



BAILES FARM

BAILES LANE, GUILDFORD
SURREY



BAILES FARM

NORMANDY, GUILDFORD, SURREY GU3 2BA

A SUPERB EQUESTRIAN AND COMMERCIAL OPPORTUNITY LOCATED CLOSE TO GUILDFORD

Grade II Listed, four bedroom farm house of some 3,200sqft

Extensive range of agricultural and commercial buildings spanning in excess of 20,000 sqft

Extensive outbuildings and gated courtyards

Scotts of Thrapston stable block—six loose boxes, tack room and feed room

Views over surrounding countryside

Scope for further extension and development—subject to planning permission

Mature grounds and gardens

Pasture and woodland copse

In all approximately 68.6 acres (27.8 hectares)

AVAILABLE AS A WHOLE





OVERVIEW

A rare opportunity has arisen to acquire an immaculately presented equestrian and commercial facility on the outskirts of Guildford, Surrey.

Comprising some 68.6 acres (27.8 hectares) of well-maintained, fenced pasture, Bailes Farm provides a superb mixed use farming and equestrian small holding. The property benefits from an array of commercial and agricultural buildings (with a variety of uses) spanning in excess of 20,000 sqft, with its own private entrance suitable of accommodating heavy goods vehicles.

At the heart of this established property is a charming four bedroom Grade II Listed farm house of approximately 3,200sqft, sitting in well-tended grounds and gardens with an additional detached double garage and Grade II Listed granary.

The property enjoys a range of equestrian facilities including a Scotts of Thrapston stable block and floodlit 60m x 20m Charles Britton all-weather manège.



BAILES FARM HOUSE

Approached via automated gates is the entrance to the main Grade II listed farm house, the origins of which are believed to date from 1535.

The property is arranged over two levels and provides ample living accommodation with some wonderful character features, including impressive open fireplaces and wonderfully detailed oak panelling.

The house enjoys a spacious kitchen/breakfast room with a gas fired Aga with ample space for a large dining table. There are two further principal reception rooms, both enjoying open fires. A separate dining room and large study cater for both home working and entertainment.

To the first floor, the principal bedroom benefits from a large ensuite bathroom. Two further bathrooms and WC serve the remaining three large double bedrooms.

Both the drawing room and open plan kitchen breakfast room enjoy aspect on to the beautifully maintained grounds and gardens, which are easily accessed from a substantial garden room with additional utility.

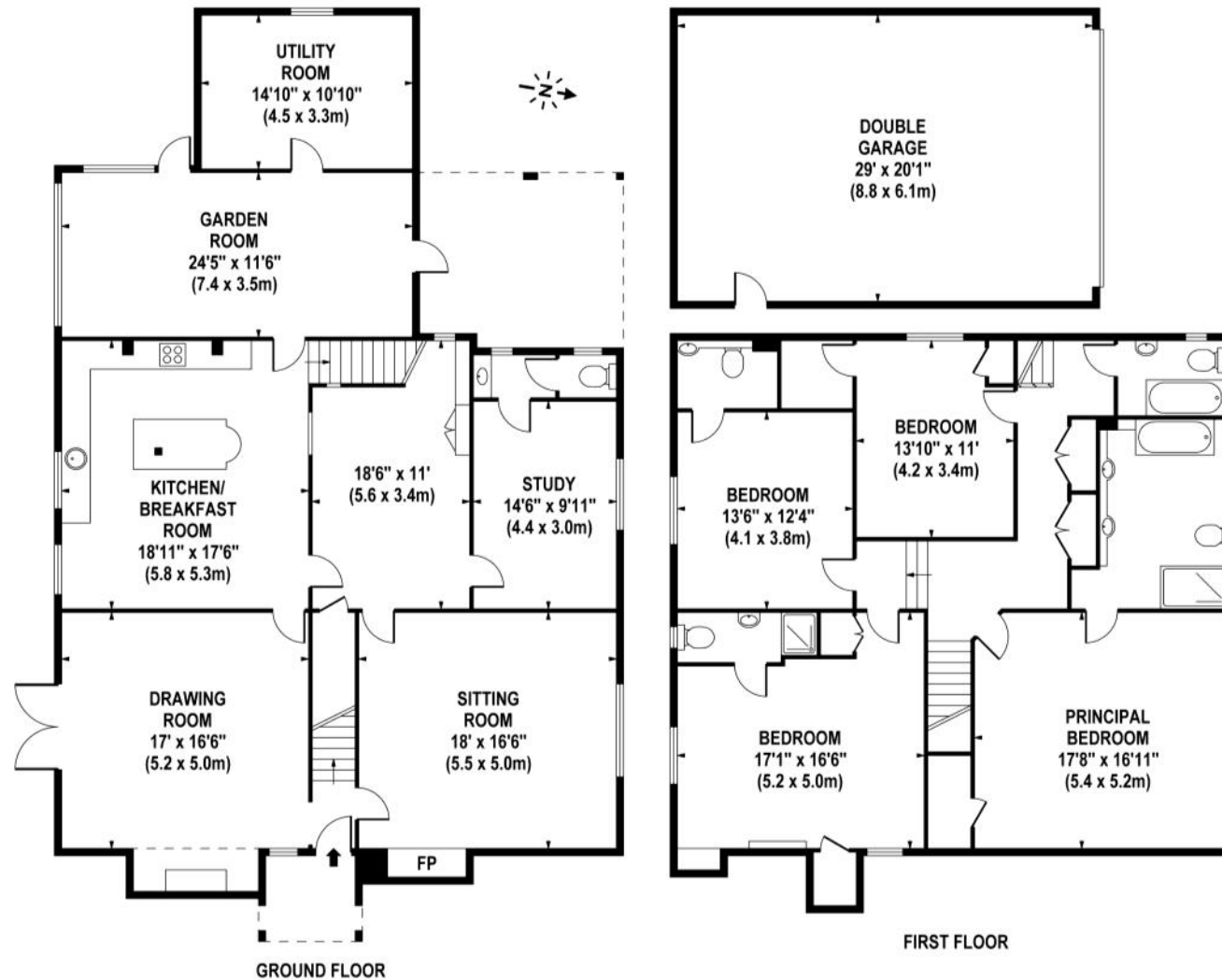
EPC: Exempt (Listed Building)





