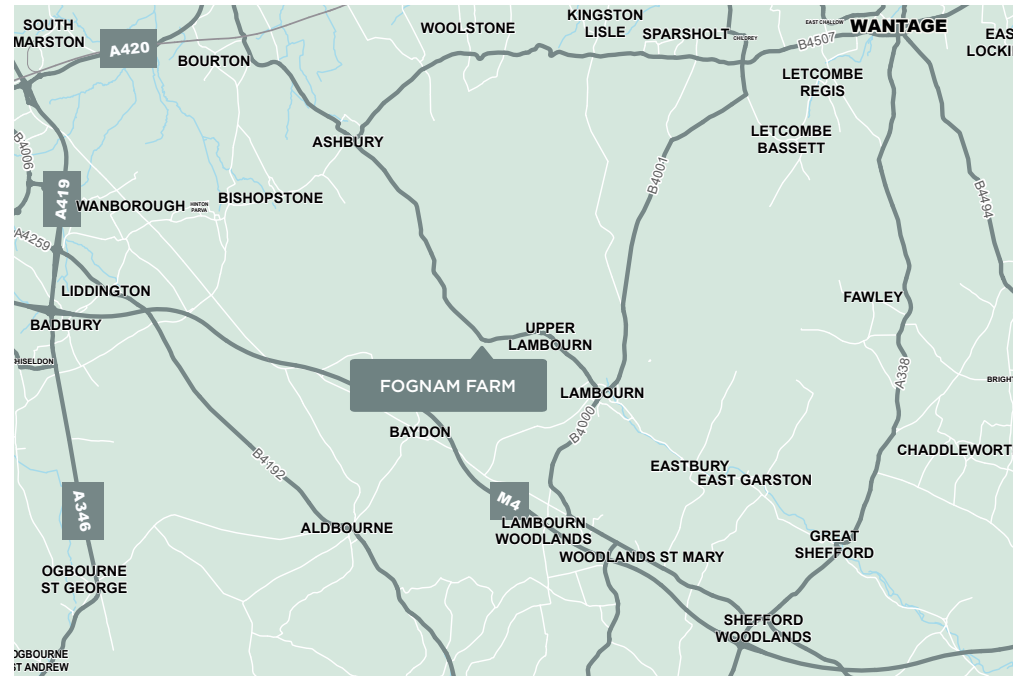
## DIRECTIONS

From Newbury: Take A34 to M4 at Junction 13. Stay on M4 for 16 miles to Junction 14 at Shefford Woodlands. From Shefford Woodlands take the B4000 to Upper Lambourn. Fognam Farm is circa 1 mile from Upper Lambourn on the left.

From Swindon: Take A420 to Shrivenham. After about 6.5 miles turn right to Bourton on the B4000. After about 7 miles Fognam Farm is on the right.



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## NEWBURY

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