BAILES FARM HOUSE

FLOORPLAN



APPROX. GROSS INTERNAL FLOOR AREA 3242 SQ FT / 301 SQ M (MAIN HOUSE)
APPROX. GROSS INTERNAL FLOOR AREA 580 SQ FT / 54 SQ M (GARAGE)
APPROX. GROSS INTERNAL FLOOR AREA 3822 SQ FT / 355 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



BUILDINGS AND COMMERCIAL PROPERTY

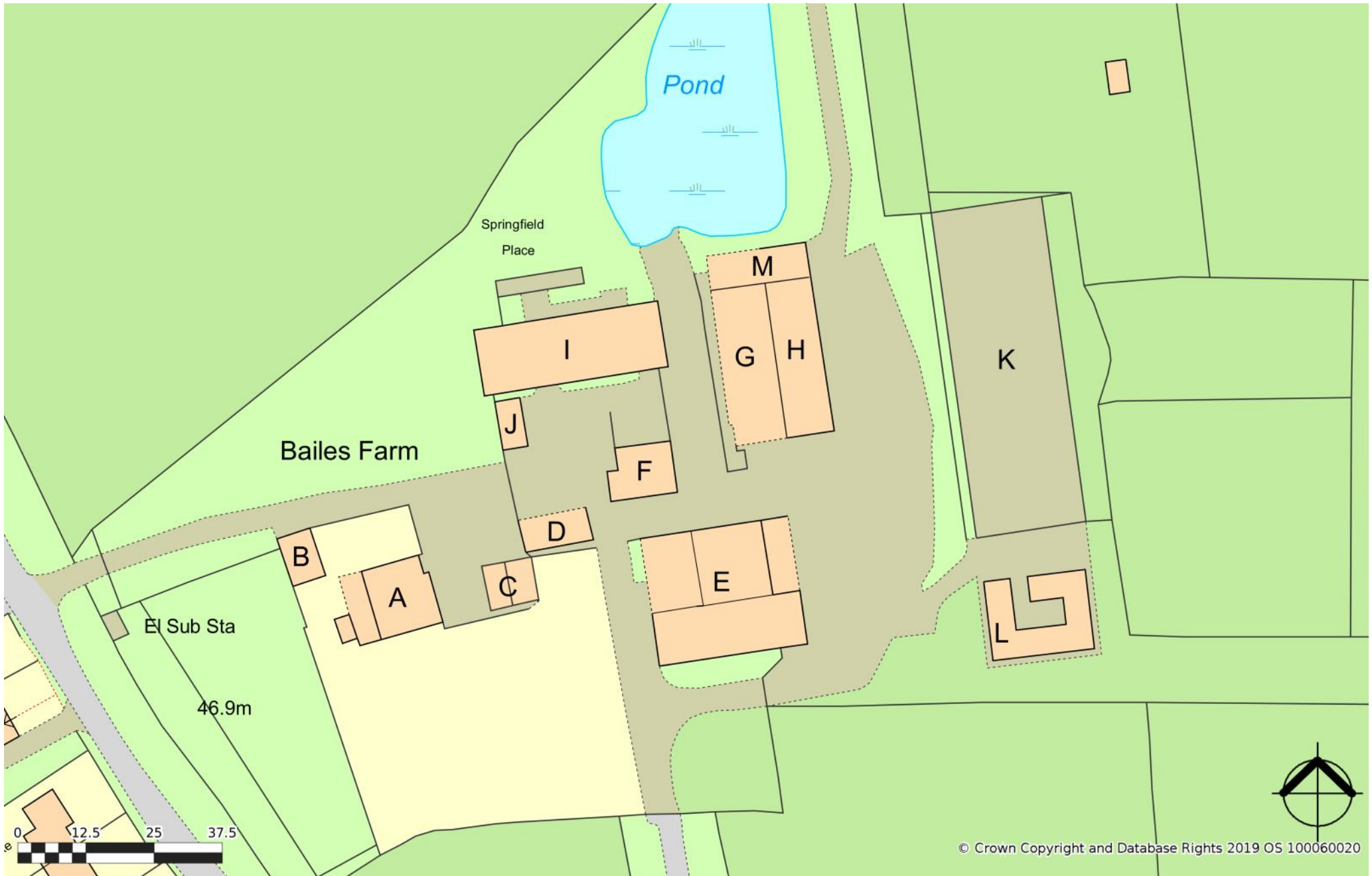
The buildings and commercial element of this property provides a wide array buildings totalling some 1,870 sqm (20,125 sqft). We have outlined the current use classification and dimensions in the schedule below.

Further detail with regards to planning permissions can be sought from Clarke Gammon.

Please refer to site plan on the opposite page.

Building	Dimension	Sqm	Sqft	Description	Planning
A	-	301	3242	Bailes Farm House	Residential—Grade II Listed
B	-	54	580	Double garages	Ancillary to main house
C	6.54m x 4.57m	29.9	322	Granary	Grade II Listed
D	12.8m x 5.49m	70.3	757	Open fronted farm building	Agricultural use
E	28.5m x 23.4m	666.9	7,179	Purpose built steel framed and clad	B8 (Storage and Distribution) (Personal consent)
F	10.98m x 10.06m	110.5	1,189	Former diary and old stables	Historic consent for offices with link extension
G	27.45m x 8.84m	242.7	2,612	Portal framed building	Partial B8 (Storage and Distribution) (Personal consent) Partial Agricultural Use
H	27.45m x 8.84m	242.7	2,612	Open sided lean to	Agricultural
I	34m x 12.3m	418.2	4,502	Portal framed building	B8 (Storage and Distribution) (Personal consent)
J	-	-	-	Large timber shed	Ancillary to main house
K	20m x 60m	-	-	All weather sand school	Consent for private use
L	-	-	-	Scotts Stable Block	Consented Equestrian Use
M	17.68m x 5m	88.4	952	Lean-to hay store, open sided	Agricultural
Total:		1869.6 sqm	20,125 sqft	(excluding house and garage)	





EQUESTRIAN FACILITIES

Equestrian facilities include an immaculate example of a Scotts of Thrapston stable block comprising six loose boxes, tack room, feed room and wash down facilities; all built in 2008.

The facilities are further enhanced with a Charles Britton floodlit, all weather sand and rubber manège measuring 60m x 20m.

Water and power runs to the paddocks; accompanied by three mobile field shelters.





WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with 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 quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. One public footpath crosses the land (FP337) Further details are available from the vendor's agent.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

FIXTURES, FITTINGS AND MACHINERY

All items usually regarded as standard fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

A catalogue of garden and farm machinery is available by separate negotiation from the agent.

BASIC PAYMENT

The entitlements to the Basic Payment are included in the sale. The vendor will retain the payment for this scheme year in its entirety. The vendor will use reasonable endeavours to transfer the entitlements to the purchaser as soon after completion as the transfer rules allow.

METHOD OF SALE

The farm is offered for sale as a whole by private treaty.

LOCAL AUTHORITY

Guildford Borough Council, Millmead House, Millmead, Guildford GU2 4BB

Telephone: 01483 505050

DESIGNATIONS

The property lies within the Greenbelt, SSSI Impact Risk Zone and Drinking Water Safeguard Zone (Surface Water) (England).

SERVICES

Bailes Farm House is connected to mains water, drainage gas and electricity. Surface water is dealt with via a private water handling system. Three Phase Electricity is available in Building H.

HEALTH AND SAFETY

Given the potential hazards of a working farm and equestrian facilities we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings, livestock and machinery.

VAT

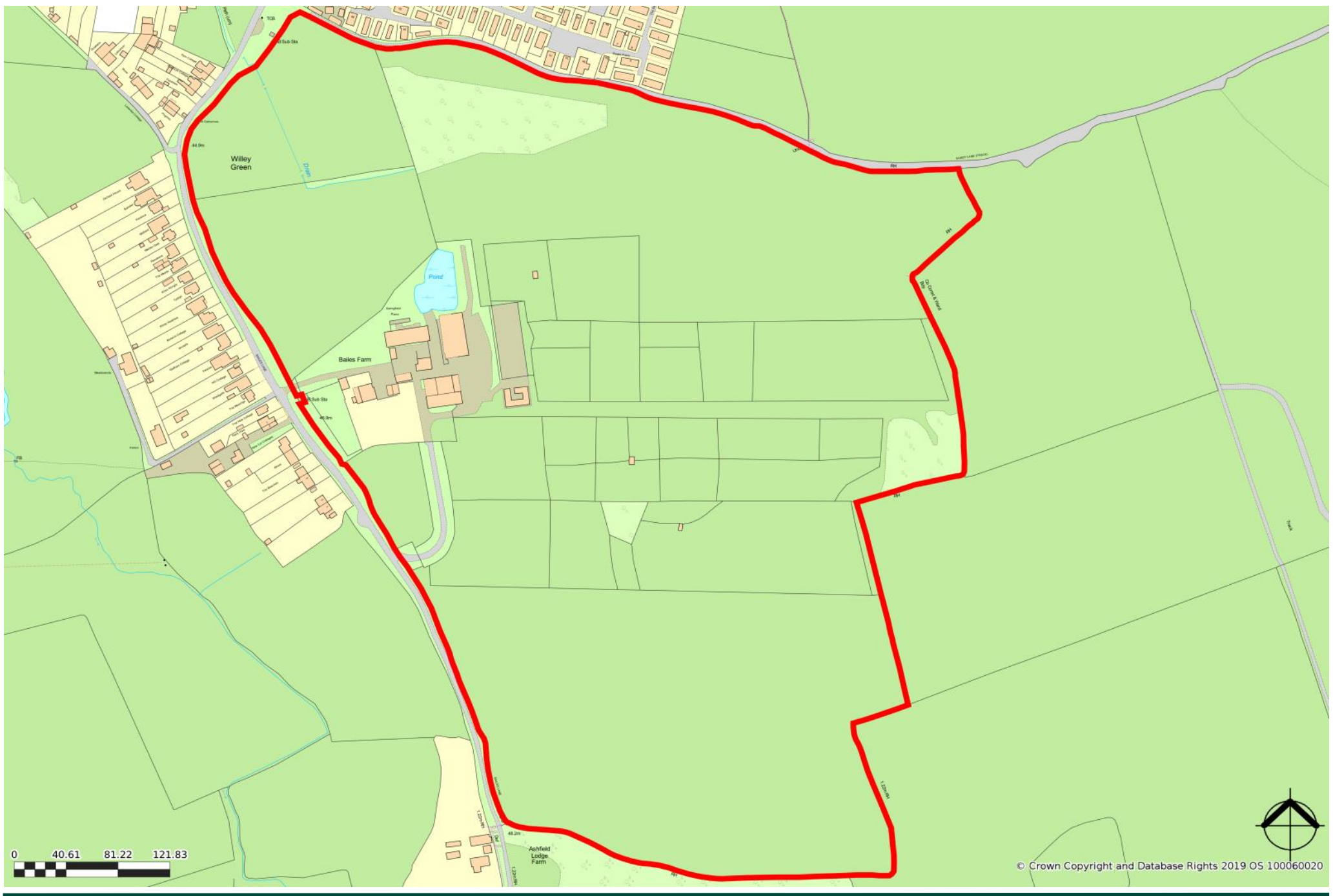
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

VIEWINGS

Strictly by confirmed appointment with Clarke Gammon.

Contact: Samuel Gordon - 01483 880903 or email samuel.gordon@clarkegammon.co.uk







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IMPORTANT NOTICE

Clarke Gammon for themselves and for the Vendors whose agents they are giving notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) 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. No person in the employment of Clarke Gammon has any authority to make or give any representation to warranty, in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) inspecting properties that have been sold, let or withdrawn.

Photographs taken and particulars prepared in April 2021.